

MINUTES  
WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

February 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 February, 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, Melinda Silva, and Chase Juhl of Gannett Fleming; 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 January 8, 2025, regular Authority Board meeting. Following review and discussion, Director Struzick moved to approve the minutes of the January 8, 2025, regular Authority Board meeting, as submitted. The motion was seconded by Director Thornhill, 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 stated that the Authority has reserved an exhibitor booth 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 January, the Authority was 36.89% converted to surface water and for the 2025 calendar year, the Authority was 36.89% 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 County Municipal Utility District No. 539 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, which was scheduled for February 28, 2025, will need to be rescheduled.

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, 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. 24 in the amount of \$1,864,199.24 to Reytec Construction Resources, Inc. ("Reytec") for the SWSP Central Pump Station; (2) Pay Estimate No. 31 in the amount of \$3,219,432.34 to Harper Brothers Construction, LLC ("Harper Brothers") for SWSP Segments B1 and B2; (3) Pay Estimate No. 32 in the amount of \$543,146.07 to Jay Dee Contractors, Inc. for SWSP Segment B3; (4) Pay Estimate No. 21 in the amount of \$4,322,827.28 to Harper Brothers Construction, LLC for SWSP Segment A1/A2; (5) Pay Estimate No. 7 in the amount of \$1,603,837.82 to PLW Waterworks, LLC for the SWSP RePump Station; (6) Pay Estimate No. 1 in the amount of \$107,988.48 to Reytec Construction Resources, Inc. for SWSP Kinder Morgan Segment 4; and (7) Pay Estimate No. 2 in the amount of \$224,022.52 to E.P. Brady, Ltd. for Contract 63. 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.

Ms. Silva recommended approval of Change Order No. 2 to the contract for construction of the SWSP Segments A1/A2 with Harper Brothers, in an amount not to exceed \$545,248.52 to change the grout density for grouting tunnels, subject to approval by the Texas Water Development Board ("TWDB"). The Board determined that Change Order No. 2 is beneficial to the Authority.

Ms. Silva recommended approval of Change Order No. 4 to the contract for construction of the SWSP Central Pump Station with Reytec, in the amount of

\$306,957.54 to add security features at the access gate, subject to approval by the TWDB. The Board determined that Change Order No. 4 is beneficial to the Authority.

Ms. Silva then recommended approval of Change Order No. 3 to the contract for construction of the SWSP Segments B1 and B2 with Harper Brothers Construction, LLC, in an amount not to exceed \$175,000.00 and the addition of 157 days to the contract duration for procurement and installation of a 48-inch butterfly valve, subject to final review and to approval by the TWDB. The Board determined that Change Order No. 3 is beneficial to the Authority.

After review and discussion, Director Struzick moved to approve: (1) Change Order No. 2 to the contract for construction of the SWSP Segments A1/A2 with Harper Brothers Construction, LLC, subject to approval by the TWDB; (2) approve Change Order No. 4 to the contract for construction of the SWSP Central Pump Station with Reytex, subject to approval by the TWDB; and (3) Change Order No. 3 to the contract for construction of the SWSP Segments B1 and B2 with Harper Brothers Construction, LLC subject to final review and 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 Wepler seconded the motion, which passed unanimously.

Ms. Silva also reported that a Work Change Directive for the procurement of modified switchgear equipment to maintain the RePump Station timeline has been presented to the contractor and that an associated change order will follow.

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 Addendum No. 2 to the Master Services Agreement with IDS Engineering Group for Contract 53 for additional geotechnical services in the amount of \$3,740.00. Following review and discussion, Director Wepler moved to approve the above-described addendum. Director Cannon seconded the motion, which carried by a vote of eight for the motion, with Director Postle abstaining.

Ms. Silva then reviewed and recommended approval of the following: (1) Supplement No. 1 to Work Authorization No. 46 in the amount of \$12,700.00; (2) Work Authorization No. 118 to Title Houston Holdings, Ltd. d/b/a Abstract Services of Houston ("ASOH") in the amount of \$3,750.00; and (3) Work Authorization No. 119 to

ASOH in the amount of \$700.00. Following review and discussion, Director Wheeler moved to approve the above-described work authorizations and supplement to work authorization. Director Gorden seconded the motion, which carried by a vote of eight for the motion, with Director Postle abstaining.

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

Ms. Silva then reported that a request to advertise for bids for the I-10 Meter Station was submitted to the TWDB.

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 that advertisement for bids for Kinder Morgan Segment 5 commenced on February 8, 2025, and opening of bids is scheduled for March 4, 2025.

Ms. Silva also reported that comments on the design plans for Segment 3-A5 were returned to Huitt-Zollars, the design engineer for the project and an updated schedule for design completion has been requested from Huitt-Zollars.

Ms. Silva 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 then 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 also reported that comments on the 100% design plans for Contract 51 are under review.

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

Ms. Silva then reported that comments on 60% design plans were returned to IDS Engineering Group, Inc., the engineer for the Contract 53.

Ms. Silva also 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 fully approved plans have been received for Contract 64 and were submitted to the TWDB for approval to advertise for bids for the project.

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.

## CONSTRUCTION UPDATES

Mr. Juhl presented the attached SWSP Monthly Construction Status Report dated February 5, 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 Thornhill seconded the motion, which carried by a vote of eight for the motion, with Director Postle abstaining.

## ADOPT RESOLUTION ADOPTING COVERED APPLICATIONS POLICY

Ms. Vinson discussed legislation enacted by the Texas Legislature that requires all governmental entities to adopt a policy prohibiting the use of certain social media applications and services on government-owned or -leased devices. She stated that a model policy was developed by the Texas Departments of Public Safety and Information Resources for use by governmental entities. Ms. Vinson reviewed the proposed Covered Applications Policy with the Board. After review and discussion, Director Wheeler moved to adopt a Resolution Adopting Covered Applications Policy and direct that the Resolution be filed appropriately and retained in the Authority's official records. Director Struzick 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.

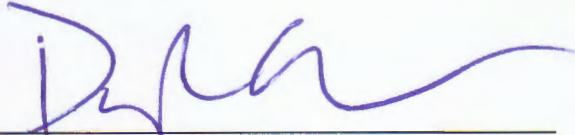
Mr. Thomas reported that Blackhorse Ranch HOA and Grand Parkway 10 Association requested one-time waivers of late fees in the amounts of \$459.19 and \$340.46, respectively, due payments being received after the due date.

Following discussion, Director Struzick made a motion to: (1) approve a one-time waiver of late fees for Blackhorse Ranch HOA in the amount of \$459.19; and (2) approve a one-time waiver of late fees for Grand Parkway 10 Association in the amount of \$340.46. Director Wheeler 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.

  
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Secretary, Board of Directors

(SEAL)





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