

MINUTES
WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

July 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 July, 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 Postle, Gorden, and Wheeler, thus constituting a quorum.

Also attending the meeting were Bryan Thomas of Inframark Water Infrastructure Operations; Melinda Silva and Chase Juhl of Gannett Fleming; Troy Anthony of Project Surveillance, Inc.; Frank Turner of EEPB; Sandra Staine, Cheryl Panozzo, and Carli Trojcek 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.

Mr. Ron Julun stated he is a member of the Harris County Municipal Utility District No. 238 Board of Directors. He spoke on the importance of keeping Emergency Preparedness Plans up to date.

There being no additional 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 June 11, 2025, regular Authority Board meeting. Following review and discussion, Director Janneck moved to approve the minutes of the June 11, 2025, regular Authority Board meeting, as submitted. The motion was seconded by Director Struzick, 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 reported that copies of the 2025 edition of the "Partners in Progress" newsletter are available for order on the Authority's website. He noted that a mobile teaching lab request form can also be found on the Authority's website.

Director Struzick also reported regarding the next Authority "show and tell" style event to be held at the Authority Board meeting on October 8, 2025.

ENGINEERING MATTERS

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

Ms. Silva reported that for June, the Authority was 33.16% converted to surface water and for the 2025 calendar year, the Authority was 34.35% 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

Ms. Silva 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

Ms. Silva reported on the status of construction for Surface Water Supply Project ("SWSP") Segments B1 and B2, SWSP Segment B3, SWSP Segment 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, Contract 65, and the Northeast Meter Station.

Ms. Silva recommended approval of: (1) Pay Estimate No. 29 in the amount of \$1,451,440.88 to Reytec Construction Resources, Inc. for the SWSP Central Pump Station; (2) Pay Estimate No. 36 in the amount of \$1,165,742.88 to Harper Brothers Construction, LLC ("Harper Brothers") for SWSP Segments B1 and B2; (3) Pay Estimate No. 37 in the amount of \$1,739,912.48 to Jay Dee Contractors, Inc. for SWSP Segment B3; (4) Pay Estimate No. 26 in the amount of \$6,835,097.20 to Harper Brothers for SWSP Segment A1/A2; (5) Pay Estimate No. 12 in the amount of \$4,910,666.43 to PLW Waterworks, LLC for the SWSP RePump Station; (6) Pay Estimate No. 6 in the amount of \$972,324.91 to Reytec Construction Resources, Inc. for SWSP Kinder Morgan Segment 4; (7) Pay Estimate No. 5 in the amount of \$2,026,034.20 to MC2 Civil, LLC for SWSP Kinder Morgan Segment 6; (8) Pay Estimate No. 7 in the amount of \$89,600.52 to E.P. Brady, Ltd. for Contract 63; (9) Pay Estimate No. 1 in the amount of \$176,787.00 to

Harper Brothers for Contract 65; and (10) Pay Estimate No. 8 in the total amount of \$497,056.05 to MC2 Civil, LLC for the Northeast Meter Station. Following review and discussion, Director Wepler 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 bids for Kinder Morgan Segment 1. She stated that the Authority's design engineer recommended that the Board award the contract to Harper Brothers, the low bidder, in the amount of \$10,390,070.32. Ms. Silva said the Authority Program Manager concurs with the recommendation to award the contract to Harper Brothers and that approval to award the contract has been received by the North Fort Bend Water Authority ("NFBWA") and the Texas Water Development Board (the "TWDB"). The Board concurred that, in its judgment, Harper Brothers 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.

Ms. Silva reported that the Authority received bids for Kinder Morgan Segment 3. She stated that the Authority's design engineer recommended that the Board award the contract to E.P. Brady, Ltd., the low bidder, in the amount of \$10,116,531.57. Ms. Silva said the Authority Program Manager concurs with the recommendation to award the contract to E.P. Brady, Ltd. and that approval to award the contract has been received by NFBWA and TWDB. The Board concurred that, in its judgment, E.P. Brady, Ltd. 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 (1) award Kinder Morgan Segment 1 to Harper Brothers in the amount of \$10,390,070.32, 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 (2) award Kinder Morgan Segment 3 to E.P. Brady, Ltd. in the amount of \$10,116,531.57, 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. 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, 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

Ms. Silva reviewed and recommended approval of the following: (1) Addendum No. 20 to the Master Services Agreement with Lupher, LLC to increase the maximum amount payable to \$4,180,000.00; and (2) Addendum No. 8 to the Master Services Agreement with North American Valuation and Consulting, LLC dba Integra Realty Resources ("Integra") to increase the maximum amount payable to \$1,210,000.00. Following review and discussion, Director Thornhill moved to approve the above-described addenda. Director Cannon seconded the motion, which passed unanimously.

Ms. Silva then reviewed and recommended approval of the following work authorizations: (1) Work Authorization No. 26 to Integra in the amount of \$46,000.00; (2) Work Authorization No. 3 to Mbroh Engineering, Inc. in the amount of \$33,970.00; and (3) Supplement No. 3 to Work Authorization No. 2 to Mbroh Engineering, Inc. to reduce the maximum amount payable in the amount of \$99,750.00 to correct a mathematical error. Following review and discussion, Director Struzick moved to the above-described work authorization and supplement to work authorization. Director Thornhill seconded the motion, which passed unanimously.

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

Ms. Silva then reported she anticipates that comments on design plans for Segment 3-A5 will be returned to Huitt-Zollars, the design engineer for the project, this week.

Ms. Silva also reported that approval of the design plans for Segment 3-B1 was received from Harris County Flood Control District

Ms. Silva 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.

Ms. Silva then reported that bids were opened for Contract 51 and the bids are being evaluated.

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 the proposal from InduSri for design of Contract 54 is under review.

Ms. Silva also reported that the proposal from Quiddity for design of Contract 55 is under review.

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 5Engineering, the design engineer for Contract 28, is working on the 60% submittal.

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 requested authorization to advertise for bids for fiber installation. Following discussion, Director Weppeler moved to authorize advertisement for bids for construction of the fiber installation. Director Thornhill seconded the motion, which passed unanimously.

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

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. Juhl presented the attached SWSP Monthly Construction Status Report dated July 8, 2025.

Director Hansen provided an update on construction of Phase 2 of the NEWPP Expansion Project.

FINANCIAL AND BOOKKEEPING MATTERS, INCLUDING PAYMENT OF BILLS, REVIEW OF INVESTMENTS, AND AUTHORITY FEES AND CHARGES, AND ACCEPT ANNUAL DISCLOSURE STATEMENTS OF THE BOOKKEEPER AND INVESTMENT OFFICER

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 Struzick moved to approve the bookkeeper's report and the disbursements reflected in the bookkeeper's report. Director Thornhill seconded the motion, which passed unanimously.

The Board next considered accepting the annual disclosure statements of the bookkeeper and investment officers. Following review and discussion, Director Janneck moved to accept the annual disclosure statements of the bookkeeper and investment officers. Director Weppler 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.

Mr. Thomas requested that the Board approve the following proposals from Five Star Electric, a subcontractor of Inframark: (1) proposal to order a spare retrofit kit for Booster Pump no. 3 control system in the amount of \$9,866.00; and (2) proposal to replace a vacuum contactor inside the Booster Pump No. 3 control system in the amount of \$11,787.00. Following review and discussion, Director Struzick moved to approve the proposals from Five Star Electric in the amounts of \$9,866.00 and \$11,787.00. Director Thornhill seconded the motion, which passed unanimously

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

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
List of persons present at the meeting	1
Engineer's report	2
SWSP Monthly Construction Status Report.....	7
Bookkeeper's report.....	7
bookkeeper's report	7
Operator's report.....	8