SAN JACINTO RIVER AUTHORITY

Board of Directors Meeting
September 24, 2026

Agenda
Regular Meeting
San Jacinto River Authority Board of Directors
Thursday, September 24, 2026 - 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. Invocation and Pledges of Allegiance to the U.S. and Texas Flags

1.1 Invocation led by Judge Wayne L. Mack, Mims Baptist Church
1.2 Pledges of Allegiance led by Ronnie Anderson

2. Ceremonial Items

2.1 Receipt of Commendations, Awards, and Honoraria
2.1.1 Human Resource Professionals Month

3. Call to Order

4. Public Comments (3 minutes per speaker)

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

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

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

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 Division - Minutes

Approval of Minutes - Regular Meeting of August 27, 2026.

6.2 G&A Division - Unaudited Financials

Consider approval of the unaudited financials for the month of July, 2026.

6.3 G&A Division - Quarterly Investment Report

Consider approval of the Quarterly Investment Report for the Quarter Ended August 31, 2026.

6.4 G&A Division - Resolution - Authorized Signatories

Consider adoption of a resolution of the San Jacinto River Authority Board of Directors designating authorized signatories for all Authority financial transactions with the authorized depository banks and any other financial institutions in order to execute necessary financial transactions to conduct the Authority's financial business.

6.5 G&A Division - Land Acquisition Support Services

Consider authorizing the General Manager to execute Amendment No. 1 to the Master Professional Services Agreement with PAS Property Acquisition Services, LLC, for land acquisition support services for all SJRA Divisions.

6.6 GRP Division - Land Acquisition Legal Services

Consider authorizing the General Manager to execute an Engagement Agreement with David & Stephens, LLP, for Land Acquisition Legal Services for the GRP Division.

6.7 Woodlands and GRP Divisions - On-Call Painting and Coatings

Consider authorizing the General Manager to execute the second (final) renewal term of the General Services Agreement with Integrity Pipeline Services, Inc., for on-call painting and coatings for the Woodlands and GRP Divisions.

6.8 Woodlands Division - Lift Station No. 1 Gravity Main Bypass and Decommissioning Project Easement Acquisition

Consider authorizing the General Manager to execute easement acquisition for the permanent and temporary construction easements needed for the Lift Station No. 1 Gravity Main Bypass and Decommissioning Project.

6.9 Highlands Division - Amendment No. 1 to Work Order No. 4 for Siphon 39 and Levee Improvements

Consider authorizing the General Manager to execute Amendment No. 1 to Work Order No. 4 with Aviles Engineering Corporation to provide construction materials testing services for the Siphon 39 and Levee Improvements Project for the Highlands Division.

7. Regular Agenda

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

7.1 G&A Division - Texas Water Development Board Grant Funding for Region H Water Planning Group

Consider authorizing the General Manager to negotiate and execute a contract with the Texas Water Development Board for grant funding from the Regional Water Planning Grant on behalf of the Region H Water Planning Group.

7.2 G&A Division - Professional Services Agreement - 2031 Region H Regional Water Plan

Consider authorizing the General Manager to negotiate and execute a Professional Services Agreement with Freese and Nichols, Inc., on behalf of the Region H Water Planning Group for the development of the 2031 Region H Regional Water Plan.

7.3 Woodlands Division - Interlocal Agreement for Landscape and Signage Replacement

Consider authorizing the General Manager to execute an Interlocal Agreement between the San Jacinto River Authority and The Woodlands Township for landscape and signage replacement related to the Woodlands Division's major repair and rehabilitation projects.

8. 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.

8.1 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; 551.076, Security Devices, or 551.0761, Critical Infrastructure, as applicable.

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

- **8.2.1** Litigation related to Hurricane Harvey, including additional legal services to be provided by Hunton Andrews Kurth, LLP; and
- **8.2.2** Litigation involving City of Magnolia, Quadvest, L.P., Woodland Oaks Utility, L.P., related to GRP, and other potential litigation related to GRP; and
- **8.2.3** Discussion regarding the Lake Conroe Maintenance Building Project; and
- **8.2.4** Discussion regarding a Water Rights Permit Application seeking authorization for reuse of regional return flows, and related contractual rights and obligations; and
- **8.2.5** Discussion regarding regulation of water quality and inflows into Lake Conroe.

9. 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.

10. Announcements / Future Agenda

Next San Jacinto River Authority Regular Board Meeting - October 22, 2026.

11. 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.

SAN JACINTO RIVER AUTHORITY

Board Communication

Item No.	Agenda Item	Date
6.1	Consider approval of minutes from the Board of Directors meeting of August 27, 2026.	**09/24/2026**

BACKGROUND INFORMATION

FUNDING SOURCE: N/A

ATTACHMENTS: Minutes

RECOMMENDED ACTION

Approve the minutes of the August 27, 2026, Board of Directors meeting.

SAN JACINTO RIVER AUTHORITY

Board Communication

Item No.	Agenda Item	Date
6.2	Consider approval of the unaudited financials for the month of July, 2026.	**09/24/2026**

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

RECOMMENDED ACTION

Approve the unaudited financial statements for the month of July, 2026.

SAN JACINTO RIVER AUTHORITY

Board Communication

Item No.	Agenda Item	Date
6.3	Consider approval of the Quarterly Investment Report for the Quarter Ended August 31, 2026.	**09/24/2026**

BACKGROUND INFORMATION

The Quarterly Investment Report presents the investment balances and activity for San Jacinto River Authority funds, including investment strategy for each fund, in compliance with the provisions of the San Jacinto River Authority Investment Policy and the Public Funds Investment Act (Chapter 2256, Government Code).

FUNDING SOURCE: N/A

ATTACHMENTS: Quarterly Investment Report

RECOMMENDED ACTION

Approve the quarterly investment report for the quarter ended August 31, 2026.

SAN JACINTO RIVER AUTHORITY

Board Communication

Item No.	Agenda Item	Date
6.4	Consider adoption of a resolution of the San Jacinto River Authority Board of Directors designating authorized signatories for all Authority financial transactions with the authorized depository banks and any other financial institutions in order to execute necessary financial transactions to conduct the Authority's financial business.	**09/24/2026**

BACKGROUND INFORMATION

Some banking institutions require that a resolution be duly adopted by an entity naming certain persons to be authorized to execute documents related to financial accounts. This item will update and authorize the following eleven (11) individuals to sign checks and other banking instruments on behalf of the Authority.

1. Ronnie Anderson
2. Charles E. Boulware
3. Aubrey Spear
4. Amy Sims
5. Samir Solanki
6. Heather Ramsey Cook
7. Connie Curtis
8. Pam J. Steiger
9. Cynthia Bowman
10. Jamye Lewis
11. Kelli Stormer

FUNDING SOURCE: N/A

ATTACHMENTS: Banking Resolution

RECOMMENDED ACTION

Adopt a resolution of the San Jacinto River Authority Board of Directors designating authorized signatories for all Authority financial transactions with the authorized depository banks and any other financial institutions in order to execute necessary financial transactions to conduct the Authority's financial business.

SAN JACINTO RIVER AUTHORITY

Board Communication

Item No.	Agenda Item	Date
6.5	Consider authorizing the General Manager to execute Amendment No. 1 to the Master Professional Services Agreement with PAS Property Acquisition Services, LLC, for land acquisition support services for all SJRA Divisions.	**09/24/2026**

BACKGROUND INFORMATION

Firm Name: PAS Property Acquisition Services, LLC

Type of Agreement: Master Professional Services Agreement (Contract No. 23-0038-A)

Project Description/Justification:

In 2023, SJRA issued a Request for Qualifications and evaluated qualified firms to provide land acquisition support services. PAS Property Acquisition Services, LLC, was awarded a Master Professional Services Agreement (MPSA), effective October 26, 2023, and included a three (3) year term.

This Amendment extends the term of the MPSA for an additional six (6) months to allow ongoing Work Orders issued under the MPSA for land acquisition support services to continue until the completion of ongoing projects. Exhibit 1, attached, shows all previously approved Work Orders/Contracts issued under the MPSA.

Anticipated Completion Date: May 31, 2027

Total Amount for Previous Work Orders: $228,500.00

FUNDING SOURCE: N/A

ATTACHMENT: Amendment No. 1, Exhibit 1

RECOMMENDED ACTION

Authorize the General Manager to execute Amendment No. 1 to the Master Professional Services Agreement with PAS Property Acquisition Services, LLC, for land acquisition support services for all SJRA Divisions. This amendment is for an extension of the contract expiration date only.

SAN JACINTO RIVER AUTHORITY

Board Communication

Item No.	Agenda Item	Date
6.6	Consider authorizing the General Manger to execute an Engagement Agreement with David & Stephens, LLP, for Land Acquisition Legal Services for the GRP Division.	**09/24/2026**

BACKGROUND INFORMATION

Firm Name:	David & Stephens, LLP
Project:	Land Acquisition Legal Services
Type of Agreement:	Engagement Agreement (Contract No. 27-0011)

Project Description/Justification:

SJRA has been in coordination with the Texas Department of Transportation (TxDOT) since late-2024 regarding TxDOT's plan to widen SH 75 near the intersection of FM 830, which includes acquiring approximately 40-feet of additional right-of-way (ROW) on the west side of SH 75, taking in SJRA's easement, and resulting in the cessation of all protections of the exclusive easement. SJRA desires to acquire a new easement (2 parcels) beyond the proposed SH 75 ROW line and relocate SJRA's GRP 24-inch water transmission line to be within this new easement. TxDOT has provided written assurance that SJRA will be reimbursed for expenses incurred related to relocating the water transmission line including acquisition of the new easements.

SJRA initiated the easement acquisition for this project using another legal firm. The easement acquisition was put on hold due to the continued coordination with TxDOT regarding a reimbursement agreement. During that time, key staff from the previous legal firm that was leading SJRA's land acquisition efforts for this project started a new firm (David & Stephens, LLP). In order to keep the continuity on the project SJRA recommends switching this engagement to David & Stephens to complete the easement acquisition. Services under this contract include legal representation through all phases of the easement acquisition process and also include easement appraisals.

FUNDING SOURCE: R&R Fund

ATTACHMENTS: Engagement Letter

RECOMMENDED ACTION

Authorize the General Manager to execute an Engagement Agreement with David & Stephens, LLP, for Land Acquisition Legal Services for the GRP Division. Sufficient funds were budgeted and are available in Fiscal Year 2027 for this purpose.

SAN JACINTO RIVER AUTHORITY

Board Communication

Item No.	Agenda Item	Date
6.7	Consider authorizing the General Manager to execute the second (final) renewal term of the General Services Agreement with Integrity Pipeline Services, Inc., for on-call painting and coatings for the Woodlands and GRP Divisions.	**09/24/2026**

BACKGROUND INFORMATION

Firm Name:	Integrity Pipelines Services
Type of Agreement:	General Services Agreement
Service:	On-Call Painting and Coatings
Contract Number:	24-0028-A
Initial Contract Term FY25 Amount:	Woodlands Division - \$52,419.78 GRP Division - \$41,670.00
First Renewal Term FY26Amount:	Woodlands Division - \$49,560.40 GRP Division - \$40,907.00
Second Renewal Term FY27 NTE Amount:	Woodlands Division - \$90,000.00 GRP Division - \$30,000.00

In accordance with 30 TAC Chapter 290.46(m) the maintenance and housekeeping practices used by a public water system shall ensure the good working condition and general appearance of the systems facilities and equipment. The grounds and facilities shall be maintained in a manner to prevent conditions that might cause contamination of the water.

To maintain compliance with this regulation and to maintain assets of the water and wastewater systems, multiple pieces of equipment throughout The Woodlands and GRP are painted or coated. These assets include groundwater wells, piping, tanks, and buildings.

Staff requests to continue obtaining on-call painting and coatings services from Integrity Pipeline Services, Inc., and to exercise its option to renew for the final Renewal Term 2.

FUNDING SOURCE: FY27 Woodlands and GRP Operating Budgets

ATTACHMENTS: Contract

RECOMMENDED ACTION

Authorize the General Manager to execute the second renewal term of the General Services Agreement with Integrity Pipeline Services, Inc., for On-Call Painting and Coatings, in the amounts of \$90,000.00 for the Woodlands Division, and \$30,000.00 for the GRP Division. Sufficient funds were budgeted and are available in Fiscal Year 2027 for this purpose.

SAN JACINTO RIVER AUTHORITY

Board Communication

Item No.	Agenda Item	Date
6.8	Consider authorizing the General Manager to execute easement acquisition for the permanent and temporary construction easements needed for the Lift Station No. 1 Gravity Main Bypass and Decommissioning Project.	**09/24/2026**

BACKGROUND INFORMATION

The Authority has identified a number of easements that need to be obtained for Lift Station No. 1 Gravity Main Bypass and Decommissioning Project in The Woodlands. Two sets of Temporary Construction and Sanitary Sewer Easements are needed from Howard Hughes/The Woodlands Land Development Company (HH) and the Eastgate Homeowner's Association (HOA) along the proposed alignment of the gravity sewer line. The easements have been discussed with relevant parties and signed versions have been obtained from the HOA and HH.

Once these documents are executed, they will be filed with the County.

FUNDING SOURCE: N/A

ATTACHMENTS: Map, Easement Documents signed by HH, Easement Documents signed by HOA

RECOMMENDED ACTION

Consider authorizing the General Manager to execute easement acquisition for the permanent and temporary construction easements needed for the Lift Station No. 1 Gravity Main Bypass and Decommissioning Project.

SJRA SAN JACINTO RIVER AUTHORITY

Board Communication

Item No.	Agenda Item	Date
6.9	Consider authorizing the General Manager to execute Amendment No. 1 to Work Order No. 4 with Aviles Engineering Corporation to provide construction materials testing services for the Siphon 39 and Levee Improvements Project for the Highlands Division.	**09/24/2026**

BACKGROUND INFORMATION

Firm Name: Aviles Engineering Corporation

Project: Siphon 39 and Levee Improvements

Type of Agreement: Professional Services Agreement (Contract No. 23-0027-A)

Project Description/Justification:

Siphon 39 is located near the end of the Highlands Division South Canal. Improvements to Siphon 39 and canal levees along approximately 8,500 linear feet of the South Canal are necessary due to age, structural integrity, and capacity restrictions. These improvements will primarily include the demolition and replacement of Siphon 39 with a new siphon structure and dual 72" pipes, and levee raising and regrading to provide additional canal capacity and required freeboard. As a result, future raw water demands from the Industrial Customer will be met in addition to increased reliability for the Highlands Division.

Work Order Scope:
Work Order No. 4 includes construction material testing services to support the construction of Siphon 39 and Levee Improvements. This includes field and laboratory testing of materials utilized by the Contractor during construction and verification that they are compliant with the engineering drawings and specifications.

Amendment No. 1 includes additional construction materials testing services that are required for the project due to added project scope and unforeseen conditions.

Key Deliverable(s):	Due Date(s):
Testing Reports uploaded to Procore	Within seven (7) calendar days of test
Notification of Failed Test Reports	Within 24 hours of failed test

Type of Compensation/Amount: Unit Price with Not-to-Exceed/$65,515.00

Original Fee for Work Order No. 4: $132,538.75
Amendment No. 1 to Work Order No. 4: $65,515.00
Total Amount of Work Order No. 4: $198,053.75

Cost Type: Engineering

Anticipated Completion Date: November 20, 2026

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

FUNDING SOURCE: R&R Fund/Customer Contributions

ATTACHMENTS: Exhibit 1, Amendment No. 1, Level of Effort

RECOMMENDED ACTION

Authorize the General Manager to execute Amendment No. 1 to Work Order No. 4 with Aviles Engineering Corporation, in an amount not to exceed $65,515.00 to provide construction materials testing services for the Siphon 39 and Levee Improvements Project for the Highlands Division. Sufficient funds were budgeted and are available in Fiscal Year 2027 for this purpose.

SAN JACINTO RIVER AUTHORITY

Board Communication

Item No.	Agenda Item	Date
7.1	Consider authorizing the General Manager to negotiate and execute a contract with the Texas Water Development Board for grant funding from the Regional Water Planning Grant on behalf of the Region H Water Planning Group.	**09/24/2026**

BACKGROUND INFORMATION

In 1997, the 75th Texas Legislature enacted comprehensive water planning legislation that established a "bottom-up" planning process. Under this process, 16 regional water planning groups develop 50-year regional water plans that serve as the foundation for the State Water Plan. These plans identify water needs, water supplies, and water management strategies over a 50-year planning horizon. Both the regional and state water plans are reviewed and updated every five years. For this area, Region H serves as the local regional water planning group and is preparing to begin its seventh cycle of regional water planning which will culminate in the development of the 2031 Regional Water Plan.

The Region H Water Planning Group does not have the ability to enter into contracts directly with the Texas Water Development Board (TWDB) for grant funding or with consultants providing services in support of regional water plan development. Accordingly, the Region H Water Planning Group selects one of its members to serve as the political subdivision responsible for executing these agreements on behalf of the group. On October 1, 2025, the Region H Water Planning Group selected SJRA to serve as the designated political subdivision for the seventh cycle of Regional Water Planning. The group authorized SJRA to submit a grant application to TWDB and, upon approval, execute a contract with TWDB on behalf of the Region H Water Planning Group to receive initial funding for the seventh planning cycle. SJRA has successfully served in this capacity on behalf of the Region H Water Planning Group during several previous regional water planning cycles.

As the designated political subdivision for Region H, SJRA is responsible for submitting the grant application to TWDB and negotiating the associated grant contract to secure funding for consultant services supporting development of the 2031 Regional Water Plan. SJRA successfully submitted the grant application in the spring 2026 and subsequently worked with TWDB to finalize and negotiate the terms of the grant contract.

FUNDING SOURCE: TWDB Grant Funds

ATTACHMENTS: TWDB Contract for Regional Water Planning

RECOMMENDED ACTION

Authorize the General Manager to negotiate and execute a contract with TWDB for grant funding from the Regional Water Planning Grant in the amount of $651,769, on behalf of the Region H Water Planning Group. Sufficient funds were budgeted in Fiscal Year 2027 for this purpose.

SJRA
SAN JACINTO RIVER AUTHORITY

Board Communication

Item No.	Agenda Item	Date
7.2	Consider authorizing the General Manager to negotiate and execute a Professional Services Agreement with Freese and Nichols, Inc., on behalf of the Region H Water Planning Group for development of the 2031 Region H Regional Water Plan.	**09/24/2026**

BACKGROUND INFORMATION

In 1997, the Texas Legislature adopted comprehensive water planning legislation that put in place a "bottom up" planning process whereby sixteen regional planning groups create 50-year regional water plans that form the basis for the state water plan. These plans identify water needs, water supplies, and water strategies on a 50-year planning horizon. Both the regional and state plans are reviewed and updated every five years.

Each of the sixteen regional planning groups selects a governmental entity to serve as its administrative agency for the purpose of receiving planning grant funds from the Texas Water Development Board (TWDB) and then distributes those funds to the consultant team selected by the group to prepare the regional water plan. The San Jacinto River Authority (SJRA) serves as the administrative agency for Region H.

On July 1, 2026, the Region H Water Planning Group selected Freese and Nichols, Inc. (FNI), as its consultant to prepare the 2031 Region H Regional Water Plan and authorized SJRA to execute a contract with FNI on behalf of Region H. This item includes the contract (Professional Services Agreement) with FNI, and the current scope of work for regional water plan development tasks approved by TWDB at this time. Additional amendments are to be expected throughout the duration of this contract.

FUNDING SOURCE: TWDB Grant Funds for the Region H Water Planning Group

ATTACHMENTS: Professional Services Agreement, Initial Scope of Work, Budget

RECOMMENDED ACTION

Authorize the General Manager to negotiate and execute a Professional Services Agreement with Freese and Nichols, Inc., in the amount of $630,769, on behalf of the Region H Water Planning Group for development of the 2031 Region H Regional Water Plan. Sufficient funds were budgeted in Fiscal Year 2027 for this purpose.

Board Communication

Item No.	Agenda Item	Date
7.3	Consider authorizing the General Manager to execute an Interlocal Agreement between the San Jacinto River Authority and The Woodlands Township for landscape and signage replacement related to the Woodlands Division's major repair and rehabilitation projects.	09/24/2026

BACKGROUND INFORMATION

The Authority has identified a number of Woodlands Division capital improvements that will be accomplished in the future that may impact existing trees, bushes, shrubs, and signage that are owned and maintained by The Woodlands Township. Due to the number of future projects, it was determined an Interlocal Agreement would be the best mechanism to address agency and financial responsibility. The Authority will be responsible for those trees, bushes, shrubs and signage that need to be removed and replaced; the ILA references The Woodlands Township landscape requirements.

Provisions within the ILA include the Authority's contractor subcontracting with one of the ten contractors that work with The Woodlands Township to address the landscape needs of an Authority's capital project. There is a financial cap per capital project of a not exceed 2 percent of the total construction project cost. The ILA term is 5-years with provisions allowing for additional 5-year increments, both parties should agree, because the Woodlands Division capital projects extend beyond 5-years. The cost of replacing any landscaping or signs is integral to each construction project.

FUNDING SOURCE: R&R Funds and Bond Funds

ATTACHMENTS: Interlocal Agreement between the Authority and The Woodlands Township

RECOMMENDED ACTION

Authorize the General Manager to execute the Interlocal Agreement between the San Jacinto River Authority and The Woodlands Township for the replacement of trees, bushes, shrubs, and signs.