

MINUTES  
WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

April 9, 2025

The Board of Directors (the "Board") of the West Harris County Regional Water Authority (the "Authority") met in regular session, open to the public, on the 9th day of April, 2025, at the Fry Road Municipal Utility District Administration Building, 20111 Saums Road, Katy, Texas 77449, inside the boundaries of the Authority, and the roll was called of the members of the Board:

Eric Hansen	President
Larry Weppler	Vice President
Douglas (Cam) Postle	Secretary
Gary Struzick	Assistant Vice President
Michael Thornhill	Assistant Secretary
Mark Janneck	Director
Karla Cannon	Director
Dennis Gorden	Director
John "Jay" Wheeler	Director

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

Also attending the meeting were Bryan Thomas of Inframark Water Infrastructure Operations; Wayne Ahrens, Melinda Silva, and Chase Juhl of Gannett Fleming; Troy Anthony of Project Surveillance, Inc.; Frank Turner and Samantha Kingston of EEPB; and Sandra Staine and Cheryl Panozzo of Allen Boone Humphries Robinson LLP. Also present at the meeting were those persons included on the attached list.

CONVENE IN EXECUTIVE SESSION TO CONSULT WITH ATTORNEY PURSUANT TO SECTION 551.071 TEXAS GOVERNMENT CODE

The Board convened in executive session at 6:02 p.m. pursuant to Section 551.071, Texas Government Code. Ms. Staine stated that the presence of Mr. Ahrens and Ms. Silva in this executive session was necessary in order for the Board to obtain the necessary legal advice from its attorney, and the Board concurred to have them present. Present at the closed meeting were all Directors, Mr. Ahrens, Ms. Silva, Ms. Staine, and Ms. Panozzo.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

At 6:11 p.m., the Board reconvened in open session. The Board took no action related to the executive session in open session.

## PUBLIC COMMENT

Director Hansen offered any members of the public attending the meeting the opportunity to make public comment. There being no members of the public requesting to make public comment, Director Hansen moved to the next agenda item.

## MINUTES OF PREVIOUS MEETINGS

The Board reviewed the minutes of the March 12, 2025, regular Authority Board meeting. Following review and discussion, Director Janneck moved to approve the minutes of the March 12, 2025, regular Authority Board meeting, as submitted. The motion was seconded by Director Wheeler, which passed unanimously.

## TOWNHALL MEETINGS AND WORKSHOPS, WEBSITE, SOCIAL MEDIA, WATER CONSERVATION PROGRAM AND TRAILERS, ATTENDANCE AT CONFERENCES AND MEMBERSHIP IN ORGANIZATIONS, NEWSLETTERS AND MAILOUTS

Director Struzick provided an update from the Authority Communications Committee. He stated it is proposed that a “show and tell” style event will be held later this year.

## ENGINEERING MATTERS

Ms. Silva reviewed the engineer’s report, a copy of which is attached.

Ms. Silva reported that the emergency preparedness workshop will be held in person at the Fry Road Municipal Utility District Administration Building on April 30, 2025, at 11:30 a.m., and an invitation to the workshop has been sent to municipal utility district operators.

Ms. Silva reported that for March, the Authority was 36.06% converted to surface water and for the 2025 calendar year, the Authority was 36.15% converted to surface water.

## REQUESTS FOR SURFACE WATER CONVERSION

There was no discussion on this matter.

## WATER TRUNKLINE FINANCING AGREEMENTS AND WATER SUPPLY COMMITMENT LETTER AGREEMENTS

There was no discussion on this matter.

## JOINT WATER LINE PROJECTS

There was no discussion on this matter.

GROUNDWATER REDUCTION PLAN, SUBSIDENCE DISTRICT AND GROUNDWATER REDUCTION REGULATIONS, WELL PERMITS, PURCHASE AND SALE OF CONSERVATION/GROUNDWATER CREDITS, AUTHORITY REQUIREMENTS FOR CONVERSION TO SURFACE WATER AND CHLORAMINES DISINFECTION AND AGREEMENTS REGARDING CREDITS FOR ALTERNATIVE WATER SUPPLY USE

Ms. Silva reported that Gannett Fleming submitted the 2025 permit reconciliation to the Harris Galveston Subsidence District on March 12, 2025.

CITY OF HOUSTON WATER SUPPLY CONTRACT AND SUPPLEMENTS THERETO, INCLUDING AMENDMENTS THERETO, CHARGES FOR OPERATION AND MAINTENANCE EXPENSES, AND CASH CALLS, NORTHEAST WATER PURIFICATION PLANT ("NEWPP") EXPANSION, LUCE BAYOU, AND NORTHEAST TRANSMISSION LINE

Ms. Silva reported that the next Water Supply Contract Advisory Committee meeting has been scheduled for June 6, 2025.

AUTHORITY CONSTRUCTION PROJECTS AND CONTRACTS, AWARD CONSTRUCTION CONTRACTS, AUTHORIZE NEGOTIATION OF CONSTRUCTION CONTRACTS, PRE-QUALIFICATION OF CONTRACTS, APPROVE CHANGE ORDERS AND PAY ESTIMATES, APPROVE RESOLUTIONS ACCEPTING CONSTRUCTION PROJECTS, AND AUTHORIZE ANY NECESSARY TERMINATION

Ms. Silva reported on the status of construction for Surface Water Supply Project ("SWSP") Segments B1 and B2, SWSP Segment B3, SWSP Segments C1, SWSP Segment 3-A1, SWSP Segments A1/A2, the SWSP Central Pump Station, the SWSP RePump Station, SWSP Kinder Morgan Segments 4 and 6, Contract 63, and the Northeast Meter Station.

Ms. Silva recommended approval of: (1) Pay Estimate No. 26 in the amount of \$911,196.06 to Reytec Construction Resources, Inc. ("Reytec") for the SWSP Central Pump Station; (2) Pay Estimate No. 33 in the amount of \$2,826,045.90 to Harper Brothers Construction, LLC for SWSP Segments B1 and B2; (3) Pay Estimate No. 34 in the amount of \$1,631,692.09 to Jay Dee Contractors, Inc. for SWSP Segment B3; (4) Pay Estimate No. 23 in the amount of \$10,955,688.23 to Harper Brothers Construction, LLC for SWSP Segment A1/A2; (5) Pay Estimate No. 9 in the amount of \$4,801,276.80 to PLW Waterworks, LLC for the SWSP RePump Station; (6) Pay Estimate No. 3 in the amount of \$655,820.75 to Reytec Construction Resources, Inc. for SWSP Kinder Morgan Segment 4; (7) Pay Estimate No. 2 in the amount of \$28,214.95 to MC2 Civil LLC for SWSP Kinder Morgan Segment 6; (8) Pay Estimate No. 4 in the amount of \$121,397.47 to E.P. Brady, Ltd. for Contract 63; and (9) Pay Estimate No. 5 in the total amount of \$713,655.00 to MC2 Civil, LLC for the Northeast Meter Station. Following review and

discussion, Director Weppler made a motion to approve the above-described pay estimates, as recommended. Director Struzick seconded the motion, which passed unanimously.

Ms. Silva reported that the Authority received two bids for the I-10 Meter Station. She stated that the Authority's design engineer recommended that the Board award the contract to MC2 Civil, LLC ("MC2"), the low bidder, in the amount of \$6,890,00.00. Ms. Silva said that the Authority Program Manager concurs with the recommendation to award the contract to MC2, subject to approval by the Texas Water Development Board (the "TWDB"). The Board concurred that, in its judgment, MC2 was a responsible bidder who would be most advantageous to the Authority and would result in the best and most economical completion of the project. Following review and discussion, Director Weppler moved to award the I-10 Meter Station to MC2 in the amount of \$6,890,00.00, based on the engineer's recommendation, subject to approval of payment and performance bonds and review of the certificate of insurance and endorsements, if any, provided by the contractor, and subject to approval by the TWDB. Director Struzick seconded the motion, which passed unanimously.

Ms. Silva then reported that the Authority received five bids for Contract 64. She stated that the Authority's design engineer recommended that the Board award the contract to Reytec, the low bidder, in the amount of \$21,610,474.00. Ms. Silva said that the Authority Program Manager concurs with the recommendation to award the contract to Reytec, subject to approval by the TWDB. The Board concurred that, in its judgment, Reytec was a responsible bidder who would be most advantageous to the Authority and would result in the best and most economical completion of the project. Following review and discussion, Director Weppler moved to award Contract 64 to Reytec in the amount of \$21,610,474.00, based on the engineer's recommendation, subject to approval of payment and performance bonds and review of the certificate of insurance and endorsements, if any, provided by the contractor, and subject to approval by the TWDB. Director Thornhill seconded the motion, which passed unanimously.

CONTRACTS FOR SERVICES FOR ENGINEERING, ENGINEERING DESIGN, GEOTECHNICAL, ABSTRACTING, SURVEYING, LEGAL, RIGHT-OF-WAY ACQUISITION, COMMUNICATIONS, WEBSITE, CYBERSECURITY, ACCOUNTING/BOOKKEEPING AND SOFTWARE, INVESTMENT ADVISORY SERVICES, RATE ANALYSIS, OPERATING SERVICES, AND APPRAISAL SERVICES, INCLUDING APPROVAL OF CONTRACTS FOR SERVICES, WORK AUTHORIZATIONS, CHANGE ORDERS, AMENDMENTS TO AND ASSIGNMENTS OF CONTRACTS, TERMINATIONS, AND LEGAL CONFLICTS WAIVER

Ms. Silva reviewed and recommended approval of Amendment No. 2 to the Master Engineering Services Agreement with Mbroh Engineering, Inc. to increase the maximum amount payable to \$300,000.00. Following review and discussion, Director Struzick moved to approve Amendment No. 2 to the Master Engineering Services

Agreement with Mbroh Engineering, Inc. Director Wheeler seconded the motion, which passed unanimously.

Ms. Silva then reviewed and recommended approval of the following: (1) Supplement No. 2 to Work Authorization No. 2 to Mbroh Engineering, Inc. to increase the maximum amount payable to \$160,250.00; (2) Work Authorization No. 6 to Prime Controls, LP for SCADA programming services for Contract 64 in the amount of \$14,092.00; (3) Work Authorization No. 7 to Prime Controls, LP for SCADA programming services for Contract 65 in the amount of \$7,046.00; (4) Work Authorization No. 24 to Integra Realty Resources in an amount not to exceed \$63,000.00; (5) Work Authorization No. 25 to Integra Realty Resources in the amount of \$3,000.00; (6) Work Authorization No. 29 to Quiddity Engineering, LLC in the amount of \$8,185.00; and (7) Supplement No. 4 to Work Authorization No. 8 to increase the maximum amount payable to \$12,450.00. Following review and discussion, Director Thornhill moved to approve the above-described work authorization and supplements to work authorizations. Director Janneck seconded the motion, which carried by a vote of eight for the motion, with Director Wepler abstaining.

Ms. Silva reported that design plans for the Bellaire Meter Station are under review.

Ms. Silva then reported that design plans for SWSP Kinder Morgan Segment 1 have been approved by all agencies and were submitted to the TWDB for approval to advertise.

Ms. Silva reported that design plans for SWSP Kinder Morgan Segment 3 have also been approved by all agencies and were submitted to the TWDB for approval to advertise.

Ms. Silva reported she anticipates that design plans for Segment 3-A5 will be re-submitted by Huitt-Zollars, the design engineer for the project, this week.

Ms. Silva then reported that comments on the design plans for SWSP Segment 3-B1 were received from the City of Houston at the end of March 2025.

Ms. Silva also reported that design plans for the SWSP Kinder Morgan 7 sub-segment received from EHRA, the design engineer for the project, were submitted to agencies for final review.

Ms. Silva reported that design plans for Contract 51 have been approved by all agencies and will be submitted to the TWDB for approval to advertise tomorrow.

Ms. Silva then reported that Arcadis, the engineer for Contract 52, submitted 90% design plans and the plans are under review.

Ms. Silva also reported that IDS Engineering Group, Inc., the engineer for the Contract 53, is scheduled to submit 90% design plans on April 14, 2025.

Ms. Silva reported that the project alignment related to right-of-way issues for Contract 54 is under review.

Ms. Silva reported that the project alignment related to right-of-way issues for Contract 55 is also under review.

Ms. Silva reported that advertisement for bids for Contract 64 has commenced and opening of bids is scheduled for April 1, 2025.

Ms. Silva then reported that Sander Engineering, the design engineer for Contract 25, is working on the 90% design plans.

Ms. Silva also reported that Huitt-Zollars, the design engineer for Contract 26, is working on the 60% design plans.

Ms. Silva reported that Vogler & Spencer, the design engineer for Contract 27, is working on the 90% design plans.

Ms. Silva then reported that 5Engineering, the design engineer for Contract 28, submitted 30% design plans.

Ms. Silva also reported that a proposal meeting with Kuo, the design engineer for Contract 29, was postponed.

Ms. Silva reported that Mbroh is scheduled to submit 90% design plans in May 2025.

#### ENVIRONMENTAL PERMITTING, COMPLIANCE, MITIGATION AND RELATED AGREEMENTS

There was no discussion on this matter.

#### REALTY INTEREST ACQUISITION AND CONVEYANCE, INCLUDING ACCEPT, CONVEY, AMEND, APPROVE OR RELEASE EASEMENTS, EASEMENT AGREEMENTS, ASSIGNMENTS OF EASEMENTS, DEEDS, PLATS, RIGHT OF ENTRY AGREEMENTS, RELOCATION AGREEMENTS, APPROVE PURCHASE AND SALE AGREEMENTS, AND APPROVE INTERLOCAL AGREEMENTS WITH HARRIS COUNTY AND HARRIS COUNTY FLOOD CONTROL DISTRICT

Ms. Silva discussed the status of acquired easements and noted that the Chief Administrative Official, Director Postle, has been designated to approve easements.

ENCROACHMENTS OF EASEMENTS OR OTHER REALTY INTERESTS, INCLUDING ACCEPT, CONVEY, AMEND, OR RELEASE ENCROACHMENT AGREEMENTS

There was no discussion on this matter.

CONSTRUCTION UPDATES

Mr. Juhl presented the attached SWSP Monthly Construction Status Report dated April 2, 2025.

FINANCIAL AND BOOKKEEPING MATTERS, INCLUDING PAYMENT OF BILLS, REVIEW OF INVESTMENTS, AND AUTHORITY FEES AND CHARGES

Mr. Turner reviewed the bookkeeper's report, a copy of which is attached, and the disbursements in the bookkeeper's report submitted for the Authority's review. Following review and discussion, Director Wheeler moved to approve the bookkeeper's report and the disbursements reflected in the bookkeeper's report. Director Janneck seconded the motion, which carried by a vote of seven for the motion, with Directors Postle and Weppler abstaining.

DELINQUENT AMOUNTS DUE THE AUTHORITY AND VIOLATIONS OF AUTHORITY RULES OR ORDERS; IMPOSE CIVIL PENALTIES AND APPROVE PAYMENT PLAN OR SETTLEMENT AGREEMENTS; CONDUCT HEARING REGARDING SAME

There was no discussion on this matter.

OPERATION OF AUTHORITY FACILITIES, BILLINGS, AUTOMATIC METER READING, REQUESTS FOR REIMBURSEMENT, CREDITS, OR WAIVERS, REPAIRS, INSPECTIONS, MAINTENANCE, CATHODIC PROTECTION, RIGHT OF WAY MAINTENANCE, AND WATER SUPPLY ISSUES, APPROVAL OF CONTRACTS FOR RELATED WORK, CHANGE ORDERS, WORK AUTHORIZATIONS, AMENDMENTS TO AND ASSIGNMENTS OF CONTRACTS, AND TERMINATIONS

Mr. Thomas reviewed the operator's report, a copy of which is attached.

Mr. Thomas reported that the Authority received a request for a one-time waiver of late fees from Memorial Municipal Utility District in the amount of \$2,290.90. Following discussion, Director Struzick moved to approve a one-time waiver of late fees for Memorial Municipal Utility District in the amount of \$2,290.90. Director Wheeler seconded the motion, which carried by a vote of eight for the motion, with Director Thornhill abstaining.

Mr. Thomas reported that Harris County Municipal Utility District No. 71 and Harris County Municipal Utility District No. 127 each requested use of the Authority's Mobile Teaching Lab Trailers for events on April 26, 2025, and May 3, 2025, respectively.

APPROVE ANNUAL REPORT ON IMPLEMENTATION OF WATER CONSERVATION PLAN AND AUTHORIZE SUBMITTAL TO THE TEXAS WATER DEVELOPMENT BOARD

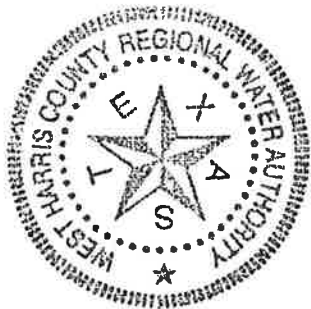
The Board considered approving the annual report on implementation of the Authority's Water Conservation Plan. After discussion, Director Wheeler moved to approve the annual report on implementation of the Authority's Water Conservation Plan subject to final review by the Authority's President, direct that the report be filed appropriately and retained in the Authority's official records, and authorize submission of the report to the TWDB. Director Janneck seconded the motion, which passed unanimously.

REVIEW DROUGHT CONTINGENCY PLAN

The Board reviewed the Authority's current Drought Contingency Plan. The Board concurred that no changes were necessary to the current Drought Contingency Plan and took no further action.

There being no further matters to come before the Authority, the meeting was adjourned.

(SEAL)



*M. Thill*  
Asst. Secretary, Board of Directors



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