

MINUTES
WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

December 10, 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 10th day of December, 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 and Melinda Silva of GFT Infrastructure Inc.; Chase Juhl of Tunnel Tex, LLC; Troy Anthony of Project Surveillance, Inc.; Frank Turner of EEPB; and Alia Vinson, Savannah Melton, 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 November 12, 2025, regular Authority Board meeting. Following review and discussion, Director Struzick moved to approve the minutes of the November 12, 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, AND AUTHORIZE PAYMENT FOR SAME

Director Struzick provided a report from the Authority's Communication Committee, including efforts related to the celebration of the Authority's 25th anniversary in 2026.

ENGINEERING MATTERS

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

Ms. Silva reported that for November, the Authority was 34.72% converted to surface water and for the 2025 calendar year, the Authority was 33.15% converted to surface water.

WATER TRUNKLINE FINANCING AGREEMENTS AND WATER SUPPLY COMMITMENT LETTER AGREEMENTS, AND AMENDMENTS THERETO

There was no discussion on this matter.

JOINT WATER LINE PROJECTS WITH OTHER WATER AUTHORITIES, INCLUDING JOINT FACILITIES AGREEMENT WITH NORTH FORT BEND WATER AUTHORITY ("NFBWA") AND RELATED CASH CALLS

There was no discussion on this matter.

AUTHORITY 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 CONSIDER REIMBURSEMENT FOR SAME, AND AGREEMENTS REGARDING CREDITS FOR ALTERNATIVE WATER SUPPLY USE

Ms. Silva reported the Authority's groundwater well permit application for 2026 was submitted to the Harris-Galveston Subsidence District.

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 PROJECT, LUCE BAYOU, AND NORTHEAST TRANSMISSION LINE

Ms. Silva reported that the next Water Supply Contract Advisory Committee meeting has been scheduled for December 12, 2025.

AUTHORIZE ENGINEER TO NOTIFY CITY OF HOUSTON (THE "CITY") OF THE AUTHORITY'S ANTICIPATED DEMAND FOR UPCOMING FISCAL YEAR

The Board considered authorizing GFT to notify the City of the Authority's anticipated demand for the upcoming fiscal year. Following discussion, Director Weppler moved to authorize GFT to notify the City of the Authority's anticipated demand for the City's upcoming fiscal year. Director Thornhill seconded the motion, which passed unanimously.

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

Ms. Silva recommended approval of: (1) Pay Estimate Nos. 33 and 34 in the total amount of \$1,706,218.22 to Reytec Construction Resources, Inc. ("Reytec") for the Surface Water Supply Project ("SWSP") Central Pump Station; (2) Pay Estimate No. 41 in the amount of \$221,091.30 to Harper Brothers Construction, LLC ("Harper Brothers") for SWSP Segments B1 and B2; (3) Pay Estimate No. 31 in the amount of \$7,597,623.16 to Harper Brothers for SWSP Segment A1/A2; (4) Pay Estimate No. 17 in the amount of \$4,082,273.73 to PLW Waterworks, LLC for the SWSP RePump Station; (5) Pay Estimate No. 1 in the amount of \$111,204.68 to Harper Brothers for SWSP Kinder Morgan Segment 1 (6) Pay Estimate No. 3 in the amount of \$1,006,581.95 to MC2 Civil, LLC for SWSP Kinder Morgan Segment 2; (7) Pay Estimate No. 11 in the amount of \$1,205,455.95 to Reytec for SWSP Kinder Morgan Segment 4; (8) Pay Estimate No. 4 in the amount of \$301,574.32 to Pate Garver, LP for SWSP Kinder Morgan Segment 5; (9) Pay Estimate No. 10 in the amount of \$670,136.28 to MC2 Civil, LLC for SWSP Kinder Morgan Segment 6; (10) Pay Estimate No. 2 in the amount of \$353,029.84 to V&S Construction Company for Contract 51; (11) Pay Estimate No. 12 in the amount of \$103,446.56 to E.P. Brady, Ltd. for Contract 63; (12) Pay Estimate No. 4 in the amount of \$2,120,287.50 to Reytec for Contract 64; (13) Pay Estimate No. 6 in the amount of \$529,489.94 to Harper Brothers for Contract 65; (14) Pay Estimate No. 13 in the amount of \$1,218,452.73 to MC2 Civil, LLC for the Northeast Meter Station; and (15) Pay Estimate No. 2 in the amount of \$504,442.62 to Persons Services Corp. for the I-10 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.

Ms. Silva recommended approval of Change Order No. 4 to the contract for construction of the Segments A1/A2 with Harper Brothers for startup disinfection and flushing of the SWSP in the amount of \$4,393,096.25 and an additional 105 days, subject to approval by Texas Water Development Board ("TWDB"). Based on the engineer's recommendation, the Board determined that Change Order No. 4 is beneficial to the Authority.

Ms. Silva then recommended approval of Change Order No. 5 to the contract for construction of the Segments A1/A2 with Harper Brothers for issues related to the P127 Harris County Flood Control District tunnel in the amount of \$283,764.99, subject to approval by TWDB. Based on the engineer's recommendation, the Board determined that Change Order No. 5 is beneficial to the Authority.

Ms. Silva also recommended approval of Change Order No. 1 to the contract for construction of the Segment B3 with JayDee Contractors for removing disinfection items and leaving fence, gravel and gates at the launch shaft area in the amount of \$123,375.00 and an additional 116 days, 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 Weppler moved to approve Change Order Nos. 4 and 5 to the contract for construction of Segments A1/A2 with Harper Brothers and Change Order No. 1 to the contract for construction of Segment B3 with JayDee Contractors, subject to approval by the TWDB, based upon the Board's finding that the Change Orders are beneficial to the Authority and the engineer's recommendations. Director Struzick seconded the motion, which passed unanimously.

Ms. Silva requested authorization to advertise for bids for Contract 52 and Contract 53. Following discussion, Director Weppler moved to authorize advertisement for bids for construction of Contract 52 and Contract 53. 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, GENERATOR 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. 1 to Addendum No. 6 to the Agreement for Professional Engineering Services with Freese and Nichols, Inc. for the RePump Station to amend the hourly rate sheet. Following review and discussion, Director Struzick moved to approve the above-described amendment. Director Wheeler seconded the motion, which passed unanimously.

Ms. Silva then reviewed and recommended approval of the following work authorizations to V&A Consulting Engineers, Inc. for design and construction phase services: (1) Work Authorization No. 41 for Contract 29 in the amount of \$51,325.00; (2) Work Authorization No. 42 for Contract 30 in the amount of \$52,239.00; (3) Work Authorization No. 43 for Contract 54 in the amount of \$52,529.00; and (4) Work Authorization No. 44 for Contract 55 in the amount of \$50,323.00. Following review and discussion, Director Wheeler moved to approve the above-described work authorizations. Director Struzick seconded the motion, which passed unanimously.

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

Ms. Silva then reported that comments on design plans for Segment 3-A5 were submitted to the design engineer, Huitt-Zollars.

Ms. Silva also reported that GFT is working with the United States Army Corps of Engineers on the 408 permit process for Segment 3-B1.

Ms. Silva reported that design plans for 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 Arcadis, the design engineer for Contract 52, submitted 100% design plans to agencies for final approval.

Ms. Silva also reported that IDS, the design engineer for Contract 53 submitted 100% design plans to agencies for final approval.

Ms. Silva reported that InduSri, the design engineer for Contract 54, submitted 30% design plans for review.

Ms. Silva then reported that Quiddity, the design engineer for Contract 55, is working on 30% design plans.

Ms. Silva also reported that Sander Engineering, the design engineer for Contract 25, is working on the 100% design plans.

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

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

Ms. Silva also reported that comments on 60% design plans for Contract 28 were returned to 5engineering, the design engineer for the project.

Ms. Silva reported that design for Contract 29 was kicked off on December 3, 2025.

Ms. Silva then reported that Vogler & Spencer is working on submittal of a design proposal for Contract 30.

Ms. Silva also reported that the final routing alignment is being worked on for Contract 31.

Ms. Silva reported regarding a meeting with STV, the design engineer for Contracts 62A, to solicit a design proposal.

Ms. Silva then reported that the routing alignment is being confirmed for Contract 62B.

Ms. Silva also reported that Mbroh, the design engineer for Fiber Installation, is working on the project manual.

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/OR 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 and the list of approved easements is reflected on the attached engineer's report.

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 December 9, 2025.

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 62A ROUTE, AND AUTHORIZING THE INITIATION OF CONDEMNATION PROCEEDINGS TO ACQUIRE SUCH PROPERTIES AND PROPERTY INTERESTS

Director Thornhill 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 62A, 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 Struzick seconded the motion.

A roll call of the Board was taken and the motion passed unanimously, with all directors voting "yea."

AUTHORIZE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END DECEMBER 31, 2025

Ms. Vinson stated that the Authority has engaged McCall Gibson Swedlund Barfoot Ellis PLLC ("MGSBE") to provide auditing services to the Authority for each fiscal year and reviewed a letter from MGSBE requesting authorization to conduct the audit for the fiscal year ending December 31, 2025, at a cost not to exceed \$78,000. Following discussion, Director Janneck moved to authorize MGSBE to conduct the audit for the fiscal year ending December 31, 2025. Director Cannon seconded the motion, which passed unanimously.

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. He then reviewed an additional payment to Integra Realty Resource ("Integra") in the amount of \$9,000.00. Following review and discussion, Director Wheeler moved to approve the bookkeeper's report, the disbursements reflected in the bookkeeper's report, and the additional check to Integra. Director Struzick seconded the motion, which carried by a vote of seven for the motion with Directors Postle and Weppler abstaining.

BUDGET MATTERS

The Board then reviewed the proposed operating budget and joint facilities operating budget for fiscal year ending December 31, 2026. Following review and discussion, Director Struzick moved to approve the operating budget and joint facilities operating budget for fiscal year ending December 31, 2026. Director Wheeler seconded the motion, which passed unanimously.

ANNUAL LETTER TO NFBWA REGARDING ANNUAL DEBT SERVICE PAYMENTS DUE UNDER THE JOINT FACILITIES AGREEMENT

The Board considered authorizing the bookkeeper to prepare the annual letter to the NFBWA regarding the NFBWA's share of the 2026 debt service payments for the Series 2012 Water Infrastructure Fund Bonds. Following discussion, Director Cannon moved to authorize the bookkeeper to prepare the annual letter to the NFBWA regarding the NFBWA's share of the 2026 debt service payments for the Series 2012 Water Infrastructure Fund Bonds. Director Janneck 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, INCLUDING BILLINGS AND BILLING SYSTEM, AUTOMATIC METER READING, CUSTOMER APPEALS AND REQUESTS FOR REIMBURSEMENT, CREDITS, OR WAIVERS, REPAIRS, INSPECTIONS, MAINTENANCE, CATHODIC PROTECTION, RIGHT OF WAY MAINTENANCE, AND WATER SUPPLY ISSUES, AND 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 approval from the Board for payment in the amount of \$112,853.00 for annual renewal of repair and maintenance services for the Pump Station SCADA System. He noted that the services are being provided by Watlow as a subcontractor to Inframark.

Mr. Thomas then reported that the following customers overpaid their accounts re requesting refunds: (1) Dril-Quip overpaid their account in the amount of \$329.91; (2) DXC Technology overpaid their account in the amount of \$214.27; and (3) Cherry Crushed Concrete overpaid their account in the amount of \$110.60.

Following discussion, Director Struzick made a motion to (1) approve the payment in the amount of \$112,853.00 for annual renewal of repair and maintenance services for the Pump Station SCADA System to Watlow, as a subcontractor of Inframark; and (2) authorize the Authority bookkeeper to issue refunds to Dril-Quip in the amount of \$329.91, DXC Technology the amount of \$214.27, and Cherry Crushed Concrete in the amount of \$110.60. Director Janneck seconded the motion, which passed unanimously.

NOTICE OF 2026 APPOINTMENT PROCESS FOR AUTHORITY DIRECTORS

Ms. Vinson reported that terms for five directors of the Authority Board for Precincts 1, 2, 4, 5, and 9 expire in May, 2026, and she reviewed a notice of the 2026 appointment process for the Authority Directors and 2025 water usage reporting (the "Notice"). Following review and discussion, Director Wheeler moved to authorize distribution of the Notice to all municipal utility districts and municipalities within the Authority. Director Struzick seconded the motion, which passed unanimously.

CONVENE IN EXECUTIVE SESSION TO CONSULT WITH ATTORNEY PURSUANT
TO SECTIONS 551.072, 551.071, AND 551.0761 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.



Secretary, Board of Directors

(SEAL)



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