

MINUTES
WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

June 11, 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 11th day of June, 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 Directors Thornhill, Cannon, and Wheeler, thus constituting a quorum.

Also attending the meeting were Bryan Thomas of Inframark Water Infrastructure Operations; Wayne Ahrens 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.

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 May 14, 2025, regular Authority Board meeting. Following review and discussion, Director Struzick moved to approve the minutes of the May 14, 2025, regular Authority Board meeting, as submitted. The motion was seconded by Director Janneck, 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 reported that the Authority obtained an exhibit booth at the 2025 Association of Water Board Directors summer conference and encouraged conference attendees to visit the booth.

Director Struzick reported that the 2025 edition of the "Partners in Progress" newsletter is complete, has been posted on the Authority's website, and hard copies of the newsletter are available at tonight's meeting.

ENGINEERING MATTERS

Mr. Ahrens reviewed the engineer's report, a copy of which is attached.

Mr. Ahrens reported that for May, the Authority was 30.38% converted to surface water and for the 2025 calendar year, the Authority was 34.59% 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

There was no discussion on this matter.

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

Mr. Ahrens reported that the next Water Supply Contract Advisory Committee meeting has been scheduled for September 5, 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

Mr. Ahrens 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, and 6, Contract 63, and the Northeast Meter Station.

Mr. Ahrens recommended approval of: (1) Pay Estimate No. 28 in the amount of \$2,308,200.90 to Reytec Construction Resources, Inc. for the SWSP Central Pump Station; (2) Pay Estimate No. 35 in the amount of \$3,772,914.11 to Harper Brothers Construction, LLC for SWSP Segments B1 and B2; (3) Pay Estimate No. 36 in the amount of \$1,509,410.31 to Jay Dee Contractors, Inc. for SWSP Segment B3; (4) Pay Estimate No. 25 in the amount of \$8,602,097.50 to Harper Brothers Construction, LLC for SWSP Segment A1/A2; (5) Pay Estimate No. 11 in the amount of \$4,186,622.92 to PLW Waterworks, LLC for the SWSP RePump Station; (6) Pay Estimate No. 5 in the amount of \$565,312.24 to Reytec Construction Resources, Inc. for SWSP Kinder Morgan Segment 4; (7) Pay Estimate No. 4 in the amount of \$1,843,258.77 to MC2 Civil, LLC for SWSP Kinder Morgan Segment 6; (8) Pay Estimate No. 6 in the amount of \$320,474.18 to E.P. Brady, Ltd. for Contract 63; and (9) Pay Estimate No. 7 in the total amount of \$500,858.10 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 Gorden seconded the motion, which passed unanimously.

Mr. Ahrens reported that the Authority received bids for the I-10 Meter Station. He stated that the Authority's design engineer recommended that the Board award the contract to Persons Services Corp. ("Persons"), the low bidder, in the amount of \$6,546,100.00. Mr. Ahrens said that the Authority Program Manager concurs with the recommendation to award the contract to Persons, subject to approval by the Texas Water Development Board (the "TWDB"). The Board concurred that, in its judgment,

Persons 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 Struzick moved to award the I-10 Meter Station to Persons in the amount of \$6,546,100.00, 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 Wepler seconded the motion, which passed unanimously.

Mr. Ahrens recommended approval of Change Order No. 1 to the contract for construction of Contract 63 with E.P. Brady, LTD. related to U.S. tariff charges on steel pipe delivery to include an allowance in the amount of \$220,000.00 to be reimbursed as charged, subject to approval by TWDB. Based on the engineer's recommendation, the Board determined that Change Order No. 1 is beneficial to the Authority. After discussion, Director Postle moved to approve Change Order No. 1 to the contract for construction of Contract 63 with E.P. Brady, LTD., subject to approval by the TWDB, based upon the Board's finding that the Change Order is beneficial to the Authority and the engineer's recommendations. Director Struzick 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, ELECTRICITY, AND APPRAISAL SERVICES, INCLUDING APPROVAL OF CONTRACTS FOR SERVICES, WORK AUTHORIZATIONS, CHANGE ORDERS, AMENDMENTS TO AND ASSIGNMENTS OF CONTRACTS, TERMINATIONS, AND LEGAL CONFLICTS WAIVER

Mr. Ahrens reviewed and recommended approval of Addendum No. 6 to the Master Services Agreement with Hawkins Lease Service, Inc. to amend the billing rates. Following review and discussion, Director Wepler moved to approve Addendum No. 6 to the Master Services Agreement with Hawkins Lease Service, Inc. Director Gorden seconded the motion, which passed unanimously.

The Board then considered approving Work Authorization No. 47 to Hawkins Lease Service, Inc. in the amount of \$206,153.00. Following review and discussion, Director Postle moved to approve the above-described work authorization. Director Wepler seconded the motion, which passed unanimously.

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

Mr. Ahrens then reported that the package to request approval to award the contract for I-10 Meter Station was submitted to the TWDB.

Mr. Ahrens also reported that bids for SWSP Kinder Morgan Segment 1 were opened on June 3, 2025, and are under review.

Mr. Ahrens reported that bids for SWSP Kinder Morgan Segment 3 were opened on June 5, 2025, and are under review.

Mr. Ahrens then reported that design plans for Segment 3-A5 were be re-submitted by Huitt-Zollars, the design engineer for the project, and the plans are under review.

Mr. Ahrens also reported that a meeting is being scheduled with the City of Houston related to drainage comments on the 95% design plans for Segment 3-B1.

Mr. Ahrens reported that design plans for the SWSP Kinder Morgan Segment 7 received from EHRA, the design engineer for the project, were submitted to agencies for final review.

Mr. Ahrens then reported that bids for Contract 51 were opened on June 10, 2025, and are under review.

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

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

Mr. Ahrens then reported that the proposal from InduSri for design of Contract 54 is under review.

Mr. Ahrens also reported that a meeting with Quiddity, the design engineer for Contract 55, was held on June 5, 2025, to discuss their proposal.

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

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

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

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

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

Mr. Ahrens also reported that future alignment for Contracts 62A and 62B is being confirmed.

Mr. Ahrens reported that Mbroh submitted 90% design plans for fiber installation and the plans are under review.

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

Mr. Ahrens 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

Mr. Ahrens 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.

CONSIDERATION OF THE USE OF EMINENT DOMAIN TO CONDEMN PROPERTY AND REQUEST BOARD APPROVAL OF RESOLUTION AUTHORIZING ACQUISITION OF REAL PROPERTY INTERESTS TO CONFIRM THE EXISTENCE OF A PUBLIC NECESSITY FOR THE AUTHORITY TO ACQUIRE CERTAIN PROPERTIES AND PROPERTY INTERESTS ALONG THE CONTRACT 28 ROUTE, AND AUTHORIZING THE INITIATION OF CONDEMNATION PROCEEDINGS TO ACQUIRE SUCH PROPERTIES AND PROPERTY INTERESTS

Director Struzick moved that the Board of Directors of the West Harris County Regional Water Authority, in a record vote applying to all units of property to be condemned, adopt a Resolution Authorizing Acquisition of Real Property Interests which authorizes the use of the power of eminent domain to acquire properties and property interests for the construction, installation, operation, and maintenance of facilities and appurtenances thereto necessary and convenient for the transportation and delivery of water at the general location and along the general route established for

Contract 28, as shown on Exhibit A to the Resolution, and delegates to the Authority's Chief Administrative Official for land and property acquisition the authority to supervise such acquisitions and, as necessary, to initiate condemnation proceedings to acquire such properties and property interests. Director Weppler seconded the motion. A roll call of the Board was taken and the motion passed unanimously, with all directors voting "yea."

CONSTRUCTION UPDATES

Mr. Anthony presented the attached SWSP Monthly Construction Status Report dated June 10, 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. Ms. Staine noted that approval of payment of invoices from Quiddity Engineering, LLC ("Quiddity") in the amounts of \$8,185.00 and \$6,344.00 will not be included in the motion. Following review and discussion, Director Struzick moved to approve the bookkeeper's report and the disbursements reflected in the bookkeeper's report except for the payments to Quiddity in the amounts of \$8,185.00 and \$6,344.00. Director Gorden seconded the motion, which carried by a vote of five for the motion with Director Postle abstaining.

Director Struzick then moved to approve payment of the Quiddity invoices in the amounts of \$8,185.00 and \$6,344.00. Director Gorden seconded the motion, which carried by a vote of five for the motion with Director 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.

APPROVE ANNUAL REPORT IN ACCORDANCE WITH CONTINUING DISCLOSURE OF INFORMATION AGREEMENT

Ms. Staine discussed the annual report to be filed in accordance with the Authority's continuing disclosure of information agreement pursuant to Rule15c2-12 of the United States Securities and Exchange Commission. After review and discussion, Director Janneck moved to approve the annual report and authorize filing of same, subject to final review. Director Postle seconded the motion, which passed unanimously.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

Ms. Staine discussed the Authority's procedures for continuing disclosure compliance. The Board concurred to make no changes to the procedures.

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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