

MINUTES
WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

March 12, 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 12th day of March, 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 Wepler	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 Thornhill, 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 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 February 12, 2025, regular Authority Board meeting. Following review and discussion, Director Struzick moved to approve the minutes of the February 12, 2025, regular Authority Board meeting, as submitted. The motion was seconded by Director Wepler, 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 discussed Authority advertisements placed in *Community Impact* and 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 February, the Authority was 35.5% converted to surface water and for the 2025 calendar year, the Authority was 36.20% converted to surface water.

Ms. Silva reported that the 2024 Water Use Survey was submitted to the Texas Water Development Board ("TWDB") and, pursuant to the America's Water Infrastructure Act of 2018, re-certification of the Risk and Resilience Re-assessment was filed with the Environmental Protection Agency.

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 alternative water credit award letters for 2023 usage have been sent to certain municipal utility districts that have entered into an Alternative Water Use Credit Agreement with the Authority.

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 April 3, 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 Segments 3-A1, SWSP Segments A1/A2, the SWSP Central Pump Station, the SWSP RePump Station, SWSP Kinder Morgan Segments 4 and 6, Contract 63, and the Northeast Meter Station.

Ms. Silva recommended approval of: (1) Pay Estimate No. 25 in the amount of \$1,400,843.07 to Reytec Construction Resources, Inc. for the SWSP Central Pump Station; (2) Pay Estimate No. 32 in the amount of \$3,457,938.58 to Harper Brothers Construction, LLC for SWSP Segments B1 and B2; (3) Pay Estimate No. 33 in the amount of \$805,207.85 to Jay Dee Contractors, Inc. for SWSP Segment B3; (4) Pay Estimate No. 22 in the amount of \$6,882,135.29 to Harper Brothers Construction, LLC for SWSP Segment A1/A2; (5) Pay Estimate No. 8 in the amount of \$2,488,053.08 to PLW Waterworks, LLC for the SWSP RePump Station; (6) Pay Estimate No. 2 in the amount of \$372,597.48 to Reytec Construction Resources, Inc. for SWSP Kinder Morgan Segment 4; (7) Pay Estimate No. 3 in the amount of \$442,322.36 to E.P. Brady, Ltd. for Contract 63; and (8) Pay Estimate Nos. 3 and 4 in the total amount of \$1,435,320.00 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 Gorden seconded the motion, which passed unanimously.

Director Wheeler joined the meeting.

Ms. Silva reported that the Authority received bids for SWSP Kinder Morgan Segment 5 and recommended that the Board award the contract to Pape Garver, L.P., in the amount of \$10,382,693.50, based on the Authority Program Manager's recommendation that awarding the contract to Pape Garver, L.P. will be most advantageous to the Authority and result in the best and most economical completion of the project, subject to written authorization from the North Fort Bend Water

Authority and approval by the TWDB. The Board concurred that, in its judgment, Pape Garver, L.P. 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 SWSP Kinder Morgan Segment 5 to Pape Garver, L.P. in the amount of \$10,382,693.50, based on the Authority Program Manager's recommendation and on the basis that this award will be most advantageous to the Authority and result in the best and most economical completion of the project, 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 written authorization from the North Fort Bend Water Authority and approval by the TWDB. Director Postle seconded the motion, which carried by a vote of seven for the motion, with Director Wepler abstaining.

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) Addendum No. 6 to the Master Services Agreement with Arch Aerial LLC to increase the maximum amount payable to \$490,000.00 and update the rate sheet; and (2) Assignment of Master Services between the Authority and Edward B. Schulz & Co., LLC, dba Integra Realty Resources - Houston to North American Valuation and Consulting, LLC dba Integra Realty Resources - Houston ("Integra"). Following review and discussion, Director Postle moved to: (1) approve Addendum No. 6 to the Master Services Agreement with Arch Aerial LLC; and (2) approve and authorize execution of the Assignment of the Master Services Agreement between the Authority and Integra. Director Cannon seconded the motion, which passed unanimously.

Ms. Silva then reviewed and recommended approval of the following: (1) Work Authorization No. 9 to Arch Aerial LLC in the amount of \$100,000.00; and (2) Supplement No. 1 to Work Authorization No. 27 to Quiddity in an amount not to exceed \$6,344.00 for additional surveys for Contract 53. Following review and discussion, Director Struzick moved to approve the above-described work authorization and supplement to work authorization. Director Postle seconded the motion, which carried by a vote of seven for the motion, with Director Wepler abstaining.

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

Ms. Silva then reported that advertisement for bids for the I-10 Meter Station has commenced and opening of bids is scheduled for March 25, 2025.

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

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

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 comments on the 95% design plans for SWSP Segment 3-B1 were returned to BGE, the engineer for the project.

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 final design plans for Contract 51 were submitted to agencies for review.

Ms. Silva also reported that Arcadis, the engineer for Contract 52, is scheduled to submit 90% design plans this week.

Ms. Silva reported that IDS Engineering Group, Inc., the engineer for the Contract 53, is scheduled to submit 90% design plans on April 11, 2025.

Ms. Silva then 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 related to right-of-way issues is under review.

Ms. Silva reported that advertisement for bids for Contract 64 has commenced and opening of bids is scheduled for April 1, 2025.

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.

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

There was no discussion on this matter.

CONSTRUCTION UPDATES

Mr. Anthony presented the attached SWSP Monthly Construction Status Report dated March 7, 2025.

Mr. Juhl reported that the Authority was recently honored with the Water Project of the Year award at the 2025 Underground Infrastructure Conference for exceptional execution of SWSP Segment C2.

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 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, 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.

REVIEW CRITICAL LOAD SPREADSHEET FOR DISTRICT'S FACILITIES

The Board considered the critical load spreadsheet for the Authority's facilities. Following review and discussion, Director Cannon made a motion to authorize filing of the critical load spreadsheet. Director Janneck seconded the motion, which passed unanimously.

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.

(SEAL)




Secretary, Board of Directors

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