

GRP Review Committee

July 21, 2025



1. Call to Order

2.

Public Comments

3. Work Session

3.1

Items by GRP Administrator

3.1.1

Operations and Maintenance Updates

Remaining FY2025 Surface Water Delivery

Remaining Annual Surface Water Allocation					
As of June 30, 2025	FY25 Allocation	FY25 Actual	FY25 % Used	FY25 Remaining	FY25 % Remaining
City of Conroe	1,410,548,067	1,092,778,000	77%	317,770,067	23%
City of Oak Ridge North	51,192,700	34,948,000	68%	16,244,700	32%
MUD 99	100,471,500	72,580,000	72%	27,891,500	28%
MSEC	250,185,920	Allocation removed per MSEC request.			
Rayford Road MUD	112,335,700	89,480,000	80%	22,855,700	20%
SJRA - The Woodlands	2,789,067,300	2,210,745,000	79%	578,322,300	21%
SMC MUD	119,680,100	96,650,000	81%	23,030,100	19%
Total	4,833,481,287	3,597,181,000	74%	1,236,300,287	26%

Note: Surface Water Delivery as of 06/30/2025

3.1.2

Easement Encroachment Updates

TxDOT Widening of SH 75

Project limits:

SH 75 from FM 3083 to FM 2432

Project schedule:

Design – August 2025 – March 2026

Construction - TBD

GRP asset conflict locations:

SH 75 between FM 830 & Silver Springs Road

GRP assets in conflict:

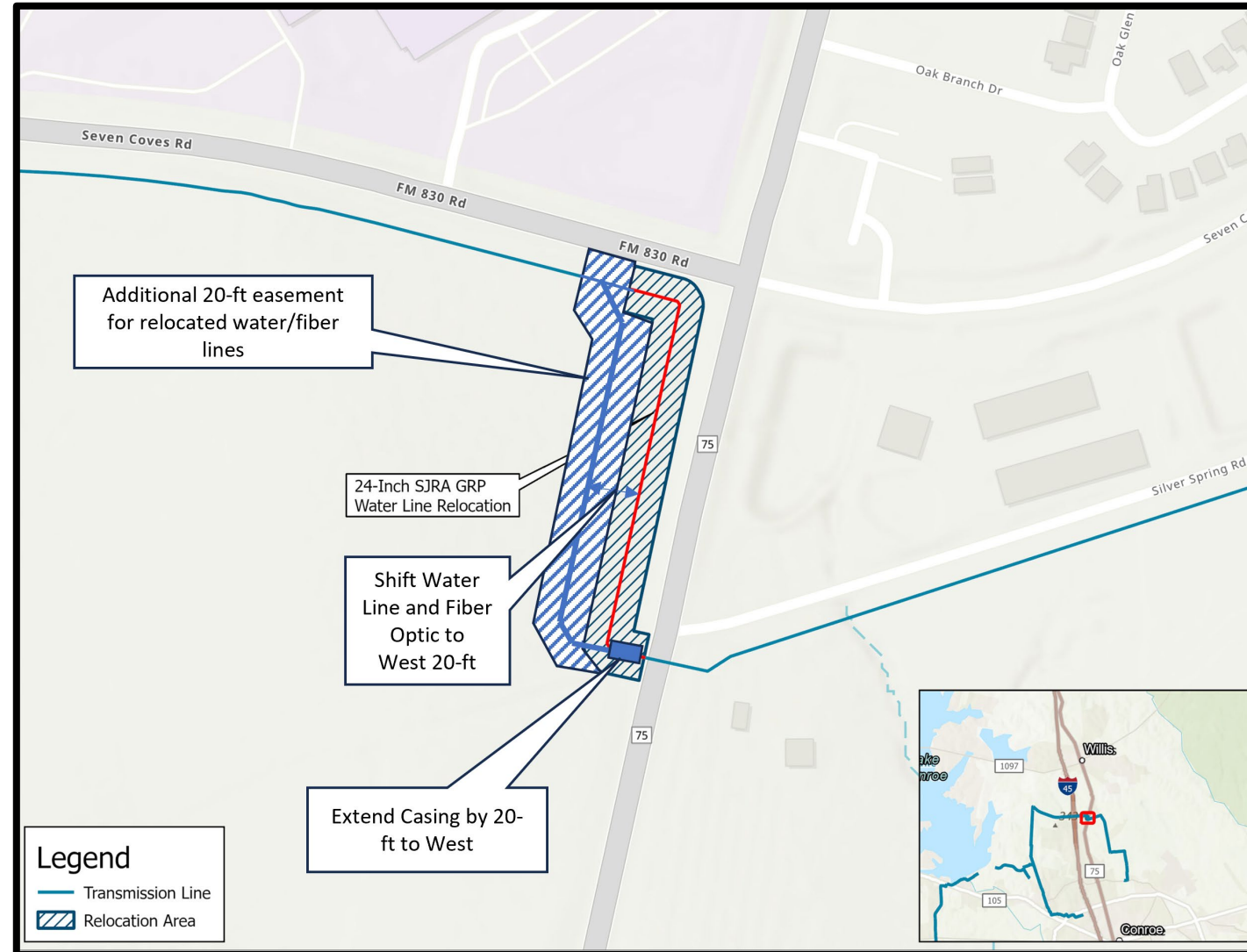
24-Inch Water line – 900 LF

Fiber optic line – 900 LF

Easement

Estimated Cost: Design - \$96K; Construction - \$750K

TxDOT to reimburse SJRA for adjustments to assets. Design Work Order on agenda for approval at July 2025 GRP Review Committee and SJRA Board of Directors Meetings. 90% design submittal received from TxDOT; however, land acquisition activities on hold until TxDOT FY2026 (September 2025)



TxDOT Widening of FM 3083

Project limits:

FM3083 from SH105 to IH-45

Project schedule:

Design – TBD

Construction - TBD

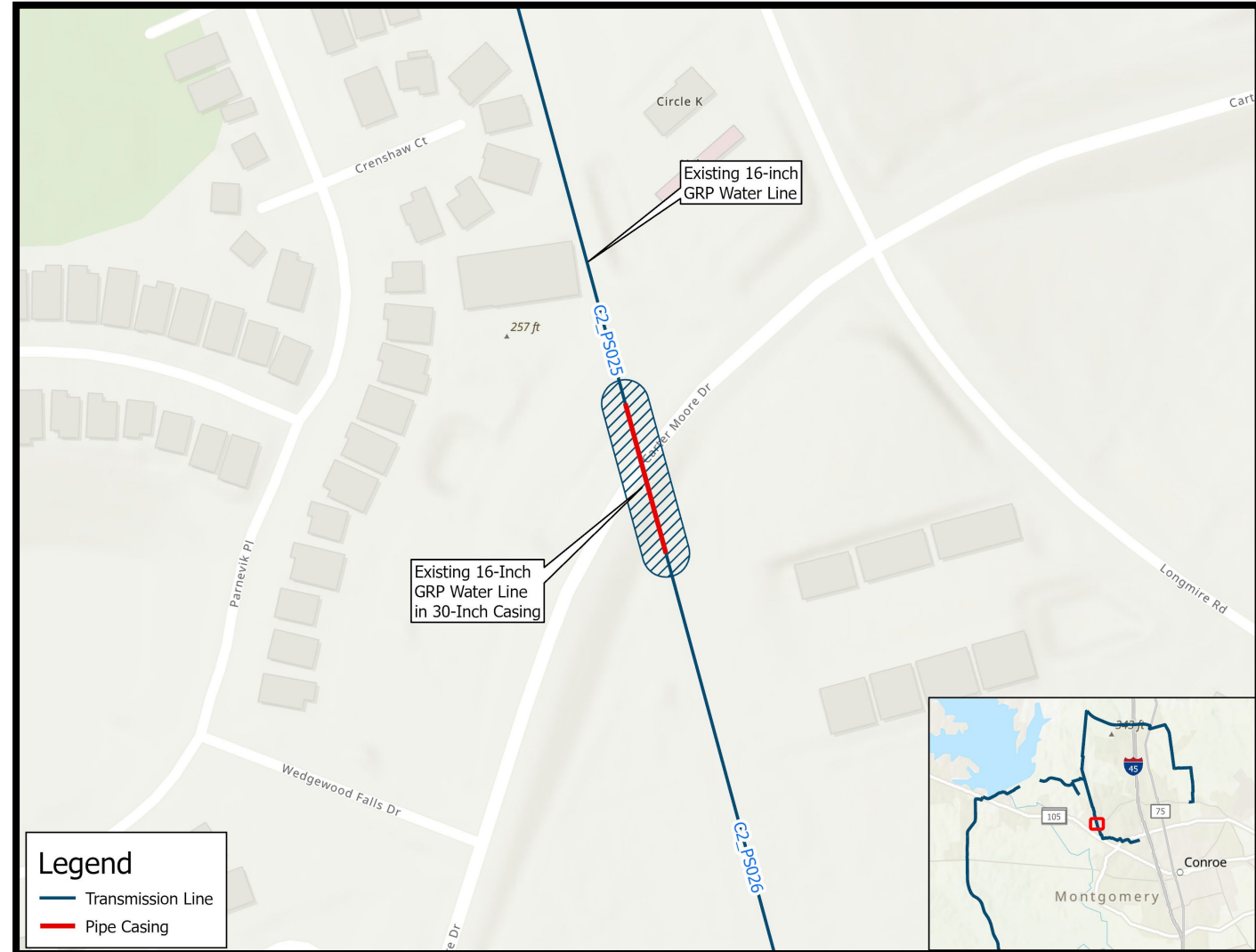
GRP asset potential conflict location:

Crossing FM3083 west of Longmire

GRP assets in project area:

16-Inch water line and casing

Current 30% plans from TxDOT appear to show no conflict with GRP assets as ROW is not being widened and casing extends beyond ROW lines. TxDOT project design currently on hold until FY2026.



The Woodlands Hills – Proposed Teralyn Trails Drive off FM 830

Project limits:

FM830 at Proposed Teralyn Trails Drive (between Little Egypt Road and IH-45)

Project schedule:

Design – To be performed by Howard Hughes Corporation
Engineer – Initiated, estimate complete 4th Quarter FY2025.
Construction - TBD

GRP asset conflict locations:

FM830 at Proposed Teralyn Trails Drive, approximately 1,000 LF west of Rolling Hills Dr. W.

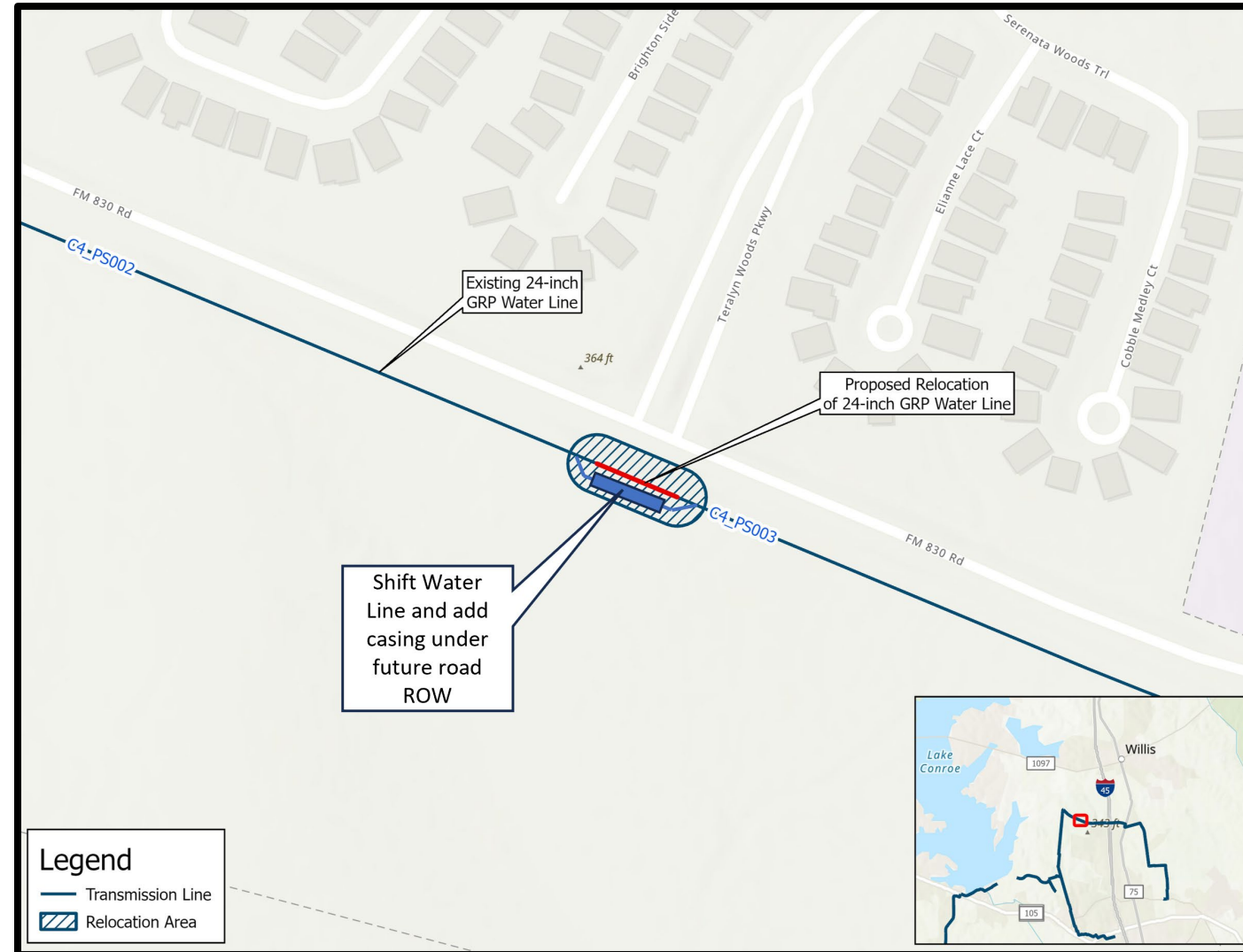
Estimated Cost: Design and Construction –
Paid directly by developer.

GRP assets in conflict:

24-Inch water line - 150 LF
Easement

**Future encroachments west of this location once 2nd half of Teralyn Trails Drive is built.*

SJRA provided Howard Hughes Corporation Conditional Letter of No Objection (CLONO) on June 25, 2025, with 22 conditions for design and construction.



Woodforest – Proposed Two Step Boulevard off Fish Creek Thoroughfare

Project limits:

Fish Creek Thoroughfare at Two Step Boulevard (across from Woodforest Parkway S.)

Project schedule:

Design – TBD – Have been in scope development with consultant.

Construction - TBD

GRP asset conflict locations:

West Right-of-Way of Fish Creek Thoroughfare across from Woodforest Parkway S.

Estimated Cost: Design - \$200K; Construction - \$1.0MM

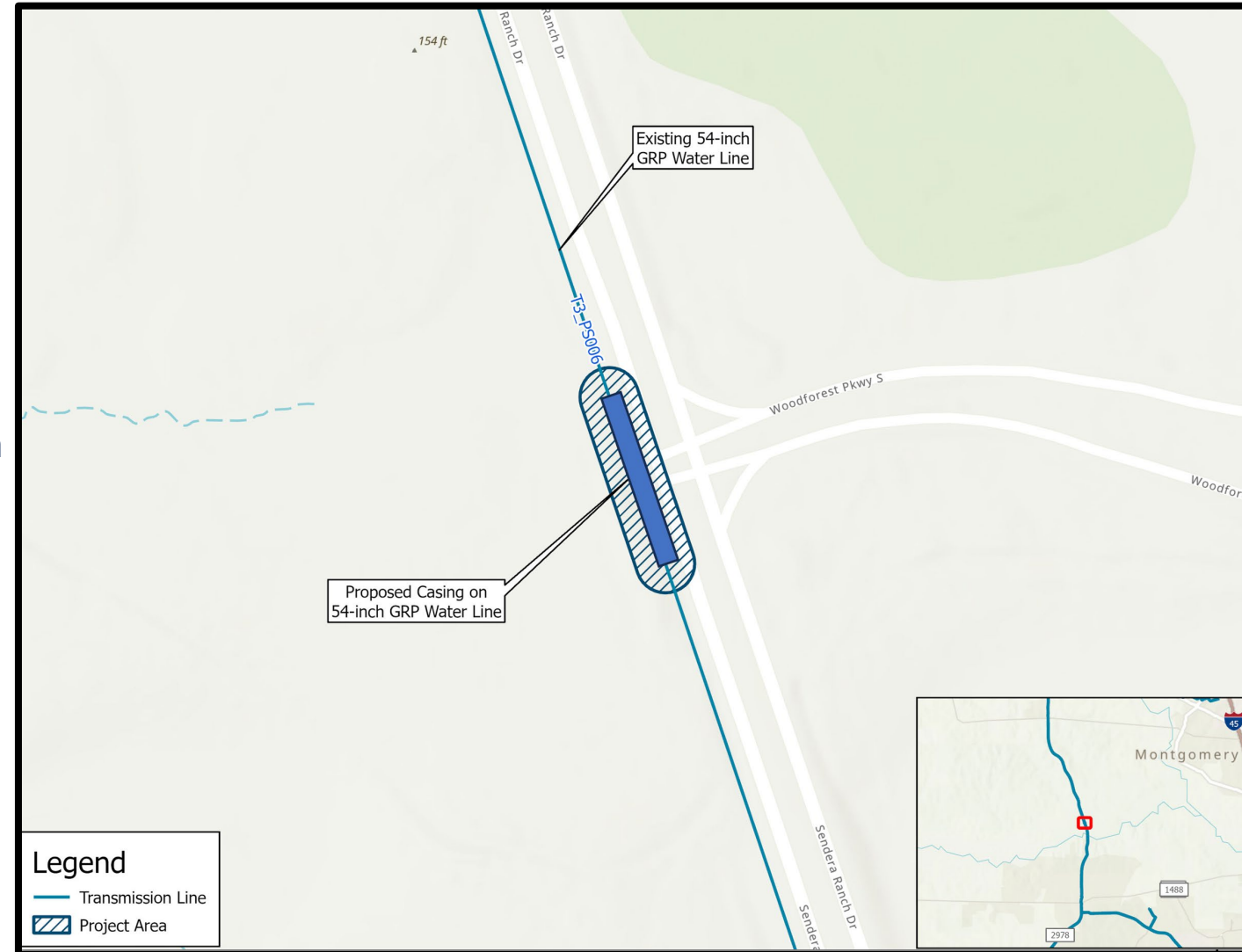
GRP assets in conflict:

54-Inch water line – 250 LF

Fiber Optic line – 250 LF

Easement

SJRA coordinating with County on scope of 72-inch casing addition and potential need to relocate traffic signal poles.



3.2

Lone Star Groundwater Conservation District

4. Action Items

4.1

Approval of Minutes

Recommendation

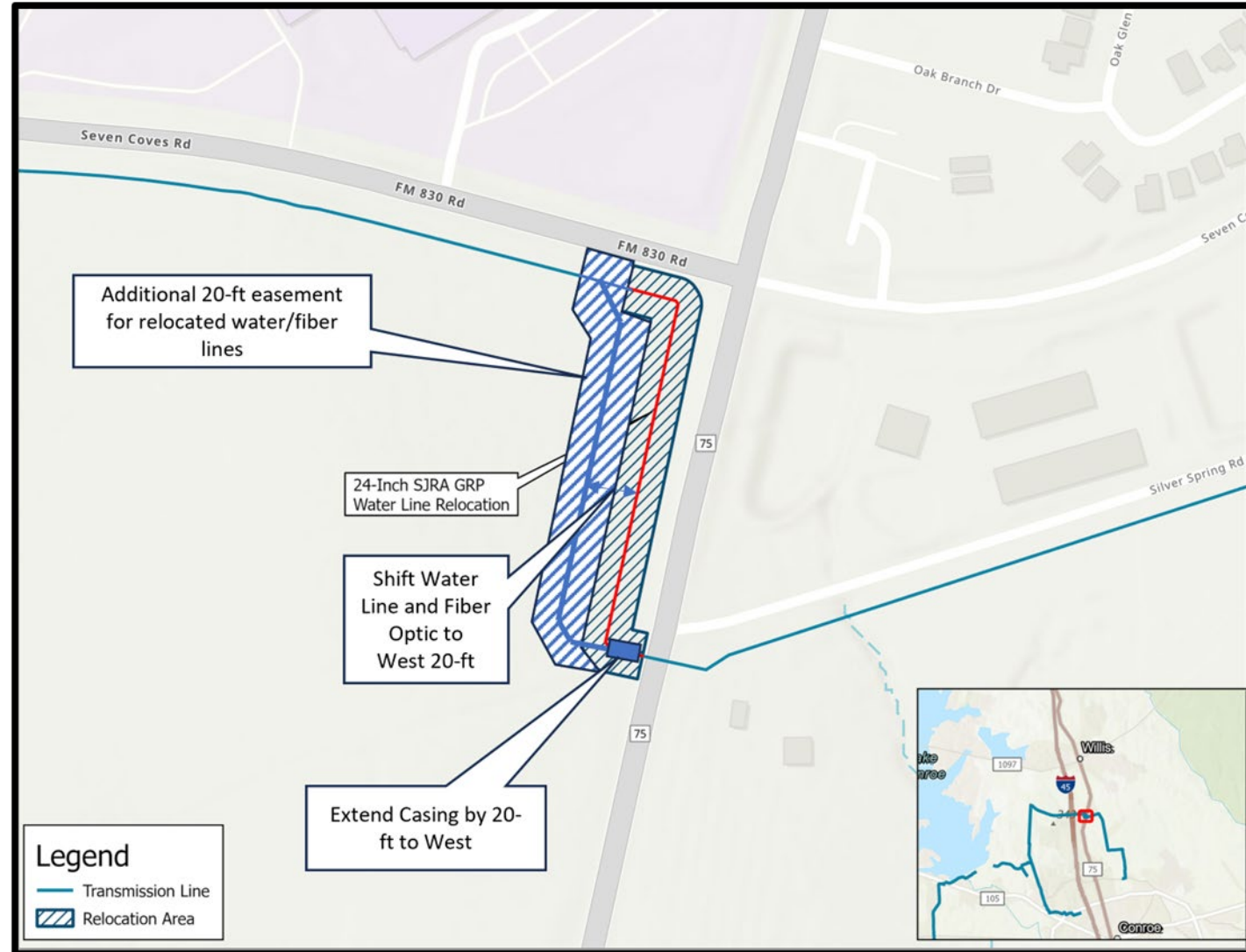
Approve the Minutes of the GRP Review Committee meeting of June 23, 2025.

4.2

24-Inch GRP Water Line Relocation

24-Inch GRP Water Line Relocation Along SH 75

- Work Order No. 1 Scope:
 - Project management
 - Preliminary and final engineering design
 - Topographic survey, metes & bounds preparation
 - Procurement assistance acquisition
 - 20-foot exclusive easement acquisition.
- Lockwood, Andrews & Newnam, Inc. \$96,286



Recommendation

Recommendation of approval to the SJRA Board of Directors to authorize the General Manager to execute Work Order No. 1 in an amount not to exceed \$96,286.00 with Lockwood, Andrews & Newnam, Inc. for the 24-Inch Water Line Relocation along SH 75.

4.3

Surface Water Allocation Request from MSEC

Surface Water Request & Production

Surface Water Allocations	Average Day (MGD)	Minimum Day (MGD)	Maximum Day (MGD)	Annual Allocation (Gallons)
City of Conroe	5.30*	4.00	6.90	1,934,500,000
City of Oak Ridge North	0.19	0.15	0.50	69,350,000
Montgomery County MUD 99	0.59	0.35	1.50	215,350,000
MSEC	1.50	1.00	2.00	547,500,000
Rayford Road MUD	0.56	0.35	1.40	204,400,000
SJRA - The Woodlands	7.80	5.00	14.50	2,847,000,000
Southern Montgomery County MUD	0.57	0.50	1.20	208,050,000
Total	16.50**	11.35	28.00	6,022,500,000

**Assuming past due amounts are paid, and current rate is paid going forward.*

***Surface water plant production will be increased only if there are no rate increases for GRP Participants.*

Result of 16.5 MGD Average Day

	15.0 MGD Average Day	16.5 MGD Average Day	Net Change
Total Operating Revenues	\$65,097,358	\$66,624,705	\$1,527,347
Total Expenses	\$28,670,895	\$29,699,088	\$1,028,193
Total Other Sources (Uses)	\$(34,721,664)	\$(35,220,819)	\$ (499,155)
Total	\$ -	\$ -	\$ -

Proposed Rates: \$0.05 decrease from FY2025

(\$0.01 decrease direct correlation for this production increase)

FY26 Surface Water Fee – \$3.21 per 1,000 gallons (FY25 \$3.26)

FY26 Groundwater Fee – \$2.62 per 1,000 gallons (FY25 \$2.67)

Recommendation

Recommendation of approval to the SJRA Board of Directors
to the surface water allocation request by
MSEC for *a minimum 1 MGD / maximum 2 MGD.*

4.4

Proposed FY26

GRP Operating Budget Update

Public Meetings for FY2026 GRP Budget & Rates

Date	Audience	FY 2026 GRP Budget Activity
February 24	Review Committee	Budget Process, Demands, and Surface Water Production
March 24	Review Committee	Receive Recommendations for FY26 Demands and Surface Water Production
April 21	Review Committee	10-Year Project Plan Presentation
April 24	SJRA Board	10-Year Project Plan Presentation
May 19	Review Committee	FY26 Budget and Rate Presentation
June 23	Review Committee	Revised FY26 Budget & Rate Order Presentation
July 21	Review Committee	Review Committee Vote on FY26 Budget & Rate Order
July 24	SJRA Board	Presentation of all SJRA Operating Budgets & Rate Orders
August 28	SJRA Board	Vote on Proposed FY26 GRP Operating Budget & Rate Orders

Surface Water Production & Allocations

Surface Water Allocations	FY25 Budgeted (MGD)	FY2026		Blend Ratio	Notes
		Recommended June 2025	Revised** Recommendation		
City of Conroe	3.86	5.30*	5.30*	40%	Requested 5.30 MGD avg
City of Oak Ridge North	0.10	0.19	0.19	50%	Requested up to 50%
Montgomery County MUD 99	0.28	0.59	0.59	50%	
MSEC	0.69	-	1.50	-	Requested 1.5 MGD avg
Rayford Road MUD	0.31	0.56	0.56	50%	
SJRA - The Woodlands	7.64	7.80	7.80	50%	Requested 50%
Southern Montgomery County MUD	0.33	0.57	0.57	50%	
Total	13.20	15.00	16.50	-	

**Assuming past due amounts are paid, and current rate is paid going forward.*

***Surface water plant production will be increased only if there are no rate increases for GRP Participants.*

Operating Revenues

Operating Revenues Impacted	Previously Proposed FY2026 GRP Budget	Proposed FY2026 GRP Budget	Difference
GRP Pumping Fees	\$38,556,392	\$38,409,789	\$(146,603)
GRP Pumping Fees - Woodlands	\$7,483,127	\$7,454,674	\$(28,453)
Surface Water Sales	\$8,468,037	\$10,198,893	\$1,730,856
Surface Water Sales - Woodlands	\$9,161,794	\$9,133,342	\$(28,452)
Total Operating Revenues	\$63,669,350	\$65,196,698	\$1,527,348

Operating Expenses

Operating Expenses Impacted	Previously Proposed FY2026 GRP Budget	Proposed FY2026 GRP Budget	Difference
Sludge Disposal	\$197,000	\$217,260	\$20,260
Copper Sulfate	\$31,385	\$34,523	\$3,138
Citric Acid	\$105,230	\$118,800	\$13,570
Granulated Activated Carbon	\$3,620,520	\$4,236,900	\$616,380
Aluminum Chlorohydrate	\$1,037,395	\$1,142,942	\$105,547
Sodium Permanganate	\$240,000	\$262,985	\$22,985
Sodium Bisulfate	\$34,850	\$38,337	\$3,487
Sodium Hydroxide	\$36,750	\$40,417	\$3,667
Sodium Hypochlorite	\$575,700	\$633,295	\$57,595
Polymer	\$50,170	\$56,735	\$6,565
Utilities - Electric	\$1,478,376	\$1,626,075	\$147,699
Utilities - Sewer	\$272,093	\$299,393	\$27,300
Total Expenses	\$7,679,469	\$8,707,662	\$1,028,193

Other Sources (Uses)

Other Sources (Uses) Impacted	Previously Proposed FY2026 GRP Budget	Proposed FY2026 GRP Budget	Difference
Operating Reserve	\$(636,789)	\$(1,135,944)	\$(499,155)

FY2026 Revised Budget Summary

	Previously Proposed FY2026 GRP Budget	Proposed FY2026 GRP Budget	Difference
Total Operating Revenues	\$65,097,358	\$66,624,705	\$1,527,347
Total Expenses	\$28,670,895	\$29,699,088	\$1,028,193
Total Other Sources (Uses)	\$(34,721,664)	\$(35,220,819)	\$ (499,155)
Total	\$ -	\$ -	\$ -

Recommendation

Recommendation of approval to the SJRA Board to adopt the
FY2026 GRP Operating Budget

4.5

GRP FY2026 Rate Order

Proposed Fiscal Year 2026 GRP Rates

Rates: \$0.05 decrease from FY2025

Surface Water Fee – \$3.21 per 1,000 gallons

Groundwater Fee – \$2.62 per 1,000 gallons

Recommendation

Recommendation of approval to the SJRA Board to adopt a
Rate Order amendment for GRP Participants effective
September 1, 2025.

5.
Future GRP Review Committee
Meeting Agenda Items

6. Adjourn