

MINUTES
WILLOW FORK DRAINAGE DISTRICT
PARK MATTERS

August 27, 2026

The Board of Directors (the "Board") of Willow Fork Drainage District (the "District") met by regular session, open to the public, on the 27th day of August 2026, at the offices of LJA Engineering, Inc., 1904 West Grand Parkway North, Suite 100, Katy, Texas 77449, outside the boundaries of the District, and the roll was called of the members of the Board:

John Savage	President
Gregg Nady	Vice President
Sarah Hubbell	Secretary
Alexander "Alec" Bray	Assistant Vice President
Joseph S. Robinson	Assistant Secretary

and all of the above were present, thus constituting a quorum.

Also attending the meeting were: Wayne Marquis and Robert Serrett of Falcon Ranch Homeowners Association; Neil Stillman of Friends of the Park; Millie Dunmire of Artesian Financial Services ("Artesian"); Craig Kalkomey of LJA Engineering ("LJA"); Kim Cosco and Cheyenne Evans of Champions Hydro-Lawn, Inc. ("Champions"); Sergeant Michael Patterson of Fort Bend County Constable's Office, Precinct 1 ("FBCCO"); Maeve Lyman of TBG Partners ("TBG"); Yvonne Arceneaux, District Park Manager; and Katie Carner and Whitney Lington of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

Director Savage offered any members of the public attending the meeting the opportunity to make public comment.

Mr. Marquis discussed sediment buildup and erosion along channels Va3 and Va3e. Mr. Kalkomey stated LJA conducted a site visit of the areas and proposed repairs have been included in the District's Capital Improvement Plan ("CIP"). Discussion ensued regarding timing of repairs for channels Va3 and Va3e, in relation to the North Fort Bend County Water Authority Segment 18 project.

Mr. Serrett discussed e-bike use in the District. Discussion ensued regarding the monitoring of e-bike use in the District.

There being no additional members of the public wishing to make comments, Director Savage moved to the next agenda item.

MINUTES

The Board next considered approving the minutes of the July 23, 2026 regular parks meeting. Following review and discussion, Director Bray moved to approve the minutes of July 23, 2026 regular parks meeting, as presented. Director Nady seconded the motion, which passed unanimously.

FRIENDS OF THE PARK

Mr. Stillman reviewed the Friends of Willow Fork Park report, a copy of which is attached.

Mr. Stillman discussed recent and upcoming programs for Willow Fork Park.

Mr. Stillman discussed the findings from the bat monitoring program that took place in July at Willow Fork Park.

SECURITY REPORT

Sergeant Patterson reviewed the security report, a copy of which is attached.

The Board discussed the treatment of a wasp nest located over the restrooms at Willow Fork Park.

Following review and discussion, Director Bray moved to approve the security report. Director Nady seconded the motion, which passed unanimously.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Dunmire presented the County tax collection report, a copy of which is attached.

Following review and discussion, Director Hubbell moved to approve the tax collection reports. Director Robinson seconded the motion, which passed unanimously.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board deferred action on setting the District's 2026 tax rate, pending Harris Central Appraisal District's certification of 2026 taxable values for the District.

BOOKKEEPER'S REPORT

Ms. Dunmire reviewed the bookkeeper's report for parks and drainage, a copy of which is attached.

Ms. Dunmire reviewed the District's planned revenues and expenditures for both parks and drainage for the fiscal year ending September 30, 2026, and reviewed a comparison between actual and planned expenditures. The Board inquired about expenses associated with the Willow Fork Park maintenance line item and requested for Artesian to review invoices associated with the line item.

Ms. Rickert reviewed an updated Five-Year Cash Flow Analysis report, a copy of which is included in the bookkeeper's report. The Board inquired about channel rehabilitation projects and timeline for the projects, as listed in the Five-Year Cash Flow Analysis report. Discussion ensued regarding budgeted expenses, in relation to the Five-Year Cash Flow Analysis report.

Ms. Rickert reviewed the draft budget for drainage, for the fiscal year ending September 30, 2027, a copy of which is attached to the bookkeeper's report.

Ms. Rickert then reviewed the draft budget for parks, for the fiscal year ending September 30, 2027, a copy of which is attached to the bookkeeper's report. Discussion ensued regarding budgeted revenues and expenditures for fiscal year ending September 30, 2027.

The Board concurred to defer action on adopting the drainage and parks budgets for fiscal year ending September 30, 2027, pending further review.

Ms. Arceneaux discussed a request received from Cinco Municipal Utility District No. 12 ("Cinco 12") regarding expenditures associated with the maintenance and operation of Central Green. The Board concurred for Artesian to prepare a report reflecting costs associated with the maintenance and operation of Central Green.

Ms. Rickert presented and reviewed a proposed Second Amendment to the Agreement for Bookkeeping Services between the District and Artesian.

Following review and discussion, Director Bray moved to: (1) approve the bookkeeper's report and payment of the bills; and (2) approve the Second Amendment to the Agreement for Bookkeeping Services between the District and Artesian, subject to finalization, and direct that the Amendment be filed appropriately and retained in the District's official records. Director Robinson seconded the motion, which passed unanimously.

CHAMPIONS MAINTENANCE REPORT

Ms. Evans reviewed the maintenance report for parks, a copy of which is attached, and updated the Board regarding the status of facilities and ongoing maintenance and repairs.

Ms. Evans presented a proposal from Champions in the amount of \$1,538.85 for the installation of mulch around the benches at Central Green.

Ms. Evans presented a proposal from Champions in the amount of \$422.50 for electrical repairs at Central Green.

Ms. Evans presented a proposal from Champions in the amount of \$4,362.44 for installation of plant materials for the planters at Central Green.

Ms. Evans presented a proposal from Champions in the amount of \$7,700.00 for the installation of Kiddie Mulch at Exploration Park.

Ms. Evans presented a proposal from Champions in the amount of \$6,566.25 for the installation of pea gravel at Exploration Park.

Ms. Evans presented a proposal from Champions in the amount of \$2,073.50 for electrical repairs at Willow Fork Park.

Ms. Evans presented a proposal from Champions in the amount of \$6,191.25 for the installation of Kiddie Mulch at Willow Fork Park.

Ms. Evans discussed an email received to the District regarding regulations for music played at Willow Fork Park. The Board concurred to follow up with On-Site Protection LLC regarding the monitoring of music played at Willow Fork Park.

Ms. Evans discussed an email received to the District regarding repairs for a pedestrian bridge located across channel Va1. Discussion ensued regarding ownership of the pedestrian bridge. Mr Kalkomey and Director Nady stated the bridge is owned by the Cinco Residential Property Association (the "Association"). The Board requested for ABHR to follow up with the Association regarding the needed repairs to the pedestrian bridge located across channel Va1.

Following review and discussion, and based on Champions' recommendation, Director Hubbell moved to: (1) approve Champions' report; and (2) approve the following proposals from Champions: (i) installation of mulch around the benches at Central Green in the amount of \$1,538.85; (ii) electrical repairs at Central Green in the amount of \$422.50; (iii) installation of plant materials for the planters at Central Green in

the amount of \$4,362.44; (iv) installation of Kiddie Mulch at Exploration Park in the amount of \$7,700.00; (v) installation of pea gravel at Exploration Park in the amount of \$6,566.25; (vi) electrical repairs at Willow Fork Park in the amount of \$2,073.50; and (vii) installation of Kiddie Mulch at Willow Fork Park in the amount of \$6,191.25. Director Nady seconded the motion, which passed unanimously.

LAKE MANAGEMENT AND MAINTENANCE MATTERS, INCLUDING REVIEW PROPOSALS AND AUTHORIZE APPROPRIATE ACTION

There was no discussion on this agenda item.

LANDSCAPE ARCHITECT REPORT

Ms. Lyman reviewed the landscape architect's report, a copy of which is attached.

Ms. Lyman updated the Board on the pedestrian bridge located at Willow Fork Park. Ms. Lyman stated the project will be proposed for inclusion in the District's fiscal year end 2027 budget.

Ms. Lyman updated the Board on signage for Willow Fork Park.

Ms. Lyman updated the Board on the installation of a climate controlled green room and storage room at Central Green. Ms. Lyman discussed the kickoff meeting held on August 18, 2026.

Ms. Lyman updated the Board on the installation of bollards at Central Green. Discussion ensued.

Ms. Lyman updated the Board on the installation of turf at Central Green. Ms. Lyman discussed the installation of foam padding for the project and stated TBG determined that the installation of foam padding for the project was not needed at this time. Ms. Lyman then discussed punch list items identified during the walkthrough. Ms. Lyman discussed Pay Estimate No. 2 submitted by Strickly Green Grass LLC – Synlawn Houston ("Synlawn") in the amount of \$49,900.66, as presented at the August 13, 2026 Board meeting. The Board concurred to continue holding payment for Pay Estimate No. 2 submitted by Synlawn in the amount of \$49,900.66, pending completion of punch list items for the project.

Ms. Lyman and Mr. Kalkomey updated the Board on the Segment X, Y, and Z trail project. Ms. Lyman discussed mitigation for the project and for the Segment Q trail project, as required by the United States Army Corps of Engineers ("USACE"). Ms. Lyman then discussed the installation of a pipe rail fence and a removable vehicular bollard in connection with the mitigation work. Ms. Lyman discussed potentially installing a swing gate, in relation to the pipe rail fence. Discussion ensued. Mr. Kalkomey discussed bids received for the required mitigation for the Segment X, Y, and Z and Q

trail projects. Mr. Kalkomey stated LJA recommends awarding the contract to Greater Houston Construction Company ("Greater Houston") in the amount of \$59,115.00. The Board concurred that, in its judgment, Greater Houston, was a responsible bidder whose bid would result in the best and most economical completion of the project.

Ms. Lyman updated the Board on Segment Q, Section 1, installation of the trail from Mason Road to Fry Road. Mr. Kalkomey stated LJA is working with Kinder Morgan to obtain authorization for the pipeline crossings needed for the project. Mr. Kalkomey then discussed an encroachment agreement between the District and Kinder Morgan for the project.

Mr. Kalkomey updated the Board on Segment Q, Section 2, including installation of trail east of Fry Road and construction of pedestrian bridge and underpass. Ms. Lyman stated TBG has submitted the updated geotechnical report for the project for resubmittal to Harris County.

Director Nady updated the Board on Harris County Flood Control District's desilting of channel T-103.

Ms. Lyman updated the Board on Mason Road sidewalk improvements. Ms. Lyman discussed damage to the sidewalk, as a result to the installation of fiber optic cable. Ms. Lyman presented and recommended approval of Change Order No. 1 to the contract with TWL Construction ("TWL") to decrease the contract in the amount of \$6,728.00. The Board determined that Change Order No. 1 is beneficial to the District.

Ms. Lyman updated the Board on proposed District trail connections with the following entities: (i) Cinco Municipal Utility District No. 1; (ii) Cinco Municipal Utility District No. 7; and (iii) Cinco Municipal Utility District No. 10 ("MUD 10"). Discussion ensued regarding MUD 10's proposed \$10,000 contribution toward the cost of the completed trail connector near Twinmont Lane. The Board concurred to request that ABHR prepare an Interlocal Agreement with MUD 10 for the funding of the trail connector.

Ms. Lyman and Mr. Kalkomey updated the Board on trail improvements associated with the North Fort Bend Water Authority Va3b surface water line project.

The Board discussed potential park development of land currently owned by the YMCA, located off Westheimer Parkway.

Following review and discussion, and as recommended by the landscape architect, Director Bray moved to: (1) approve the landscape architect's report; (2) award contract to Greater Houston in the amount of \$59,115.00 for the required USACE mitigation for Segments X, Y and Z and Q trail projects, subject to the review of the bonds and certificate of insurance and endorsements, if any provided by the contractor; (3) authorize execution

of an encroachment agreement with Kinder Morgan for Segment Q, Section 1, installation of the trail from Mason Road to Fry Road, subject to finalization, and direct that the agreement be filed appropriately and retained in the District's official records; and (4) approve Change Order No. 1 to the contract with TWL to decrease the contract in the amount of \$6,728.00 for Mason Road sidewalk improvements. Director Nady seconded the motion, which passed unanimously.

ENGINEERING REPORT

Director Nady discussed a request from Harris County contractor, Ballast Point Construction ("Ballast Point"), for a staging area for Harris County's Mason Road sidewalk installation project. Discussion ensued regarding preparation of a Temporary Right of Entry Agreement for the staging area, and Ballast Point's restoration of the property upon completion of the project.

Mr. Kalkomey reviewed the engineering report, a copy of which is attached.

Mr. Kalkomey updated the Board on the Va12 rehabilitation project.

Mr. Kalkomey updated the Board on design plans for the rehabilitation of channel Va3b. The Board inquired about removal of slope pavement along channel Va3b. The Board requested for LJA to add installation of rip rap to the project. Mr. Kalkomey then discussed outfalls owned by Katy Independent School District along channel Va3b that are in need of repairs.

Mr. Kalkomey updated the Board on the Fry Road Underpass.

Mr. Kalkomey updated the Board on the construction of the Cinco Ranch Boulevard Underpass.

Mr. Kalkomey discussed signage at the Willow Fork Park access road. Mr. Kalkomey stated LJA is obtaining proposals to remove the current posted directional signage and the white stop line painted on the access road.

Mr. Kalkomey discussed the Capital Improvement Plan ("CIP"). Mr. Kalkomey then discussed repairs for channels Va3 and Va3e. Mr. Kalkomey stated that the estimated costs for channel Va3 and Va3e repairs is \$3,000,000.00 and will be added to the CIP.

Following review and discussion, and as recommended by the engineer, Director Nady moved to: (1) authorize execution of a Temporary Right of Entry Agreement with Ballast Point to use District property as a staging area for Harris County's Mason Road sidewalk installation project, subject to finalization, and direct that the Agreement be filed appropriately and retained in the District's official records; and (2) approve the engineer's report. Director Bray seconded the motion, which passed unanimously.

The Board inquired about the installation of a sound wall adjacent to Willow Fork Park and the relocation of the gate in connection with the construction of the SH-99 main lane and frontage road expansion projects. Ms. Carner stated that the contractor requested to discuss the gate relocation in October 2026.

Director Nady discussed the potential removal of trees in connection with the SH-99 frontage road expansion project.

DISCUSS ADDITIONAL TRAIL, PARK, AND SAFETY PROJECTS, INCLUDING TRAIL DETOUR ROUTES

There was no additional discussion on this agenda item.

COMMUNITY COMMUNICATIONS MATTERS AND AUTHORIZE APPROPRIATE ACTION

Director Nady updated the Board on the Highway Safety Improvement Program ("HSIP") funds Fort Bend County has requested to construct underpasses at the Diversion Channel, Mason Road, Fry Road and Peek Road at Buffalo Bayou.

Director Nady discussed the potential use of HSIP funds for the installation of a HAWK signal at Peek Road.

REPORT REGARDING CENTRAL GREEN EVENTS AND PARKS COMMITTEE RECOMMENDATIONS AND APPROVE CONTRACTS FOR EVENTS, AS APPROPRIATE, AND PARK OPERATIONS AND EMPLOYMENT MATTERS

Ms. Arceneaux reviewed a report regarding recent and upcoming Central Green events, a copy of which is attached.

The Board reviewed the following contracts for Central Green: (i) Moore Marketing; and (ii) addendum to Karibe Productions contract.

Ms. Arceneaux discussed the upcoming Monster Mash event at Central Green. Ms. Arceneaux requested Board approval to purchase \$500 in gift cards to use as prizes for the event.

Following review and discussion, and upon Ms. Arceneaux's recommendation, Director Bray moved to: (1) approve the Central Green contracts and direct that the contracts be filed appropriately and retained in the District's official records; and (2)

authorize Ms. Arceneaux to purchase \$500 in gift cards to use as prizes for the Monster Mash event. Director Hubbell seconded the motion, which passed unanimously.

CURRENT EVENTS

Director Robinson discussed current events.

MEETING SCHEDULE, ACTION ITEMS AND ITEMS FOR INCLUSION ON NEXT AGENDA

The Board concurred to hold the next drainage meeting on September 10, 2026, at LJA's office located at 1904 West Grand Parkway North, Suite 100, Katy, Texas 77449, and to hold the next parks meeting on September 24, 2026, at the same location mentioned above.

There being no other business to come before the Board, the meeting was adjourned.

(SEAL)




Secretary, Board of Director

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