

NOTICE OF MEETING GUADALUPE-BLANCO RIVER AUTHORITY BOARD OF DIRECTORS

In accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code, the Guadalupe-Blanco River Authority (GBRA), whose principal office is in the City of New Braunfels, Comal County, Texas, hereby gives notice of a meeting of its **BOARD OF DIRECTORS** to be held at the **Guadalupe-Blanco River Authority, Annex Building, 905 Nolan St., Seguin, Guadalupe County, Texas, at 10:00 a.m., on Wednesday, February 18, 2026.**

CALL TO ORDER

- Chair's consideration of posted notices
- Pledge of Allegiance
- Welcome guests

CHAIRMAN ITEMS

1. Consideration of and possible action approving Board Committee assignments of the Board of Directors for calendar year 2026.

PUBLIC COMMENTS

2. Comments from the public. **NOTE:** This portion of the meeting is intended for comments from the public on non-agenda item-related topics. Please limit comments to **3 MINUTES**. To address the Board, please sign and completely fill out the Attendance Sheet maintained at the entrance to the building where the meeting is being held. **NO RESPONSE MAY BE MADE OR ACTION TAKEN BY THE BOARD DURING PUBLIC COMMENTS.** To address the Board related to an item posted on the agenda for action or discussion, please indicate the Item number you wish to comment on using the Attendance Sheet. The Board will call individuals to make comments at the appropriate time.

CONSENT ITEMS

3. Consideration of and possible action approving the minutes of the January 21, 2026, Board Meeting.
4. Consideration of and possible action approving the monthly financial report for January 2026.
5. Consideration of and possible action approving the monthly operations report for January 2026.
6. Consideration of and possible action approving Directors' expense vouchers for January 2026.

GENERAL MANAGER/CEO ITEMS

7. The General Manager/CEO and staff may report on, and the Board may discuss, executive reports and/or issues relating to GBRA activities including without limitation, the following: Safety Update, GBRA water and sewer utility operations, hydroelectric operations, GBRA facilities management including plants and dams, water resources planning and operation, construction management, economic and community development, project development, accounting and finance, records management, grants and financial assistance, human resources, information technology, communications, social media, education programs, resource protection, weather and climate, river flows and other scientific issues, public and private entities partnering with GBRA, water quality services, community affairs, environmental programs, legislative updates, strategic planning, and stewardship.

ACTION ITEMS

8. Consideration of and possible action approving an amendment to the GBRA Fiscal Year 2026 Work Plan and Budget to adopt new water rates for Comal Trace, Cordillera, and Johnson Ranch retail water systems.

9. Consideration of and possible action approving a Resolution of the Board of Directors of Guadalupe-Blanco River Authority adopting Board Policy - 403 Investment Policy and the investment strategy contained therein.

10. Consideration of and possible action approving a Resolution by the Guadalupe-Blanco River Authority declaring a public necessity for the acquisition of certain wastewater collection system pipeline easements and temporary construction easements for the GBRA FM 725 TXDOT Relocation Project in connection therewith, over, across, upon and under certain privately-owned real properties; authorizing all appropriate action by the General Manager/CEO, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed certain permanent easements and temporary construction easements that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of GBRA to acquire such property interests; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the Resolution to be severable one from the other in the event any section of the Resolution is determined to be invalid; said properties to be identified to wit:

Parcel 01 and 02 – Juniper Ventures of Texas, LLC, a Delaware limited liability company, being a 0.06-acre variable-width wastewater line easement out of the Sarah Dewitt Survey No. 48, Abstract No. 103, Guadalupe County, Texas, out of the remainder of a 2.832 acre tract, Tract No. 17, described in Deed to Juniper Ventures of Texas, LLC, of record in Document No. 201899027664, Official Public Records, Guadalupe County, Texas, said 2.832 acre tract being all of Lot 1R and A Part of Lot 2R, Block 1, Moeller

Subdivision, according to plat recorded in Volume 6, Page 130, Map and Plat Records, Guadalupe County, Texas, and Part of Lot 3, Block 1, Moeller Subdivision Unit 2 according to plat recorded in Volume 5, Page 113A, Map and Plat Records, Guadalupe County, Texas and being more particularly described by metes and bounds and survey as follows in Exhibit "A" attached hereto; and

Parcel 03 – Char Mar Limited Partnership, a Texas limited partnership, being a 0.016 acre variable width wastewater line easement out of the Sarah Dewitt Survey No. 48, Abstract No. 103, Guadalupe County, Texas, out of the remainder of Lot 2R, Block 1, Moeller Subdivision according to plat recorded in Volume 6, Page 130, Guadalupe County, Texas, conveyed to Char Mar Limited Partnership in Deed of Record in Volume 2847, Page 329, Official Public Records, Guadalupe County, Texas, and being more particularly described by metes and bounds and survey as follows in Exhibit "B" attached hereto; and

Parcel 08 – Richard Beach Family Limited Partnership, a Texas limited partnership, being a 0.13 acre 25 foot wastewater line easement out of the Sarah Dewitt Survey No. 48, Abstract No. 103, Guadalupe County, Texas, out of Lot 1R, Fellers Subdivision, Block 1, Lots 1R, 2R, 3R, 4R, according to plat recorded in Volume 9, Pages 348-349, Map and Plat Records, Guadalupe County, Texas, and being out of that tract described in Deed to Richard Beach Family LP, of record in Document No. 2014020116, Official Public Records, Guadalupe County, Texas, and being more particularly described by metes and bounds and survey as follows in Exhibit "C" attached hereto; and

Parcel 09 – Fellers Mixed Property Owners Association, Inc., being a 0.12 acre 25 foot wastewater line easement out of the Sarah Dewitt Survey No. 48, Abstract No. 103, Guadalupe County, Texas, out of Lot 15R, Fellers Subdivision, Block 21, Lots 15R, 16R, 17R, 18R and 19R, according to plat recorded in Volume 9, Pages 352-353, Map and Plat Records, Guadalupe County, Texas, and being out of that same tract described in Deed to Fellers Mixed Property Owners Association, Inc. of record in Document No. 202299036866, Official Public Records, Guadalupe County, Texas, and being more particularly described by metes and bounds and survey as follows in Exhibit "D" attached hereto; and

Parcel 11 – Goodvin Retail LLC, a Texas limited liability company, being a 0.18 acre variable width wastewater line easement out of the Sarah Dewitt Survey No. 48, Abstract No. 103, Guadalupe County, Texas, out of 1.893 acre tract, the remainder of Lot 53R, The Meadows Subdivision, Lot 52R and Lot 53R, according to plat recorded in Volume 8, Page 659, Map and Plat Records, Guadalupe County, Texas, described in Deed to Goodvin Retail, LLC, of record in Document No. 202499003479, Official Public Records, Guadalupe County, Texas, and being more particularly described by metes and bounds and survey as follows in Exhibit "E" attached hereto.

11. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a Wastewater Service Agreement between GBRA and KB Home Lone Star, Inc. related to the Voight Tract residential development to be located in Guadalupe County, Texas.
12. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract with the highest-ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Green Lake Control Structure Re-establishment Project in Calhoun County, Texas.
13. Consideration of and possible action authorizing the General Manager/CEO to negotiate and execute a contract with the highest-ranked bidder based on a Competitive Sealed Proposal process, which provides the best value for the Guadalupe-Blanco River Authority, for selection of a general contractor for the Alligator Slide Improved Crossing Project in Calhoun County, Texas.
14. Consideration of and possible action to ratify a change order with Sundt Construction for the Lake McQueeney and Placid Spillgate Replacement and Dam Armoring Project for a deduction in contract price of \$227,000 and an increase of project days.
15. Consideration of and possible action to ratify a change order with Sundt Construction for the Lake McQueeney and Placid Spillgate Replacement and Dam Armoring Project for a deduction in contract price of \$156,000 and an increase of project days.

DISCUSSION ITEMS

16. Discussion regarding Base Flow Report, Water Quality Index, long-term weather pattern, and condition of the Guadalupe Basin.

ITEMS FOR EXECUTIVE SESSION

17. The Board may meet in Executive Session as authorized by Chapter 551, Texas Government Code, to discuss one or more of the following matters:
 - a. Any items listed on this agenda;
 - b. Advice from legal counsel about pending or threatened litigation, including litigation options, representation, settlements, settlement-related agreements, and memoranda of understanding and, if applicable, the impact of pending or contemplated litigation on GBRA projects and proposed projects;
 - c. The following matters: (i) GBRA's Mid-Basin Water User Permit Application in Gonzales County (98th District Court of Travis County); (ii) San Antonio Water System's application to TCEQ for a bed and banks permit on the San Antonio River (TCEQ); (iii) Cibolo Creek Municipal Authority's application to TCEQ for a bed and banks permit on the San Antonio River (TCEQ); (iv) other pending applications for TCEQ water use or water quality permits on which GBRA is the permittee or co-permittee; (v) pending applications for TCEQ water use or water quality permits in the Guadalupe or adjacent

river basins; and (vi) pending or threatened litigation to which GBRA is a party or potential party;

d. Advice from legal counsel about pending litigation or threatened litigation relating to right-of-way acquisition; deliberation on matters relating to the purchase, exchange, lease, or value of real property interests and advice from legal counsel on those matters, including, without limitation, issues relating to (i) right-of-way acquisitions for GBRA-related projects within or adjacent to the boundaries of GBRA's district; and (ii) exchange, sale, or transfer of real property interests within or adjacent to the boundaries of GBRA's district;

e. Briefing and advice from legal counsel relating to matters covered by counsel's duty of confidentiality, including, without limitation: (i) issues relating to agreements under negotiation; (ii) issues relating to potential litigation and representation in that litigation, including, without limitation, issues or disputes arising from existing contracts to which GBRA is a party and bid protests, (iii) legal and regulatory issues relating to GBRA's groundwater and/or surface water rights and permits throughout the Guadalupe River Basin; (iv) legal and regulatory issues relating to GBRA's water, wastewater, and hydroelectric generation operations; (v) issues relating to GBRA easement rights, enforcement of same, and other property rights; and (vi) issues relating to agricultural water sales;

f. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers or employees; and to receive and obtain legal advice regarding the same from legal counsel.

- General Manager/CEO, public officers, or employees

No action will be taken in executive session. The Board may take final action on any of the above-mentioned matters while convened in open session pursuant to Chapter 551 of the Texas Government Code.

ADJOURN



Darrell Nichols, General Manager/CEO, GBRA
2225 E. Common, New Braunfels, Texas 78130 February 11, 2026