

MINUTES
WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

January 8, 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 8th day of January, 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 and Janneck, 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 of EEPB; 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 December 11, 2024, regular Authority Board meeting. Following review and discussion, Director Struzick moved to approve the minutes of the December 11, 2024, regular Authority Board meeting, as submitted. The motion was seconded by Director Postle, 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, and he encouraged attendees to submit communication suggestions.

ENGINEERING MATTERS

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

Ms. Silva reported that for December, the Authority was 38.23% converted to surface water and for the 2024 calendar year, the Authority was 34.70% 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-Galveston Subsidence District issued the new 2025 well permits and copies of the new well permits have been posted on the Authority's website.

Ms. Silva reported that Harris County Municipal Utility District No. 570D has 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 is scheduled for February 28, 2025.

Director Gorden joined the meeting.

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 and C2, SWSP Segments 3-A1 and 3-A3, SWSP Segments A1/ A2, the SWSP Central Pump Station, the SWSP RePump Station, SWSP Kinder Morgan Segment 6, Contract 63, and the Northeast Meter Station.

Ms. Silva recommended approval of: (1) Pay Estimate No. 23 in the amount of \$2,972,503.12 to Reytec Construction Resources, Inc. for the Central Pump Station; (2) Pay Estimate No. 30 in the amount of \$4,761,587.47 to Harper Brothers Construction, LLC for SWSP Segments B1 and B2; (3) Pay Estimate No. 31 in the amount of \$961,376.46 to Jay Dee Contractors, Inc. for SWSP Segment B3; (4) Pay Estimate No. 20 in the amount of \$7,777,879.24 to Harper Brothers Construction, LLC for SWSP Segment A1/ A2; (5) Pay Estimate No. 6 in the amount of \$1,326,113.88 to PLW Waterworks, LLC for the SWSP RePump Station; (6) Pay Estimate No. 1 in the amount of \$442,440.00 to MC2 Civil, LLC for SWSP Kinder Morgan Segment 6; and (7) Pay Estimate No. 2 in the amount of \$1,235,222.10 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 Wheeler seconded the motion, which passed unanimously.

Ms. Vinson reported that the Texas Water Development Board ("TWDB") is requesting that the Authority adopt a resolution to reflect final acceptance of construction projects. She presented a Resolution Accepting Construction Project for SWSP Segment C2 and a Resolution Accepting Construction Project for SWSP Segment 3-A3. Following review and discussion, Director Struzick made a motion to adopt the Resolution Accepting Construction Project for SWSP Segment C2 and the Resolution Accepting Construction Project for SWSP Segment 3-A3 and direct that the Resolutions

be filed appropriately and retained in the Authority's official records. Director Wepler 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 the following: (1) Amendment No. 5 to the Master Services Agreement with V&A Consulting Engineers, Inc. ("V&A") to increase the maximum amount payable to \$858,000.00 and update the hourly rate schedule; and (2) Amendment No. 5 to the Master Services Agreement with Mbroh Engineering, Inc. to increase the maximum amount payable to \$1,572,050.00. Following review and discussion, Director Postle moved to approve the above-described amendments. Director Wheeler seconded the motion, which passed unanimously.

Ms. Silva then reviewed and recommended approval of the following to V&A to provide cathodic protection engineering design and construction phase services: (1) Work Authorization No. 40 to V&A for Contract 28 in the amount of \$49,290.00; (2) Supplement No. 1 to Work Authorization No. 2 to V&A for Kinder Morgan Segment 1 to increase the maximum amount payable to \$26,290.00; (3) Supplement No. 1 to Work Authorization No. 3 to V&A Kinder Morgan Segment 2 to increase the maximum amount payable to \$30,290.00; (4) Supplement No. 1 to Work Authorization No. 4 to V&A for Kinder Morgan Segment 3 to increase the maximum amount payable to \$25,290.00; (5) Supplement No. 1 to Work Authorization No. 5 to V&A for Kinder Morgan Segment 4 to increase the maximum amount payable to \$26,290.00; (6) Supplement No. 1 to Work Authorization No. 6 to V&A for Kinder Morgan Segment 5 to increase the maximum amount payable to \$30,290.00; (7) Supplement No. 1 to Work Authorization No. 7 to V&A for Kinder Morgan Segment 6 to increase the maximum amount payable to \$26,290.00; and (8) Supplement No. 1 to Work Authorization No. 8 to V&A for SWSP Segments 3-A1 through 3-A5 and SWSP Segment B1 to increase the maximum amount payable to \$167,901.00. She also reviewed and recommended approval of Work Authorization No. 8 to Mbroh Engineering, Inc. in the amount of \$123,110.00. Following review and discussion, Director Struzick moved to approve the above-described work authorizations and supplements to work authorization. Director Cannon 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 sealed design plans for the I-10 Meter Station were resubmitted for approval to Harris County.

Ms. Silva also reported that design plans for SWSP Kinder Morgan Segment 1 were submitted to agencies for final approval.

Ms. Silva reported that authorization to issue the Notice to Proceed for SWSP Kinder Morgan Segment 2 was received from the TWDB and a construction kickoff meeting for the project is being scheduled.

Ms. Silva then reported that design plans for SWSP Kinder Morgan Segment 3 were submitted to agencies for final review.

Ms. Silva also reported that approvals from all agencies have been received for SWSP Kinder Morgan Segment 5 and a request for authorization to advertise for bids for the project will be submitted to the TWDB.

Ms. Silva reported that CenterPoint is installing additional infrastructure in the corridor located parallel to the Segment 3-A5 alignment and noted she anticipates that CenterPoint will complete construction by March 2025.

Ms. Silva then reported that BGE, the engineer for SWSP Segment 3-B1 submitted 95% design plans on December 12, 2024, and the plans are under review.

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 comments on the 95% design plans for Contract 51 were returned to Sanders, the design engineer for the project, on December 31, 2024, and the plans were submitted to agencies.

Ms. Silva then reported that Arcadis, the engineer for Contract 52, is scheduled to submit 90% design plans in late February 2025.

Ms. Silva also reported that comments on 60% design plans will be returned to IDS Engineering Group, Inc., the engineer for the Contract 53, this week.

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

Regarding Contract 55, Ms. Silva reported that the project alignment needs to be assessed.

Ms. Silva reported that Gannett Fleming is waiting on Harris County Flood Control District regarding obtaining approval of the final design plans for Contract 64.

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.

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 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 on the attached engineer's report.

AUTHORIZE ENGINEER TO PERFORM INSPECTION REQUIRED BY SECTION 701(C) OF THE INDENTURE OF TRUST

Ms. Vinson reported that the Indenture of Trust requires an inspection of the Authority's system every five years. Following review and discussion, Director Wepler moved to authorize Gannett Fleming to conduct an inspection of the Authority's system and prepare an inspection report for same. Director Wheeler seconded the motion, which passed unanimously.

CONSTRUCTION UPDATES

Mr. Juhl presented the attached SWSP Monthly Construction Status Report dated January 6, 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 carried by a vote of six for the motion, with Director Postle abstaining.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Ms. Vinson reported on the Authority's compliance activities during the prior calendar year related to bond financings. She stated that no corrective action is required at this time.

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.

CONVENE IN EXECUTIVE SESSION TO CONSULT WITH ATTORNEY PURSUANT TO SECTION 551.071 AND 551.072, 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)



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
Operator's report.....	7