

MINUTES
WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

May 14, 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 14th day of May, 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 except Director Postle, 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 Joseph Ellis of McCall Gibson Swedlund Barfoot PLLC; and Alia Vinson, Sandra Staine, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP. Also present at the meeting were those persons included on the attached list.

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 April 9, 2025, regular Authority Board meeting. Following review and discussion, Director Struzick moved to approve the minutes of the April 9, 2025, regular Authority Board meeting, as submitted. The motion was seconded by Director Gorden, which passed unanimously.

AUDIT REPORT FOR FISCAL YEAR END DECEMBER 31, 2024

Mr. Ellis reviewed the audit report for the fiscal year end December 31, 2024. Following review and discussion, Director Wheeler moved to approve the audit report for the fiscal year end December 31, 2024. Director Thornhill seconded the motion, 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 Hansen provided a report on the exhibitor booth reserved for the Authority for the 2025 Association of Water Board Directors summer conference.

ENGINEERING MATTERS

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

Ms. Silva reported that for April, the Authority was 34.61% converted to surface water and for the 2025 calendar year, the Authority was 35.77% 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 Harris County Municipal Utility District No. 418 and Harris County Municipal Utility District No. 165 each have a new well.

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 2, 4, 5 and 6, Contracts 63 and 64, and the Northeast Meter Station.

Ms. Silva recommended approval of: (1) Pay Estimate No. 27 in the amount of \$1,662,364.29 to Reytec Construction Resources, Inc. for the SWSP Central Pump Station; (2) Pay Estimate No. 34 in the amount of \$2,507,511.47 to Harper Brothers Construction, LLC for SWSP Segments B1 and B2; (3) Pay Estimate No. 35 in the amount of \$1,184,224.36 to Jay Dee Contractors, Inc. for SWSP Segment B3; (4) Pay Estimate No. 24 in the amount of \$8,610,814.60 to Harper Brothers Construction, LLC for SWSP Segment A1/A2; (5) Pay Estimate No. 10 in the amount of \$5,452,210.99 to PLW Waterworks, LLC for the SWSP RePump Station; (6) Pay Estimate No. 1 in the amount of \$301,500.04 to MC2 Civil LLC for SWSP Kinder Morgan Segment 2; (7) Pay Estimate No. 4 in the amount of \$490,378.70 to Reytec Construction Resources, Inc. for SWSP Kinder Morgan Segment 4; (8) Pay Estimate No. 3 in the amount of \$212,354.95 to MC2 Civil LLC for SWSP Kinder Morgan Segment 6; (9) Pay Estimate No. 5 in the amount of \$143,577.80 to E.P. Brady, Ltd. for Contract 63; and (10) Pay Estimate No. 6 in the total amount of \$385,948.80 to MC2 Civil, LLC for the Northeast Meter Station. Following review and discussion, Director Weppeler made a motion to approve the above-described pay estimates, as recommended. Director Wheeler seconded the motion, which passed unanimously.

Ms. Silva reported that the contract for Contract 64 has been executed, and the package was submitted to the Texas Water Development Board (the "TWDB") to request authorization to issue a Notice to Proceed for the project.

Ms. Silva then reported that the contract for SWSP Kinder Morgan Segment 5 has also been executed, and the package was submitted to the TWDB to request authorization to issue a Notice to Proceed for the project.

Ms. Silva also reported that a Notice to Proceed was issued to Watlow Electric for SCADA server upgrades at Pump Station No. 1.

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

Ms. Silva then reported on the re-advertisement for bids for the I-10 Meter Station and stated that bids were opened yesterday and are under review.

Ms. Silva also reported that advertisement for bids for SWSP Kinder Morgan Segment 1 has commenced and opening of bids is scheduled for June 3, 2025.

Ms. Silva reported advertisement for bids for SWSP Kinder Morgan Segment 3 has commenced and opening of bids is scheduled for June 5, 2025.

Ms. Silva then 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 also reported that Gannett Fleming is coordinating with the United States Army Corps of Engineers regarding the status of SWSP Segment 3-B1.

Ms. Silva 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 then reported that advertisement for bids for Contract 51 has commenced and opening of bids is scheduled for June 10, 2025.

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

Ms. Silva reported that IDS Engineering Group, Inc., the engineer for the Contract 53, submitted 90% design plans and the plans are under review.

Ms. Silva then reported that a meeting with InduSri, the design engineer for Contract 54, has been scheduled for May 19, 2025, to discuss their proposal.

Ms. Silva also reported that the project alignment related to right-of-way issues for Contract 55 is under review and a meeting with the Harris County (the "County") to discuss routing options will be scheduled within the next few weeks.

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

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

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

Ms. Silva reported that comments on 30% design plans were returned to 5Engineering, the design engineer for Contract 28.

Ms. Silva then reported that final routing alignments are being worked on for Contracts 29, 30, 31, and 32, before proposals from design engineers are solicited.

Ms. Silva also reported that future alignment for Contracts 62A and 62B is being confirmed.

Ms. Silva reported that Mbroh is scheduled to submit 90% design plans for fiber installation 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.

Ms. Silva discussed an Interlocal Agreement with the County for the relocation of portions of a Contract 21 water line in conflict with proposed County storm sewer system and road upgrades for the Bear Creek Village subdivision. She recommended approval of the Interlocal Agreement, subject to review by ABHR. Following review and discussion, Director Struzick moved to approve the Interlocal Agreement with the County, subject to final review by ABHR, and direct that it be filed appropriately and retained in the Authority's official records. Director Weppler seconded the motion, which passed unanimously.

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

Ms. Silva stated that the Encroachment Review Committee has been authorized to approve and authorize execution of appropriate approval documents related to requests to encroach onto the Authority's property interests and the list of the approved documents is reflected in the attached engineer's report.

CONSTRUCTION UPDATES

Mr. Anthony presented the attached SWSP Monthly Construction Status Report dated May 9, 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 Gorden seconded the motion, which passed unanimously.

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. He stated that an email regarding Authority summer operations has been sent to municipal utility district operators.

Director Hansen discussed an Electricity Supply Agreement between the Authority and Constellation New Energy, Inc. for electricity required by a new meter. He noted that the electricity cost associated with the new meter is anticipated to be approximately \$10.00 per month, which is within the Authority President's authority to approve.

CONVENE IN EXECUTIVE SESSION TO CONSULT WITH ATTORNEY PURSUANT TO SECTIONS 551.072 AND 551.071 TEXAS GOVERNMENT CODE

The Board did not convene in executive session.

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

(SEAL)



Secretary, Board of Directors

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