



**Board of Directors Meeting
August 28, 2025**



Agenda
Regular Meeting
San Jacinto River Authority Board of Directors
Thursday, August 28, 2025 - 9:00 A.M.
General and Administration Building - Boardroom
1577 Dam Site Road, Conroe, Texas 77304

A quorum of the San Jacinto River Authority Board of Directors will be physically present in the Boardroom of the General and Administration Building located at 1577 Dam Site Road, Conroe, Texas, as it is the intent of the Board of Directors to have a quorum physically present at this location. One or more members of the Board of Directors, however, may participate in the meeting by video-conference call as permitted under Section 551.127 of the Texas Government Code.

1. Call to Order

2. Ceremonial Items

2.1 Invocation - David Reynolds, Lone Star Cowboy Church

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

2.3 Receipt of Commendations, Awards, and Honoraria

3. Public Comments (3 minutes per speaker)

4. Work Session

This item consists of updates, briefings, presentations, and discussion items that may require in-depth consideration and discussion by the Board.

4.1 Update by the General Manager regarding meetings, projects, events, issues, and activities pertinent to the Authority.

4.2 Update by the Director of Communications and Public Affairs regarding various division and department projects, initiatives, tours, meetings, and social media platforms.

4.3 Update by the Highlands Manager regarding division initiatives, tours, and projects.

5. Regular Agenda

This agenda consists of items requiring individual consideration by the Board of Directors.

5.1 G&A - Resolution - Fiscal Year 2026 Operating Budgets

Consider adoption of a resolution of the San Jacinto River Authority Board of Directors approving and adopting a budget for the fiscal year beginning on September 1, 2025, and ending August 31, 2026, inclusive.

5.2 G&A - Rate Order - Woodlands Division Customers

Consider adoption by the San Jacinto River Authority Board of Directors of an amended Rate Order for Woodlands Division Customers, effective September 1, 2025.

5.3 G&A - Rate Order - Raw Water Customers

Consider adoption by the San Jacinto River Authority Board of Directors of an amended Rate Order for raw water customers, effective January 1, 2026.

5.4 G&A - Rate Order - GRP Participants

Consider adoption by the San Jacinto River Authority Board of Directors of an amended Rate Order for GRP Participants, effective September 1, 2025.

5.5 Woodlands - Work Order No. 3 for Town Center Water Line Replacement Design Modifications

Consider authorizing the General Manager to execute Work Order No. 3 with Kimley-Horn & Associates, Inc., for project management, design, and procurement assistance for the Town Center Water Line Replacement Design Modifications Project for the Woodlands Division.

5.6 G&A - Contract for Electronic Document and Records Management System

Consider authorizing the General Manager to execute a contract with MCCi, LLC, for implementation of an Electronic Document and Records Management System for the San Jacinto River Authority.

5.7 Lake Conroe - Conroe Lake House Property Sale

Consider authorizing the General Manager to execute an agreement for the sale of 0.1914 acres in the James Smith Survey, A-37, out of a 52.67 acre tract of San Jacinto River Authority property to Conroe Lake House, a private corporation in Conroe, Texas.

5.8 Raw Water Enterprise - Joint Funding Agreement - Water Resource Investigations

Consider authorizing the General Manager to execute a joint funding agreement for water resource investigations with the United States Geological Survey (USGS) for data collection and analysis activities for the period of October 1, 2025, to September 30, 2026.

6. Consent Agenda

This agenda consists of ministerial or "housekeeping" items required by law, such as routine bids, contracts, purchases, resolutions, and orders; items previously approved by Board action, such as adoption of items that are part of an approved budget or capital improvement projects, interlocal agreements, or action which is required by law or delegated to the General Manager; and items of a non-controversial nature. These items will be considered by a single motion unless removed and placed on the Regular Agenda for individual consideration at the request of any Director.

6.1 G&A - Minutes

Approval of Minutes - Regular Meeting of July 24, 2025 and Special Meeting of August 15, 2025.

6.2 G&A - Unaudited Financials

Consider approval of the unaudited financials for the month of July, 2025.

6.3 G&A - Resolution - List of Qualified Brokers

Consider adoption of a resolution of the San Jacinto River Authority Board of Directors adopting a list of qualified brokers authorized to engage in investment transactions with the Authority.

6.4 G&A - Subscription Agreement for IonWave eSourcing Platform

Consider authorizing the General Manager to execute a Subscription Agreement with Euna Solutions, Inc., for the IonWave eSourcing Platform for the San Jacinto River Authority.

6.5 G&A - Construction Contract for G&A Site Drainage and Erosion Repair

Consider authorizing the General Manager to execute a construction contract with R&T Ellis Excavating, Inc., for the G&A Site Drainage and Erosion Repair Project for the General and Administrative Division.

6.6 G&A - Work Order No. 3 for G&A Site Drainage and Erosion Repair

Consider authorizing the General Manager to execute Work Order No. 3 with Pape-Dawson Consulting Engineers, LLC, for construction phase services for the G&A Site Drainage and Erosion Repair Project for the General and Administrative Division.

6.7 G&A - Professional Services Agreement and Work Order No. 1 for G&A Building HVAC System Replacement - Phase 2

Consider authorizing the General Manager to execute a Professional Services Agreement and Work Order No. 1 with LEAF Engineers for the G&A Building HVAC Replacement - Phase 2 Project for the General and Administrative Division.

6.8 GRP - Work Order No. 3 for Hydraulic Modeling for Water Receiving Facility Capacity Evaluation

Consider authorizing the General Manager to execute Work Order No. 3 with Lockwood, Andrews & Newnam, Inc., for the Hydraulic Modeling for Water Receiving Facility Capacity Evaluation Project for the GRP Division.

6.9 GRP - Amending and Replacing Exhibit A to Previously Amended Fiscal Year 2025 GRP Operating Budget

Consider adoption of a resolution of the San Jacinto River Authority Board of Directors amending Resolution No. 2025-R-17, previously adopted on June 26, 2025, by replacing Exhibit "A" in its entirety with the corrected Exhibit "A", relative to Resolution No. 2025-R-17, which originally amended the Fiscal Year 2025 budget for the GRP Division.

6.10 Woodlands - Work Order No. 6 for Woodlands Division Disinfection Byproducts Study

Consider authorizing the General Manager to execute Work Order No. 6 with Civitas Engineering Group, Inc., for the Woodlands Division Disinfection Byproducts (DBPs) Study for the Woodlands Division.

6.11 Lake Conroe - Consent to Easement Encroachments (Goldman)

Consider authorizing the General Manager to execute an Irrevocable Easement Encroachment Agreement and a Revocable Easement Encroachment Agreement with Daniel Goldman Revocable Trust on a San Jacinto River Authority ("the Authority") permanent easement located in the Bentwater Subdivision, in the James J. Foster Survey, A-203, and in the Thomas Corner Survey, A-10, Montgomery County, Texas.

6.12 Lake Conroe – Consent to Easement Encroachment (Honeyman)

Consider authorizing the General Manager to execute an Irrevocable Easement Encroachment Agreement with Brent J. and Rachel T. Honeyman on a San Jacinto River Authority ("the Authority") permanent easement located in the Tres Subdivision, Reserve C-7, in the Elijah Collard Survey, A-7, Montgomery County, Texas.

6.13 Lake Conroe - Consent to Easement Encroachment (25 Mustang Ranch)

Consider authorizing the General Manager to execute an Irrevocable Encroachment Agreement with 25 Mustang Ranch, LLC, on a San Jacinto River Authority ("the Authority") permanent easement located in The Shores on Lake Conroe Subdivision, Lot 1, in the James Smith Survey, A-37, Montgomery County, Texas.

6.14 Lake Conroe - Consent to Easement Encroachment (25 Mustang Ranch)

Consider authorizing the General Manager to execute an Irrevocable Easement Encroachment Agreement with 25 Mustang Ranch, LLC, on a San Jacinto River Authority ("the Authority") permanent easement located in The Shores on Lake Conroe Subdivision, Lot 2, in the James Smith Survey, A-37, Montgomery County, Texas.

6.15 Lake Conroe - Consent to Easement Encroachment (25 Mustang Ranch)

Consider authorizing the General Manager to execute an Irrevocable Easement Encroachment Agreement with 25 Mustang Ranch, LLC, on a San Jacinto River Authority ("the Authority") permanent easement located in The Shores on Lake Conroe Subdivision, Lot 4, in the James Smith Survey, A-37, Montgomery County, Texas.

6.16 Lake Conroe - Consent to Easement Encroachment (25 Mustang Ranch)

Consider authorizing the General Manager to execute an Irrevocable Encroachment Agreement with 25 Mustang Ranch, LLC, on a San Jacinto River Authority ("the Authority") permanent easement located in The Shores on Lake Conroe Subdivision, Lot 5, in the James Smith Survey, A-37, Montgomery County, Texas.

6.17 Flood Management - Work Order No. 3 for Flood Management Support Services (Gauge Engineering)

Consider authorizing the General Manager to execute Work Order No. 3 with Gauge Engineering for professional Flood Management Support Services for the Flood Management Division.

6.18 Flood Management - Work Order No. 3 for Flood Management Support Services (Halff Associates, Inc.)

Consider authorizing the General Manager to execute Work Order No. 3 with Halff Associates, Inc., for professional Flood Management Support Services for the Flood Management Division.

6.19 Raw Water Enterprise - Work Order No. 3 for Professional Water Strategy Consulting Services

Consider authorizing the General Manager to execute Work Order No. 3 with Freese and Nichols, Inc., for professional Water Strategy Consulting Services for the Raw Water Enterprise.

6.20 Raw Water Enterprise - Amendment to Water Supply Contract with Industrial Customer

Consider authorizing the General Manager to negotiate and execute an amendment to a water supply contract, in a form approved by the General Counsel, with an industrial customer for the Highlands Division.

7. Executive Session

If necessary, the Board of Directors will adjourn to Closed Session at this point in the meeting to consider the following items; however, the Board of Directors reserves the right to adjourn to Closed Session at any time during the course of this meeting as allowed by law.

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; and

7.2.3 Discussion regarding adjacent property encroachments onto SJRA owned property.

8. Reconvene In Open Session

The Board of Directors will reconvene in Open Session at this point in the meeting and, if necessary, take action on any agenda item discussed in Closed Session and/or identified below.

9. Announcements / Future Agenda

Next San Jacinto River Authority Regular Board Meeting - September 25, 2025.

10. Adjourn

Persons with disabilities who plan to participate in the meeting and would like to request auxiliary aids or services are requested to contact Cynthia Bowman at (936) 588-3111 at least three business days prior to the meeting so that appropriate arrangements can be made.

Item No.	Agenda Item	Date
5.1	Consider adoption of a resolution of the San Jacinto River Authority Board of Directors approving and adopting a budget for the fiscal year beginning on September 1, 2025, and ending August 31, 2026, inclusive.	08/28/2025

BACKGROUND INFORMATION

The Board of Directors is required to adopt a budget for all operating funds for Fiscal Year 2026, which begins September 1, 2025, and ends August 31, 2026. The preliminary budgets proposed were reviewed by the Finance Committee on January 21, 2025, March 17, 2025, May 19, 2025, and July 8, 2025 with the proposed budgets presented to the Board of Directors at a Regular meeting on July 24, 2025.

Staff, along with the Finance Committee, recommend approval of the final proposed operating budgets for Fiscal Year 2026.

FUNDING SOURCE: N/A

ATTACHMENTS: Resolution. Fiscal Year 2026 Operating Budgets will be provided under separate cover.

RECOMMENDED ACTION

Adopt a resolution of the San Jacinto River Authority Board of Directors approving and adopting a budget for the fiscal year beginning on September 1, 2025, and ending August 31, 2026, inclusive.

Item No.	Agenda Item	Date
5.2	Consider adoption by the San Jacinto River Authority Board of Directors of an amended Rate Order for the Woodlands Division, effective September 1, 2025.	08/28/2025

BACKGROUND INFORMATION

Since September 1, 2024, the San Jacinto River Authority's Woodlands Division's wholesale water and wastewater rates have been \$2.73 per 1,000 gallons and \$5.65 per 1,000 gallons, respectively. For Fiscal Year 2026, the Woodlands wholesale water and wastewater rates will remain unchanged.

Additionally, the Fiscal Year 2026 Rate Order includes the addition of Section 3.03, under Article III, which outlines the methodology for calculating the monthly fee for surface water conversion.

Proposed Fiscal Year 2026 Woodlands Division Wholesale Water Rate: \$2.73 per 1,000 gallons

Proposed Fiscal Year 2026 Woodlands Division Wholesale Wastewater Rate: \$5.65 per 1,000 gallons

All other provisions, with the exception of Article III, Section 3.03, of the rate order remain the same.

FUNDING SOURCE: N/A

ATTACHMENTS: Redline Rate Order (Woodlands Division); Non-Redline Rate Order (Woodlands Division)

RECOMMENDED ACTION

Adopt an amended Rate Order for the Woodlands Division, effective September 1, 2025.

Item No.	Agenda Item	Date
5.3	Consider adoption by the San Jacinto River Authority Board of Directors of an amended Rate Order for raw water customers, effective January 1, 2026.	08/28/2025

BACKGROUND INFORMATION

The San Jacinto River Authority's Calendar Year 2025 prevailing raw water rate is \$0.61 per 1,000 gallons (\$198.77 per acre-foot). Revisions to the rate order for raw water customers are proposed for Board approval:

Calendar Year 2026 Prevailing Raw Water Rate: \$0.66 per 1,000 gallons (\$215.06 per acre-foot), effective January 1, 2026.

FUNDING SOURCE: N/A

ATTACHMENTS: Redlined Rate Order (Raw Water Customers); Non-Redlined Rate Order (Raw Water Customers)

RECOMMENDED ACTION

Adopt an amended Rate Order for raw water customers, effective January 1, 2026, establishing the revised prevailing raw water rate of \$0.66 per 1,000 gallons (\$215.06 per acre foot).

Item No.	Agenda Item	Date
5.4	Consider adoption by the San Jacinto River Authority Board of Directors of an amended Rate Order for GRP Participants, effective September 1, 2025.	08/28/2025

BACKGROUND INFORMATION

For Fiscal Year 2026, the proposed Rate Order decreases the Pumpage Fee and Import Fee from \$2.67 per 1,000 gallons to \$2.62 per 1,000 gallons and decreases the Surface Water Fee from \$3.26 per 1,000 gallons to \$3.21 per 1,000 gallons. The new fees will go into effect on September 1, 2025. These recommended fees provide adequate revenue to support efficient operations consistent with best practices for utility management provided the anticipated water demands meet projections.

FUNDING SOURCE: N/A

ATTACHMENTS: Redline Rate Order (GRP Participants); Non-Redline Rate Order (GRP Participants)

RECOMMENDED ACTION

Adopt an amended Rate Order for GRP Participants, effective September 1, 2025.

Item No.	Agenda Item	Date
5.5	Consider authorizing the General Manager to execute Work Order No. 3 with Kimley-Horn & Associates, Inc., for project management, design, and procurement assistance for the Town Center Water Line Replacement Design Modifications Project for the Woodlands Division.	08/28/2025
BACKGROUND INFORMATION		
<div>Firm Name:Kimley-Horn & Associates, Inc.</div> <div>Project:Town Center Water Line Replacement Design Modifications Project</div> <div>Type of Agreement:Professional Services Agreement (Contract No. 18-0059-18)</div> <div>Project Description/Justification: Design for the replacement of the Town Center Water Line Replacement Project commenced in October 2020. Design and easement identification work proceeded until September 2023, when The Woodlands MUDs requested an AC Water Line Condition Based Assessment Project be undertaken before finalizing design, which placed the Town Center project on-hold. In early-2024, SJRA was notified of the possible future widening of Grogan’s Mill Road, which would affect a portion the design of the Town Center project. In June 2025, the results of the AC Water Line Condition Based Assessment Project were presented to the MUDs, which kept the Town Center project as a priority, but also added a segment of 12-inch water line along Lake Front Circle to be replaced. Therefore, to complete the design of the Town Center Water Line Replacement Project, a re-design must occur along Grogan’s Mill Road between Woodlands Parkway and Research Forest Drive, as well as adding the segment along Lake Front Circle.</div> <div>Work Order Scope: Work Order No. 3 includes all labor and materials necessary for the modifications required for the Town Center Water Line Replacement Design Modifications Project including project management, survey, subsurface utility engineering, geotechnical engineering, and metes and bounds survey development for easements.</div> <div>Key Deliverable(s):Due Date(s): <div>60% Design SubmittalApril 15, 2026</div><div>90% Design SubmittalJune 24, 2026</div><div>100% Design SubmittalSeptember 16, 2026</div></div> <div>Type of Compensation/Amount:Lump Sum/\$630,837.00 Cost-Plus Multiplier with Not-to-Exceed/\$192,249.00</div> <div>Total Amount:\$823,086.00</div> <div>Construction Cost:\$15,600,000.00 (Est.)</div> <div>Anticipated Completion Date:January 28, 2027</div> <div>*See attached Exhibit 1 for additional information on prior work orders and amendments.</div>		
FUNDING SOURCE: R&R Funds		
ATTACHMENTS: Exhibit 1, Map, Work Order No. 3, Scope, Level of Effort, Schedule, Sub Proposals		
RECOMMENDED ACTION		
Authorize the General Manager to execute Work Order No. 3 in an amount not to exceed \$823,086.00 with Kimley-Horn & Associates, Inc., for project management, design, and procurement assistance for the Town Center Water Line Replacement Design Modifications Project for the Woodlands Division.		

Item No.	Agenda Item	Date
5.6	Consider authorizing the General Manager to execute a contract with MCCi, LLC, for implementation of a comprehensive Electronic Document and Records Management System for the San Jacinto River Authority.	08/28/2025

BACKGROUND INFORMATION

In 2011, the San Jacinto River Authority (SJRA) chose SharePoint 2010 (SP2010) as the in-house solution for the collaboration, collection, and maintenance of records related to the development of the GRP Surface Water Treatment Plant and Transmission System. At that time, it was determined that SP2010 would also be utilized for electronic document management and retention purposes for SJRA's vital records, at no additional cost.

Historically, IT staff have developed custom content to meet the needs of SJRA's various programs, projects, and plans. Due to extensive customization and the complexity of metadata associated with the engineering and construction project records maintained in SP2010, staff has been unable to successfully upgrade these records to newer versions of SharePoint. As SP2010 is no longer being supported, it has become increasingly difficult to maintain the system, which increases the risk of loss to the volume of records contained within.

With advances in technology, cloud-based systems have become the predominant computing structure. In 2022, staff performed a search of cooperative program vendors specializing in comprehensive Electronic Document and Records Management Systems (EDRMS). Staff contacted MCCi, LLC, to receive a demonstration of their Laserfiche software platform and to further discuss SJRA's electronic document and records management needs. Staff also met with AQL Technologies to receive a demonstration of their SharePoint Online platform and to discuss the costs of upgrading our current SharePoint system, including migration efforts for the construction and engineering project records housed in SP2010. Following considerable examination to ensure all perspectives were considered, Laserfiche was chosen as the solution that best fits SJRA's EDRMS needs. The system provides flexibility to grow/adapt in the future and with BuyBoard pricing, it was determined to be the most cost-effective solution for SJRA.

Staff recommends approval of a contract with MCCi, LLC, for Laserfiche Cloud Implementation with Records Management to serve as SJRA's comprehensive EDRMS. Implementation and training are expected to begin in September with a targeted completion time of 6-8 months.

One-time Services Cost:	\$ 33,345.00
Annual Support/Subscription Cost:	\$ 50,001.75
Total EDRMS Implementation Cost:	\$ 83,346.75

FUNDING SOURCE: General Fund (IT Budget)

ATTACHMENTS: Contract and Addendum No. 1

RECOMMENDED ACTION:

Authorize the General Manager to execute a contract with MCCi, LLC, in the amount of \$83,346.75 for implementation and support services for a comprehensive Electronic Document and Records Management System (EDRMS) for the San Jacinto River Authority.

Item No.	Agenda Item	Date
5.7	Consider authorizing the General Manager to execute an agreement for the sale of 0.1914 acres in the James Smith Survey, A-37, out of a 52.67 acre tract of the San Jacinto River Authority property to Conroe Lake House, a private corporation in Conroe, Texas.	08/28/2025
BACKGROUND INFORMATION		
<p>The San Jacinto River Authority (the “Authority”) purchased in excess of 20 acres in 1971 to establish Lake Conroe Park (“the Park”). The Park included a 0.1914 acre tract outside of the fence line at the very north end of the property and over the years, was used by the adjacent property owner. Approximately a year ago, the adjacent property owner contacted the Authority inquiring if the property could be sold. The Authority deemed the tract was too small for any public purpose and consented to the potential sale of the tract.</p> <p>Conroe Lake House owners agreed to purchase the tract subject to the Authority agreeing to sell it for the amount of \$90,000. The price is based on the original estimated acreage of 0.15 (measured from an aerial photo) and the Montgomery County Appraisal District (“MCAD”) value that was established in late 2024.</p>		
FUNDING SOURCE: N/A		
ATTACHMENTS: Map, Metes & Bounds Legal Description with Exhibit, MCAD Adjacent Tract Information, Deed Without Warranty		
RECOMMENDED ACTION		
<p>Authorize the General Manager to execute an agreement between the Authority and Conroe Lake House, for the sale of 0.1914 acres of Authority property for the amount of \$90,000.</p>		

Item No.	Agenda Item	Date
5.8	Consider authorizing the General Manager to execute a joint funding agreement for water resource investigations with the United States Geological Survey (“USGS”) for data collection and analysis activities for the period October 1, 2025, to September 30, 2026.	08/28/2025
BACKGROUND INFORMATION		
<p>For many years, the San Jacinto River Authority (“SJRA”) has maintained an annual joint funding agreement with the USGS, whereby the USGS provides certain water quantity and quality data collection activities that are beneficial to SJRA.</p> <p>The services provided under the agreement include:</p> <ul style="list-style-type: none"> • Surface water data collection and analysis for Lake Conroe and specified upstream and downstream locations; and • Water quality data collection and analysis at Lake Conroe, various locations in The Woodlands, and on the SJRA canal near the Lake Houston Pump Station. <p>The total cost of the program is shared between SJRA and the USGS as outlined in the agreement, and services are provided by the USGS.</p> <p>USGS and SJRA’s contribution for 2026 is \$29,950 and \$183,950, respectively, bringing the overall total for this project to \$213,900.</p>		
FUNDING SOURCE: Lake Conroe Division: \$143,450; Bear Branch: \$23,700; Highlands Division: \$16,800.		
ATTACHMENTS: USGS Joint Funding Agreement for Water Resource Investigations		
RECOMMENDED ACTION		
<p>Authorize the General Manager to execute a joint funding agreement for water resource investigations with the USGS for data collection and analysis activities for the period of October 1, 2025, through September 30, 2026, in the amount of \$183,950 (SJRA’s portion).</p>		

Item No.	Agenda Item	Date
6.1	Consider approval of minutes from the Board of Directors Regular meeting of July 24, 2025, and Special meeting of August 15, 2025.	08/28/2025

BACKGROUND INFORMATION

FUNDING SOURCE: N/A

ATTACHMENTS: Minutes of July 24, 2025, Regular meeting, and August 15, 2025, Special meeting

RECOMMENDED ACTION

Approve the minutes of the July 24, 2025, and August 15, 2025, Board of Directors meetings.

Item No.	Agenda Item	Date
6.2	Consider approval of the unaudited financials for the month of July, 2025.	08/28/2025

BACKGROUND INFORMATION

The monthly unaudited financial statements are intended to keep the Board of Directors apprised of the ongoing financial condition of the Authority.

The monthly statements include Financial Highlights, Schedules of Revenues and Expenses (Actual and Budget), Unaudited Balance Sheet, Unaudited Statement of Revenues and Expenses (Summary), and Schedule of Investments.

FUNDING SOURCE: N/A

ATTACHMENTS: Unaudited Financials will be provided under separate cover

RECOMMENDED ACTION

Approve the unaudited financial statements for the month of July, 2025.

Item No.	Agenda Item	Date
6.3	Consider adoption of a resolution of the San Jacinto River Authority Board of Directors adopting a list of qualified brokers authorized to engage in investment transactions with the Authority.	08/28/2025

BACKGROUND INFORMATION

The Public Funds Investment Act requires that the Board of Directors of the Authority adopt a specific list of qualified brokers with whom the Authority is authorized to engage in investment transactions. The list of qualified brokers must be reviewed no less than annually.

The Board of Directors last adopted a list of qualified brokers on February 22, 2024. Authority staff, management, and consultants have reviewed the current list for adoption by the Board of Directors.

It is recommended that the Board adopt the proposed list of qualified brokers by and through adoption of the proposed resolution.

FUNDING SOURCE: N/A

ATTACHMENTS: Proposed Resolution and List of Qualified Brokers

RECOMMENDED ACTION

Adopt a resolution adopting a list of qualified brokers authorized to engage in investment transactions with the Authority.

Item No.	Agenda Item	Date
6.4	Consider authorizing the General Manager to execute a Subscription Agreement with Euna Solutions, Inc., for the IonWave eSourcing Platform for the San Jacinto River Authority.	08/28/2025

BACKGROUND INFORMATION

In an effort to expand our network for distributing solicitations, SJRA began using IonWave (Euna Solutions) in 2020. IonWave assisted our procurement team in transitioning from posting solicitations on the SJRA website—which generated limited traffic—to utilizing IonWave’s platform, which has thousands of registered vendors and contractors.

Since implementing IonWave, SJRA has seen an increase in the number of responses to our solicitations, fostering healthy competition and providing fair opportunities for the vendor community. The system ensures transparency to the public and upholds the Authority’s commitment to ethical accountability.

Staff recommend approval of a Subscription Agreement with Euna Solutions, Inc., for the IonWave eSourcing Platform to serve as SJRA's electronic bidding, supplier management, and contract management solution.

Platform is expected to be available under new agreement on September 1st. The annual fees and terms for the platform are as follows:

Year 1: \$21,250 (9/1/25-8/31/26)
Year 2: \$22,000 (9/1/26-8/31/27) – Optional
Year 3: \$22,750 (9/1/27-8/31/28) – Optional
Year 4: \$23,500 (9/1/28-8/31/29) – Optional
Year 5: \$24,250 (9/1/29-8/31/30) – Optional

Total: Potentially \$113,750 over (5) year term

SJRA will be utilizing cooperative agreement #25/039MF-04 through Choice Partners.

FUNDING SOURCE: General Fund

ATTACHMENTS: Order Overview (Subscription Agreement)

RECOMMENDED ACTION:

Authorize the General Manager to execute a Subscription Agreement with Euna Solutions, Inc, in the potential amount of \$113,750, for the IonWave eSourcing Platform for the San Jacinto River Authority.

Item No.	Agenda Item	Date
6.5	Consider authorizing the General Manager to execute a construction contract with R&T Ellis Excavating, Inc., for the G&A Site Drainage and Erosion Repair Project for the General and Administrative Division.	08/28/2025
BACKGROUND INFORMATION		
<p>Firm Name: R&T Ellis Excavating, Inc.</p> <p>Project: G&A Site Drainage and Erosion Repair Project</p> <p>Type of Agreement: Minor Construction Services Agreement (Contract No. 25-0033)</p> <p>Project Description/Justification:</p> <p>A drainage swale was originally established when the G&A Building was constructed for site drainage. Over time, the flow diverted from the original swale which resulted in significant erosion and multiple undermined fence posts. Due to the current conditions, SJRA has identified the need for repair. This project consists of site grading and backfilling for erosion repair, realigning of the existing drainage swale, partial removal of the existing chain link fence and replacement following construction, tree and brush clearing, removal and replacement of existing riprap with new geotextile fabric, and installation of multiple small swales to divert flow around existing structures onsite. Temporary fencing will be installed to ensure site security during construction while the permanent fence is partially removed.</p> <p>No. Proposals Received/Proposal Receipt Date: 2 / July 15, 2025</p> <p>Highest Ranked Offeror / Proposed Cost: R&T Ellis Excavating, Inc. / \$198,825.00 Second Ranked Offeror / Proposed Cost: TerraSol LLC / \$252,387.50</p> <p>Engineer: Pape-Dawson Consulting Engineers, LLC</p> <p>Proposal Amount: \$198,825.00</p> <p>Engineer's Estimate: \$248,719.00</p> <p>Contract Days: 90 Calendar Days</p>		
FUNDING SOURCE: R&R		
ATTACHMENTS: Map, Summary, Proposal Form, Agreement		
RECOMMENDED ACTION		
<p>Authorize the General Manager to execute a construction contract in an amount not to exceed \$198,825.00 with R&T Ellis Excavating, Inc., for G&A Site Drainage and Erosion Repair Project for the General and Administrative Division, and contract modifications up to the amount approved per the Purchasing Policy.</p>		

Item No.	Agenda Item	Date
6.6	Consider authorizing the General Manager to execute Work Order No. 3 with Pape-Dawson Consulting Engineers, LLC, for construction phase services for the G&A Site Drainage and Erosion Repair Project for the General and Administrative Division.	08/28/2025
BACKGROUND INFORMATION		
<div>Firm Name: Pape-Dawson Consulting Engineers, LLC</div> <div>Project: G&A Site Drainage and Erosion Repair</div> <div>Type of Agreement: Master Professional Services Agreement (Contract No. 23-0051-B WO 3)</div> <div>Project Description/Justification: A drainage swale was originally established when the G&A Building was constructed for site drainage. Over time, the flow diverted from the original swale which resulted in significant erosion and multiple undermined fence posts. Due to the current conditions, SJRA has identified the need for repair. This project consists of site grading and backfilling for erosion repair, realignment of the existing drainage swale, partial removal of the existing chain link fence and replacement following construction, tree and brush clearing, removal and replacement of existing riprap with new geotextile fabric, and installation of multiple small swales to divert flow around existing structures on site. Temporary fencing will be installed to ensure site security during construction while the permanent fence is partially removed.</div> <div>Work Order Scope: This Work Order No. 3 includes professional engineering services to support the construction of the G&A Site Drainage and Erosion Repair Project. This includes the review and documentation of contractor and SJRA requests for information (RFIs), shop drawings review, claim review, submittal review, attendance at scheduled and unscheduled meetings, site visits, Substantial Completion walk-through, assisting SJRA in the development of the punch list, and preparation of record drawings. SJRA staff will perform construction management and daily site inspection services.</div> <div><div>Key Deliverable(s):</div><div>Responses to Submittals Responses to RFIs Record Drawings</div><div>Due Date(s): 7 Calendar Days of Receipt of Submittal 3 Calendar Days of Receipt of RFI 30 Calendar Days After Final Completion</div></div> <div>Type of Compensation/Amount: Cost Plus Multiplier with Not-to-Exceed/\$29,618.71</div> <div>Total Amount: \$29,618.71</div> <div>Construction Cost: \$198,825.00</div> <div>Anticipated Completion Date: December 8, 2025</div> <div>*See attached Exhibit 1 for additional information on prior work orders and amendments.</div>		
FUNDING SOURCE: R&R		
ATTACHMENTS: Exhibit 1, Map, Work Order No. 3, Scope, Level of Effort		
RECOMMENDED ACTION		
Authorize the General Manager to execute Work Order No. 3 in an amount not to exceed \$29,618.71 with Pape-Dawson Consulting Engineers, LLC, for construction phase services for the G&A Site Drainage and Erosion Repair Project for the General and Administrative Division.		

Item No.	Agenda Item	Date
6.7	Consider authorizing the General Manager to execute a Professional Services Agreement and Work Order No. 1 with LEAF Engineers for the G&A Building HVAC Replacement - Phase 2 Project for the General and Administrative Division.	08/28/2025

BACKGROUND INFORMATION

Firm Name: LEAF Engineers

Project: G&A Building HVAC Replacement - Phase 2 Project

Type of Agreement: Professional Services Agreement
(Contract No. 25-0028)

Project Description/Justification:

The San Jacinto River Authority ("SJRA") G&A building consists of two levels of offices and conference rooms. The building's second and third floors have occupied areas that are served by Variable Refrigerant Volume ("VRV") HVAC systems, in which a single HVAC zone may include multiple offices. The occupants of both floors have reported inconsistency and varying indoor temperatures within a single HVAC zone which indicates that the system is not running effectively or efficiently. The main focus of this project is to make improvements to the HVAC systems in order to manage the temperature consistently and effectively across the multiple zones and reduce the frequent maintenance required to currently run an inefficient system. Additionally, the original 2009 Condensing Units and Fan Coil Units of the VRV systems will be assessed in order to recommend a replacement plan for them. Phase 1 of the replacement project was completed in 2025 with the replacement of fresh air units and units for the server room. Phase 2 of this project, which encompasses this proposed scope of work, will have field verifications, assessments, and analyses of the existing HVAC systems for the remaining building, culminating in a written report with the recommendations for improvements. The report from this Phase 2 study will provide the direction for the subsequent Phase 3.

Work Order Scope:

Work Order No. 1 includes all labor and materials necessary for the consultant to evaluate the existing HVAC system and provides a written report with recommendations for improvements and direction for Phase 3.

Key Deliverable(s):	Due Date(s):
Survey Questionnaire	September 26, 2025
Draft Report	December 5, 2025
Final Report	January 16, 2026

Type of Compensation/Amount: Lump Sum/\$56,836.00

Total Amount: \$56,836.00

Anticipated Completion Date: January 16, 2026

FUNDING SOURCE: G&A R&R Fund

ATTACHMENTS: Map, Professional Services Agreement and Work Order No. 1, Scope, Level of Effort, Schedule

RECOMMENDED ACTION

Authorize the General Manager to execute a Professional Services Agreement and Work Order No. 1 in the amount of \$56,836.00 with LEAF Engineers for the G&A Building HVAC Replacement - Phase 2 Project for the General and Administrative Division.

Item No.	Agenda Item	Date
6.8	Consider authorizing the General Manager to execute Work Order No. 3 with Lockwood, Andrews & Newnam, Inc., for the Hydraulic Modeling for Water Receiving Facility Capacity Evaluation Project for the GRP Division.	08/28/2025

BACKGROUND INFORMATION

Firm Name: Lockwood, Andrews & Newnam, Inc.

Project: Hydraulic Modeling for Water Receiving Facility Capacity Evaluation

Type of Agreement: Master Professional Services Agreement
(Contract No. 23-0064-C)

Project Description/Justification:

The Groundwater Reduction Plan (“GRP”) Division delivers treated surface water to eighteen (18) water receiving facilities. At each receiving point there is a Surface Water Receiving Facility (WRF), an above ground piping and valve system where the rate of surface water is controlled, and the amount delivered is metered. The piping and valve sizing limits the maximum surface water delivery rate. Recently, SJRA has received inquiries from GRP customers receiving treated surface water regarding the ability to increase the maximum delivery rate. This evaluation will involve performing hydraulic modeling of various scenarios at all eighteen (18) sites with potential controlling factors including control valve sizing and design for previously specified range of flows, pipe size and velocity consideration, and system hydraulics and available pressures for each WRF. These scenarios will result in conclusions on the ability for each WRF to deliver more surface water volume and what modifications would have to be made, if any, to allow for this increased flow.

Work Order Scope:

Work Order No. 3 includes all labor and materials required to perform the hydraulic modeling evaluation at each of the eighteen (18) Surface Water Receiving Facilities to determine the potential for increased delivery flow and modifications required, if any, to do so.

Key Deliverable(s):	Due Date(s):
Preliminary Water Model Runs and Data	October 21, 2025
Draft Technical Memorandum	November 4, 2025
Final Technical Memorandum	December 2, 2025

Type of Compensation/Amount: Lump Sum/\$71,708.00

Total Amount: \$71,708.00

Anticipated Completion Date: December 2, 2025

*See attached Exhibit 1 for additional information on prior work orders and amendments.

FUNDING SOURCE: R&R Funds

ATTACHMENTS: Exhibit 1, Map, Work Order No. 3, Scope, Level of Effort, Schedule

RECOMMENDED ACTION

Authorize the General Manager to execute Work Order No. 3 in the amount of \$71,708.00 with Lockwood, Andrews & Newnam, Inc., for the Hydraulic Modeling for Water Receiving Facility Capacity Evaluation Project for the GRP Division.

Item No.	Agenda Item	Date
6.9	Consider adoption of a resolution of San Jacinto River Authority Board of Directors, amending Resolution No. 2025-R-17, previously adopted on June 26, 2025, by replacing Exhibit “A” in its entirety with the corrected Exhibit “A”, relative to Resolution No. 2025-R-17, which originally amended the Fiscal Year 2025 budget for the GRP Division.	08/28/2025
BACKGROUND INFORMATION		
<p>On June 26, 2025, the Board of Directors adopted Resolution No. 2025-R-17, amending the Fiscal Year 2025 budget for the GRP Division. The amended resolution provided for a portion of the GRP General Fund to be utilized to defease a portion of the GRP Series 2012A Bond. It also provided for changes to the Supply Use Fee and the Reservation Fee. Following approval of Resolution No. 2025-R-17, it was discovered that Exhibit “A”, to said resolution contained incorrect totals and subtotals.</p> <p>This item is a correction to previously adopted Resolution No. 2025-R-17. It amends Resolution No, 2025-R-17, by substituting Exhibit “A” in its entirety with the corrected Exhibit “A”.</p>		
FUNDING SOURCE: N/A		
ATTACHMENTS: Resolution and Exhibit "A"		
RECOMMENDED ACTION		
<p>Adopt a resolution of San Jacinto River Authority Board of Directors amending Resolution No. 2025-R-17, previously adopted on June 26, 2025, by replacing Exhibit “A” in its entirety with the corrected Exhibit “A”, relative to Resolution No. 2025-R-17, which originally amended the Fiscal Year 2025 budget for the GRP Division.</p>		

Item No.	Agenda Item	Date
6.10	Consider authorizing the General Manager to execute Work Order No. 6 with Civitas Engineering Group, Inc., for the Woodlands Division Disinfection Byproducts (DBPs) Study for the Woodlands Division.	08/28/2025

BACKGROUND INFORMATION

Firm Name: Civitas Engineering Group, Inc.

Project: Woodlands Division Disinfection Byproducts (DBPs) Study

Type of Agreement: Master Professional Services Agreement
(Contract No. 22-0056-B)

Project Description/Justification:

The SJRA Woodlands Division (SJRA) desires to model and evaluate disinfection byproduct (DBP) levels within its five service areas at different surface to ground water blends both with and without mitigation at Ground Storage Tanks (GSTs) and Elevated Storage Tanks (ESTs). This project would allow SJRA to plan for mitigation measures needed to maintain DBP compliance under potentially increased delivery of surface water. Specifically, The Woodlands MUDs have discussed increasing surface water delivery up to 75% of their total demand. For surface water flow to increase, SJRA will need to evaluate disinfection byproduct removal strategies. For each mitigation strategy, cost estimates will be produced to show the cost/benefit relationship between DBP reduction and capital investment for mitigation infrastructure.

Work Order Scope:

Work Order No. 6 will provide for all labor, materials, and expenses necessary for performing the analysis, modeling, design, and cost estimated necessary for the disinfection byproducts study.

Key Deliverable(s):	Due Date(s):
TTHM Mitigation Strategies and Cost Opinions	February 2, 2026
Draft Technical Memorandum	February 16, 2026
Final Technical Memorandum	March 2, 2026

Type of Compensation/Amount: Lump Sum/\$73,365.00

Total Amount: \$73,365.00

Anticipated Completion Date: March 2, 2026

*See attached Exhibit 1 for additional information on prior work orders and amendments.

FUNDING SOURCE: Woodlands O&M Budget

ATTACHMENTS: Exhibit 1, Map, Work Order No. 6, Scope, Level of Effort, Schedule

RECOMMENDED ACTION

Authorize the General Manager to execute Work Order No. 6 in the amount of \$73,365.00 with Civitas Engineering Group, Inc., for the Woodlands Division Disinfection Byproducts (DBPs) Study for the Woodlands Division.

Item No.	Agenda Item	Date						
6.11	Consider authoring the General Manager to execute an Irrevocable Easement Encroachment Agreement and a Revocable Easement Encroachment Agreement with Daniel Goldman Revocable Trust on a San Jacinto River Authority (“the Authority”) permanent easement located in the Bentwater Subdivision, in the James J. Foster Survey, A-203, and in the Thomas Corner Survey, A-10, Montgomery County, Texas.	08/28/2025						
BACKGROUND INFORMATION								
<p>Mr. Daniel Goldman, Trustee of the Daniel Goldman Revocable Trust, applied for an irrevocable easement encroachment to construct a residence on the Authority’s permanent easement. The proposed irrevocable easement encroachment is in the Bentwater Subdivision, Section 93, Lot 8, Montgomery County, Texas.</p> <p>Additionally, Mr. Goldman applied for a revocable easement encroachment to construct a pool, hardscape, and landscape improvements on the Authority’s permanent easement. The proposed revocable easement encroachment is at the same location (Bentwater Subdivision, Section 93, Lot 8, Montgomery County, Texas).</p> <p>The proposed applications conform with the recently amended Easement and Encroachment Policy adopted by the Board of Directors at its July 24, 2025 meeting. Mr. Goldman has provided the executed documents and reimbursements associated with the two requested easement encroachment agreements.</p> <p>Applicant: Daniel Goldman Revocable Trust, Daniel Goldman, Trustee</p> <p>Physical Address: 76 Benthaven Drive, Montgomery, Texas</p> <p>Location: Bentwater Subdivision, Section 93, Lot 8</p> <p><u>Irrevocable and Revocable Easement Encroachment:</u></p> <table><tr><td>Total Irrevocable Easement Reimbursement Amount</td><td>\$ 2,970.00</td></tr><tr><td>Total Revocable Easement Reimbursement Amount</td><td>\$ 300.00</td></tr><tr><td>Total Amount of Reimbursement:</td><td>\$ 3,270.00</td></tr></table> <p><i>* Because the applicant applied for an irrevocable easement and a revocable easement, staff time and resources included in the reimbursement amounts were applied only once for both applications.</i></p>			Total Irrevocable Easement Reimbursement Amount	\$ 2,970.00	Total Revocable Easement Reimbursement Amount	\$ 300.00	Total Amount of Reimbursement:	\$ 3,270.00
Total Irrevocable Easement Reimbursement Amount	\$ 2,970.00							
Total Revocable Easement Reimbursement Amount	\$ 300.00							
Total Amount of Reimbursement:	\$ 3,270.00							
FUNDING SOURCE: N/A								
ATTACHMENTS: Written Request by Applicant, Location Map, Site plan depicting encroachments, Encroachment Agreement								
RECOMMENDED ACTION								
Authorize the General Manager to execute an Irrevocable Easement Encroachment Agreement and a Revocable Easement Encroachment Agreement between the Authority and Mr. Daniel Goldman Revocable Trust, for the Authority’s permanent easement that overlays on property located in the Bentwater Subdivision, Section 93, Lot 8, as mentioned above.								

Item No.	Agenda Item	Date						
6.12	Consider authoring the General Manager to execute an Irrevocable Easement Encroachment Agreement with Brent J. and Rachel T. Honeyman on a San Jacinto River Authority (“the Authority”) permanent easement located in the Tres Subdivision, Reserve C-7, in the Elijah Collard Survey, A-7, Montgomery County, Texas.	08/28/2025						
BACKGROUND INFORMATION								
<p>Mr. Brent J. and Rachel T. Honeyman applied for an irrevocable easement encroachment to construct a habitable residence on the Authority’s permanent easement. The proposed irrevocable easement encroachment is in the Tres Subdivision, Reserve C-7, Conroe, Texas.</p> <p>The proposed application conforms with the recently amended Easement and Encroachment Policy approved by the Board of Directors at its July 24, 2025 meeting. The Honeyman’s have provided the executed documents and reimbursements associated with the irrevocable easement encroachment agreement.</p> <p>Applicant: Brent J. and Rachel T. Honeyman</p> <p>Physical Address: 9230 Lake Conroe Drive, Conroe, TX 77305</p> <p>Location: Tres Subdivision, Reserve C-7, Elijah Collard Survey, A-7, Montgomery County, Texas</p> <p><u>Irrevocable Easement Encroachment:</u></p> <table><tr><td>Administrative Reimbursement:</td><td>\$ 2,370.00</td></tr><tr><td>Encroachment Reimbursement:</td><td>\$ 600.00</td></tr><tr><td>Total Irrevocable Easement Reimbursement Amount</td><td>\$ 2,970.00</td></tr></table>			Administrative Reimbursement:	\$ 2,370.00	Encroachment Reimbursement:	\$ 600.00	Total Irrevocable Easement Reimbursement Amount	\$ 2,970.00
Administrative Reimbursement:	\$ 2,370.00							
Encroachment Reimbursement:	\$ 600.00							
Total Irrevocable Easement Reimbursement Amount	\$ 2,970.00							
FUNDING SOURCE: N/A								
ATTACHMENTS: Written Request by Applicant, Location Map, MCAD Data Sheet, Conceptual Drawings of Encroachments, Easement and Real Property Deeds on File at the Authority.								
RECOMMENDED ACTION								
Authorize the General Manager to execute an Irrevocable Easement Encroachment Agreement between the Authority and Brent J. and Rachel T. Honeyman, for the Authority’s permanent easement that overlays on property located in the Tres Subdivision, Reserve C-7, Elijah Collard Survey, A-7, Montgomery County, Texas, as mentioned above.								

Item No.	Agenda Item	Date						
6.13	Consider authoring the General Manager to execute an Irrevocable Encroachment Agreement with 25 Mustang Ranch, LLC, on a San Jacinto River Authority ("the Authority") permanent easement located in The Shores on Lake Conroe Subdivision, Lot 1, in the James Smith Survey, A-37, Montgomery County, Texas.	08/28/2025						
BACKGROUND INFORMATION								
<p>Mr. Matthew Roll, Managing Partner of The Shores on Lake Conroe, requested permission for an Irrevocable Encroachment Agreement to construct a residence on the Authority’s permanent easement. The proposed Irrevocable Encroachment is in the Shores on Lake Conroe Subdivision, Lot 1, Montgomery County, Texas.</p> <p>The proposed request conforms with the recently amended Easement and Encroachment Policy adopted at the July 24, 2025, Board meeting. Mr. Roll has provided the executed documents and fee associated with the requested encroachment agreement.</p> <p>Applicant: Matthew Roll, 25 Mustang Ranch, LLC, Managing Partner</p> <p>Physical Address: Marina Drive, Montgomery TX 77356</p> <p>Location: The Shores on Lake Conroe Subdivision, Lot 1</p> <p><u>Irrevocable Encroachment:</u></p> <table><tr><td>Administrative Reimbursement:</td><td>\$ 2,370.00</td></tr><tr><td>Irrevocable Encroachment Reimbursement:</td><td><u>\$ 600.00</u></td></tr><tr><td>Total Reimbursement:</td><td>\$ 2,970.00</td></tr></table>			Administrative Reimbursement:	\$ 2,370.00	Irrevocable Encroachment Reimbursement:	<u>\$ 600.00</u>	Total Reimbursement:	\$ 2,970.00
Administrative Reimbursement:	\$ 2,370.00							
Irrevocable Encroachment Reimbursement:	<u>\$ 600.00</u>							
Total Reimbursement:	\$ 2,970.00							
FUNDING SOURCE: N/A								
ATTACHMENTS: Written Request by Applicant, Location Map, Site Plan depicting encroachment, and Encroachment Agreement.								
RECOMMENDED ACTION								
Authorize the General Manager to execute an Irrevocable Encroachment Agreement between the Authority and 25 Mustang Ranch, LLC, for the Authority’s permanent easement that overlays on property located in The Shores on Lake Conroe Subdivision, Lot 1, James Smith Survey, A-37, Montgomery County, Texas, as mentioned above.								

Item No.	Agenda Item	Date						
6.14	Consider authoring the General Manager to execute an Irrevocable Easement Encroachment Agreement with 25 Mustang Ranch, LLC, on a San Jacinto River Authority (“the Authority”) permanent easement located in The Shores on Lake Conroe Subdivision, Lot 2, in the James Smith Survey, A-37, Montgomery County, Texas.	08/28/2025						
BACKGROUND INFORMATION								
<p>Mr. Matthew Roll, Managing Partner of The Shores on Lake Conroe, applied for an irrevocable easement encroachment to construct a residence and a habitable structure on the Authority’s permanent easement. The proposed irrevocable easement encroachment is located in the Shores on Lake Conroe Subdivision, Lot 2, Montgomery County, Texas.</p> <p>The proposed application conforms with the recently amended Easement and Encroachment Policy adopted by the Board of Directors at its July 24, 2025, meeting. Mr. Roll has provided the executed documents and reimbursement associated with the requested irrevocable easement encroachment agreement.</p> <p>Applicant: Matthew Roll, 25 Mustang Ranch, LLC, Managing Partner</p> <p>Physical Address: Marina Drive, Montgomery TX 77356</p> <p>Location: The Shores on Lake Conroe Subdivision, Lot 2</p> <p><u>Irrevocable Easement Encroachment:</u></p> <table><tr><td>Administrative Fee:</td><td>\$ 2,370.00</td></tr><tr><td>Irrevocable Encroachment Reimbursement (house)</td><td>\$ 600.00</td></tr><tr><td>Total Reimbursement:</td><td>\$ 2,970.00</td></tr></table>			Administrative Fee:	\$ 2,370.00	Irrevocable Encroachment Reimbursement (house)	\$ 600.00	Total Reimbursement:	\$ 2,970.00
Administrative Fee:	\$ 2,370.00							
Irrevocable Encroachment Reimbursement (house)	\$ 600.00							
Total Reimbursement:	\$ 2,970.00							
FUNDING SOURCE: N/A								
ATTACHMENTS: Written Request by Applicant, Location Map, Site Plan Depicting Encroachments, Encroachment Agreement								
RECOMMENDED ACTION								
Authorize the General Manager to execute an Irrevocable Easement Encroachment Agreement between the Authority and 25 Mustang Ranch, LLC, for the Authority’s permanent easement that overlays on property located in The Shores on Lake Conroe Subdivision, Lot 2, James Smith Survey, A-37, Montgomery County, Texas, as mentioned above.								

Item No.	Agenda Item	Date						
6.15	Consider authoring the General Manager to execute an Irrevocable Easement Encroachment Agreement with 25 Mustang Ranch, LLC, on a San Jacinto River Authority (“the Authority”) permanent easement located in The Shores on Lake Conroe Subdivision, Lot 4, in the James Smith Survey, A-37, Montgomery County, Texas.	08/28/2025						
BACKGROUND INFORMATION								
<p>Mr. Matthew Roll, Managing Partner of The Shores on Lake Conroe, applied for an irrevocable easement encroachment to construct a residence on the Authority’s permanent easement. The proposed irrevocable easement encroachment is located in The Shores on Lake Conroe Subdivision, Lot 4, Montgomery County, Texas.</p> <p>The proposed application conforms with the recently amended Easement and Encroachment Policy adopted by the Board of Directors at its July 24, 2025, meeting. Mr. Roll has provided the executed documents and reimbursement associated with the requested easement encroachment agreement.</p> <p>Applicant: Matthew Roll, 25 Mustang Ranch, LLC, Managing Partner</p> <p>Physical Address: Marina Drive, Montgomery TX 77356</p> <p>Location: The Shores on Lake Conroe Subdivision, Lot 4</p> <p><u>Irrevocable Easement Encroachment:</u></p> <table><tr><td>Administrative Reimbursement:</td><td>\$ 2,370.00</td></tr><tr><td>Irrevocable Encroachment Reimbursement (residence):</td><td>\$ 600.00</td></tr><tr><td>Total Reimbursement Amount:</td><td>\$ 2,970.00</td></tr></table>			Administrative Reimbursement:	\$ 2,370.00	Irrevocable Encroachment Reimbursement (residence):	\$ 600.00	Total Reimbursement Amount:	\$ 2,970.00
Administrative Reimbursement:	\$ 2,370.00							
Irrevocable Encroachment Reimbursement (residence):	\$ 600.00							
Total Reimbursement Amount:	\$ 2,970.00							
FUNDING SOURCE: N/A								
ATTACHMENTS: Written Request by Applicant, Location Map, Site Plan depicting encroachments, Encroachment Agreement								
RECOMMENDED ACTION								
Authorize the General Manager to execute an Irrevocable Encroachment Agreement between the Authority and 25 Mustang Ranch, LLC, for the Authority’s permanent easement that overlays on property located in The Shores on Lake Conroe Subdivision, Lot 4, James Smith Survey, A-37, Montgomery County, Texas, as mentioned above.								

Item No.	Agenda Item	Date						
6.16	Consider authoring the General Manager to execute an Irrevocable Encroachment Agreement with 25 Mustang Ranch, LLC, on a San Jacinto River Authority ("the Authority") permanent easement located in The Shores on Lake Conroe Subdivision, Lot 5, in the James Smith Survey, A-37, Montgomery County, Texas.	08/28/2025						
BACKGROUND INFORMATION								
<p>Mr. Matthew Roll, Managing Partner of The Shores on Lake Conroe, requested permission for an Irrevocable Encroachment to construct a residence on the Authority’s permanent easement. The proposed Irrevocable Encroachment is in the Shores on Lake Conroe Subdivision, Lot 5, Montgomery County, Texas.</p> <p>The proposed request conforms with the recently amended Easement and Encroachment Policy adopted at the July 24, 2025, Board meeting. Mr. Roll has provided the executed documents and fee associated with the requested encroachment agreement.</p> <p>Applicant: Matthew Roll, 25 Mustang Ranch, LLC, Managing Partner</p> <p>Physical Address: Marina Drive, Montgomery TX 77356</p> <p>Location: The Shores on Lake Conroe Subdivision, Lot 5</p> <p><u>Irrevocable Encroachment:</u></p> <table><tr><td>Administrative Reimbursement:</td><td>\$ 2,370.00</td></tr><tr><td>Irrevocable Encroachment Reimbursement:</td><td><u>\$ 600.00</u></td></tr><tr><td>Total Reimbursement:</td><td>\$ 2,970.00</td></tr></table>			Administrative Reimbursement:	\$ 2,370.00	Irrevocable Encroachment Reimbursement:	<u>\$ 600.00</u>	Total Reimbursement:	\$ 2,970.00
Administrative Reimbursement:	\$ 2,370.00							
Irrevocable Encroachment Reimbursement:	<u>\$ 600.00</u>							
Total Reimbursement:	\$ 2,970.00							
FUNDING SOURCE: N/A								
ATTACHMENTS: Written Request by Applicant, Location Map, Site Plan depicting encroachments, Encroachment Agreement								
RECOMMENDED ACTION								
Authorize the General Manager to execute an Irrevocable Encroachment Agreement between the Authority and 25 Mustang Ranch, LLC, for the Authority’s permanent easement that overlays on property located in The Shores on Lake Conroe Subdivision, Lot 5, James Smith Survey, A-37, Montgomery County, Texas, as mentioned above.								

Item No.	Agenda Item	Date
6.17	Consider authorizing the General Manager to execute Work Order No. 3 with Gauge Engineering for professional Flood Management Support Services for the Flood Management Division.	08/28/2025

BACKGROUND INFORMATION

Firm Name: Gauge Engineering

Project: Flood Management Support Services

Type of Agreement: Master Professional Services Agreement
(Contract No. 23-0047-A WO3)

Project Description/Justification:

Occasionally, SJRA requires professional flood management support services to be performed for projects and efforts for the Flood Management Division. In 2023, SJRA executed two Master Professional Services Agreements (MPSAs) for these services, allowing SJRA staff to expeditiously contract with highly qualified engineering firms who have the technical expertise and resources available to meet the needs of the Division on concurrent projects/efforts. One of these MPSAs was executed with Gauge Engineering (Gauge). Gauge has subsequently provided services to the Flood Management Division in Fiscal Years 2024 and 2025 via Work Order Nos. 1 and 2. This Work Order No. 3 provides for continued support in Fiscal Year 2026.

Work Order Scope:

The scope describes the efforts associated with on-demand professional Flood Management Support Services for Fiscal Year 2026 to assist SJRA in meeting various objectives related to the Flood Management Division.

Key Deliverable(s):	Due Date(s):
As directed by SJRA	As directed by SJRA

Type of Compensation/Amount: Cost Plus Multiplier with Not-to-Exceed/\$50,000.00

Total Amount: \$50,000.00

Construction Cost: N/A (Est.)

Anticipated Completion Date: August 31, 2026

*See attached Exhibit 1 for additional information on prior work orders and amendments.

FUNDING SOURCE: Cash

ATTACHMENTS: Exhibit 1, Work Order No. 3, Scope

RECOMMENDED ACTION

Authorize the General Manager to execute Work Order No. 3 in the amount of \$50,000.00 with Gauge Engineering for professional Flood Management Support Services for the Flood Management Division.

Item No.	Agenda Item	Date
6.18	Consider authorizing the General Manager to execute Work Order No. 3 with Halff Associates, Inc., for professional Flood Management Support Services for the Flood Management Division.	08/28/2025

BACKGROUND INFORMATION

Firm Name: Halff Associates, Inc.

Project: Flood Management Support Services

Type of Agreement: Master Professional Services Agreement
(Contract No. 23-0047-B WO3)

Project Description/Justification:

Occasionally, SJRA requires professional flood management support services to be performed for projects and efforts for the Flood Management Division. In 2023, SJRA executed two Master Professional Services Agreements (MPSAs) for these services, allowing SJRA staff to expeditiously contract with highly qualified engineering firms who have the technical expertise and resources available to meet the needs of the Division on concurrent projects/efforts. One of these MPSAs was executed with Halff Associates, Inc. (Halff). Halff has subsequently provided services to the Flood Management Division in Fiscal Years 2024 and 2025 via Work Order Nos. 1 and 2. This Work Order No. 3 provides for continued support in Fiscal Year 2026.

Work Order Scope:

The scope describes the efforts associated with on-demand professional Flood Management Support Services for Fiscal Year 2026 to assist SJRA in meeting various objectives related to the Flood Management Division.

Key Deliverable(s):	Due Date(s):
As directed by SJRA	As directed by SJRA

Type of Compensation/Amount: Cost Plus Multiplier with Not-to-Exceed/\$50,000.00

Total Amount: \$50,000.00

Construction Cost: N/A (Est.)

Anticipated Completion Date: August 31, 2026

*See attached Exhibit 1 for additional information on prior work orders and amendments.

FUNDING SOURCE: Cash

ATTACHMENTS: Exhibit 1, Work Order No. 3, Scope

RECOMMENDED ACTION

Authorize the General Manager to execute Work Order No. 3 in the amount of \$50,000.00 with Halff Associates, Inc., for professional Flood Management Support Services for the Flood Management Division.

Item No.	Agenda Item	Date
6.19	Consider authorizing the General Manager to execute Work Order No. 3 with Freese and Nichols, Inc., for professional Water Strategy Consulting Services for the Raw Water Enterprise.	08/28/2025

BACKGROUND INFORMATION

Firm Name: Freese and Nichols, Inc.

Project: Water Strategy Consulting Services

Type of Agreement: Master Professional Services Agreement
(Contract No. 23-0046-A WO3)

Project Description/Justification:

Occasionally, SJRA requires professional water strategy consulting services to be performed for projects and efforts for the Raw Water Enterprise. In 2023, SJRA executed a Master Professional Services Agreement (MPSA) for these services, allowing SJRA staff to expeditiously contract with a highly qualified engineering firm who has the technical expertise and resources available to meet the needs of the Raw Water Enterprise on concurrent projects/efforts. Freese and Nichols, Inc., has subsequently provided water strategy consulting services in Fiscal Years 2024 and 2025 via Work Order Nos. 1 and 2. This Work Order No. 3 provides for continued services in Fiscal Year 2026.

Work Order Scope:

The scope describes the efforts associated with on-demand professional Water Strategy Consulting Services for Fiscal Year 2026 to assist SJRA in meeting various objectives related to raw water.

Key Deliverable(s):	Due Date(s):
As directed by SJRA	As directed by SJRA

Type of Compensation/Amount: Cost Plus Multiplier with Not-to-Exceed/\$50,000.00

Total Amount: \$50,000.00

Construction Cost: N/A (Est.)

Anticipated Completion Date: August 31, 2026

*See attached Exhibit 1 for additional information on prior work orders and amendments.

FUNDING SOURCE: Cash

ATTACHMENTS: Exhibit 1, Work Order No. 3, Scope

RECOMMENDED ACTION

Authorize the General Manager to execute Work Order No. 3 in the amount of \$50,000.00 with Freese and Nichols, Inc., for professional Water Strategy Consulting Services for the Raw Water Enterprise.

Item No.	Agenda Item	Date
6.20	Consider authorizing the General Manager to negotiate and execute an amendment to a water supply contract, in a form approved by the General Counsel, with an industrial customer for the Highlands Division.	08/28/2025

BACKGROUND INFORMATION

This amendment extends the adjustment period for the industrial customer's reservation of water to March 31, 2026.

FUNDING SOURCE: N/A

ATTACHMENTS: N/A

RECOMMENDED ACTION

Consider authorizing the General Manager to negotiate and execute an amendment to a water supply contract, in a form approved by the General Counsel, with an industrial customer for the Highlands Division.