

**BOARD OF DIRECTORS
SAN JACINTO RIVER AUTHORITY
MINUTES OF REGULAR MEETING
MAY 22, 2025**

A regular meeting of the Board of Directors of the San Jacinto River Authority was held at 9:00 a.m., May 22, 2025, at the San Jacinto River Authority General and Administration Building. Notice of said meeting was posted as required by law. President Ronnie Anderson, Vice President Ed Boulware, Treasurer Mark Micheletti, Secretary Wil Faubel, Secretary ProTem Ricardo Mora, and Director Stacey Buick were present. Director Stephanie Johnson was absent. Also in attendance were Aubrey A. Spear, General Manager; Heather Ramsey, Director of Communications and Public Affairs; Ed Shackelford, Director of Operations; Connie Curtis, Director of Technical and Operational Services; Pam Steiger, Chief Financial Officer; Cynthia Bowman, Chief of Staff; and Amy Sims, General Counsel.

1. Call to Order

The meeting was called to order at 9:00 a.m.

2. Ceremonial Items

2.1 Invocation

The invocation was delivered by Director Buick.

2.2 Pledges of Allegiance to the U.S. and Texas Flags

The Pledges of Allegiance were led by Director Anderson.

2.3 Receipt of Commendation, Awards, and Honoraria

Ms. Cynthia Bowman and Mr. Cory Brown were recognized for their recent achievements.

3. Public Comments

Mr. Kevin Lacy spoke about item 6.2 and requested that the term “permitted water” be clarified and referred to as “permitted volumes and permitted beneficial use”.

Mr. Dan Krueger spoke about item 6.2 and requested the item be tabled.

4. Work Session

4.1 Update by the General Manager regarding meetings and events attended by staff.

Mr. Spear announced that Governor Abbott appointed Director Ronnie Anderson as President of the San Jacinto River Authority Board of Directors and reappointed Directors Boulware and Micheletti for an additional term ending in 2027. Mr. Spear reiterated SJRA’s commitment to providing surface water to water systems that need an alternative water supply in Montgomery County.

4.2 Update by the Director of Communications and Public Affairs regarding updates related to various division and departmental projects, initiatives, tours, meetings, and social media

platforms.

Ms. Ramsey provided updates related to Lake Conroe Beach Park, National Drinking Water Week, hurricane season, and provided additional information regarding various community engagement events.

4.3 Update regarding invasive water plants in Lake Conroe

Mr. Bret Raley, Raw Water Enterprise Division Manager, and Mr. David Sidney, Lake Conroe Manager, provided an update on the various methodologies utilized for the treatment of invasive species on Lake Conroe.

4.4 Update regarding invasive species on canals in the Highlands

Mr. Raley provided an update on the various invasive species that plague the Highlands Reservoir and the canal system in the Highlands.

4.5 Update regarding the Lake Conroe Maintenance Building

Mr. Sidney and Mr. Daniel Hilderbrandt, Technical Services Manager, provided an update regarding the progress of the Lake Conroe Maintenance Building, which is slated for completion later this year.

4.6 Presentation of Highlands Division 10-Year Project Plan

Mr. Raley and Mr. Hilderbrandt presented the 10-Year Project Plan for the Highlands Division. Mr. Raley explained the methodology used for determining which projects are included in the project plan. He highlighted certain projects that will be implemented in Fiscal Year 2026.

4.7 Presentation of the Lake Conroe Division 10-Year Project Plan

Mr. Raley and Mr. Sidney presented the Lake Conroe 10-Year Project Plan. They highlighted and explained several projects that will be implemented in Fiscal Year 2026.

4.8 Presentation of the Water Supply Planning 10-Year Project Plan

Mr. Matt Barrett, Water Resources and Flood Management Division Manager, explained that this project plan was renamed from Raw Water Enterprise to Water Supply Planning due to it being wholly comprised of planning efforts. Mr. Barrett provided an overview of the various projects that comprise the 10-Year Project Plan.

4.9 Presentation of the Bear Branch 10-Year Project Plan

Mr. Shackelford and Mr. Sidney explained the methodology used for determining which projects are included in the project plan. Mr. Sidney provided an overview of the Bear Branch Dam Modifications Project and the Bear Branch Dam Inspection that is required by the Texas Commission on Environmental Quality every five years.

5. Consent Agenda

Director Buick made a motion to approve the Consent Agenda, as presented. The motion was seconded by Director Micheletti and carried unanimously.

5.1 G&A - Minutes

Approval of Minutes - Regular Meeting of April 24, 2025.

5.2 G&A - Unaudited Financials

Approve the unaudited financials for the months of March and April, 2025.

5.3 Resolution - San Jacinto River Authority Investment Policy

Adoption of a Resolution No. 2025-R-12 of the San Jacinto River Authority Board of Directors adopting an amended Investment Policy, effective May 22, 2025.

5.4 G&A - Blue Cross Blue Shield Annual Contract Renewal

Authorize the General Manager to execute a contract with Blue Cross Blue Shield of Texas for employee medical and pharmacy benefits for the plan year beginning July 1, 2025, and ending June 30, 2026.

5.5 G&A - Master Professional Services Agreement for On-Call Construction Management and Inspection Services

Authorize the General Manager to execute a Master Professional Services Agreement with Baxter & Woodman, Inc., for on-call construction management and inspection services for all SJRA Divisions.

5.6 G&A - Master Professional Services Agreement for On-Call Construction Management and Inspection Services

Authorize the General Manager to execute a Master Professional Services Agreement with BGE, Inc., for on-call construction management and inspection services for all SJRA Divisions.

5.7 Woodlands - Work Order No. 5 for Woodlands Digital Water System Phase 3

Authorize the General Manager to execute Work Order No. 5 with Carollo Engineers, Inc., in an amount not to exceed \$257,353.00, for Digital Water System Phase 3 for the Woodlands Division.

6. Regular Agenda

6.1 Woodlands - Public Partnership Agreement for Lift Station No. 24 Improvements

Mr. Justin Sandt, Technical Services Project Manager, and Mr. Chris Meeks, Utility Enterprise Manager, presented information related to the Lift Station No. 24 Improvements Project. Located in a residential area within Municipal Utility District No. 60, between Spring Creek and Woodlands Parkway, Mr. Sandt explained that the Lift Station No. 24 site includes two wet well lift stations (LS24A installed in 1999 and LS24B installed in 2004) and a control/generator building. He explained that in 2017, the Lift Station No. 24 site was inundated by flood water and inaccessible due to Hurricane Harvey. Mr. Sandt explained that in 2024, federal funding became available to allow for reconfiguration of the site to mitigate the effects of future flood events. Mr. Sandt stated that staff coordinated with Congressman Crenshaw's Office to apply for the federal grant. Further, he stated that this project will allow the U.S. Army Corps of Engineers

Galveston District to enter into an agreement to provide federal funding assistance with a twenty-five percent Non-Federal Sponsor match from SJRA for the Lift Station No. 24 Improvements Project. Director Faubel made a motion to authorize the General Manager to execute a Public Partnership Agreement with the Department of the Army and United States Army Corps of Engineers Galveston District regarding funding for the Lift Station No. 24 Improvements Project for the Woodlands Division. The motion was seconded by Director Boulware and carried unanimously.

6.2 Raw Water Enterprise - Resolution - Water Right Amendment Application

Mr. Barrett explained that Water Right Permit COA 10-4963A is a joint permit between the San Jacinto River Authority ("SJRA") and the City of Houston relative to the impoundment and diversion of water in Lake Conroe. He stated that currently, the certificate limits SJRA and the City of Houston to a combined maximum diversion rate of permitted water from Lake Conroe of 700 cubic feet per second ("cfs"). Furthermore, Mr. Barrett explained that the Active Storm Management stakeholder group supported an increase in the diversion rate from 700 cfs to 2,000 cfs, which would provide additional flexibility to move water between Lake Conroe and Lake Houston. Therefore, he explained that SJRA and the City of Houston desire to amend the Certificate to increase the combined maximum diversion rate to up to 2,000 cfs. Discussion ensued. Director Micheletti made a motion to adopt Resolution No. 2025-R-13 of the San Jacinto River Authority Board of Directors authorizing the General Manager to submit a water right amendment application to the Texas Commission on Environmental Quality to increase the maximum diversion rate of permitted water from Lake Conroe. The motion was seconded by Director Faubel and carried with five (5) ayes (Directors Micheletti, Faubel, Anderson, Boulware, and Mora) and one (1) nay (Director Buick).

It was announced that Regular Agenda items 6.3 and 6.4 would be considered following Executive Session.

6.3 Lake Conroe - Amendment to the Lake Conroe Park Lease Agreement

6.4 Lake Conroe - Encroachment Policy

7. Executive Session

The meeting was convened in executive session at 11:00 a.m., under the following provisions:

7.1 Discussion regarding items identified elsewhere on the agenda pursuant to Texas Government Code Sections 551.071, Consultation with Attorney; 551.072, Real Property; 551.073, Prospective Gifts; 551.074, Personnel Matters; or 551.076, Security Devices, as applicable.

7.2 Pursuant to Texas Government Code, Section 551.071, Consultation with Attorney:

- 7.2.1** Discuss litigation related to Hurricane Harvey, including additional legal services to be provided by Hunton Andrews Kurth, LLP;
- 7.2.2** Litigation involving City of Conroe, City of Magnolia, Quadvest, L.P., Woodland Oaks Utility, L.P., related to GRP, and other potential litigation related to GRP;
- 7.2.3** Proposed amendments to the 1944 Agreement and 2009 Water Supply Contract between the San Jacinto River Authority and the City of Houston; and
- 7.2.4** Discussion regarding adjacent property encroachments onto SJRA owned property.

7.3 Pursuant to Texas Government Code, Section 551.072, Real Property:

7.3.1 Discussion regarding Lake Conroe Park

8. Reconvene in Open Session

With a quorum of the Board present, the meeting was called into open session at 12:41 p.m. The Board then considered Regular Agenda items 6.3 and 6.4.

6.3 Lake Conroe - Amendment to the Lake Conroe Park Lease Agreement

Mr. Spear provided an overview of the two proposed amendments to the Lake Conroe Park Lease Agreement related to renaming Lake Conroe Park to Lake Conroe Beach Park, as well as the addition of language giving the General Manager the authority to take any and all necessary steps, included but not limited to, executing related indemnity and waiver agreements, to mitigate any potential liability related to the approved activities and uses of the park. Director Micheletti made a motion to authorize the General Manager to execute an Amendment to the Lake Conroe Park Lease Agreement, dated March 28, 2025, between the San Jacinto River Authority and Lake Conroe Beach Park. The motion was seconded by Director Boulware and carried unanimously.

6.4 Lake Conroe - Encroachment Policy

Mr. Shackelford provided a brief history related to various encroachments of SJRA property, explaining that some were permitted while others were not authorized. Mr. Shackelford went on to provide clarity regarding the various types of encroachments such as revocable and irrevocable encroachments, encroachments into fee owned property, encroachments into permanent easements, and encroachments into perpetual easements. He explained that the current Encroachment Policy adopted by the Board of Directors in 2005 and again in 2006, require certain processes be met prior to obtaining a permit to encroach on to SJRA property. Mr. Shackelford stated that the proposed amendments will clarify certain requirements, update the responsibilities of the applicant, and update administrative fees. He reiterated that the proposed amendments enable landowners to clear any discrepancies in their titles related to permitted or unpermitted encroachments/easements. Discussion ensued. Director Micheletti made a motion to adopt Resolution No. 2025-R-14, of the San Jacinto River Authority Board of Directors, authorizing the Board President to execute the Amended Board Policy for Encroachments on SJRA acquired property on or around Lake Conroe, and removing the proposed administrative fee until further considered by the Board of Directors. The motion was seconded by Director Buick and carried unanimously.

9. Announcements / Future Meeting

It was announced that the next San Jacinto River Authority Regular Board Meeting will take place on June 26, 2025.

10. Adjourn

Without objection, the meeting was adjourned at 1:07 p.m.



Wil Faubel
Secretary, Board of Directors