

**GUADALUPE-BLANCO RIVER AUTHORITY**  
**Minutes of the Board of Directors**  
**February 18, 2026**

The Board of Directors of the Guadalupe-Blanco River Authority met in a regular meeting on February 18, 2026, at the GBRA Annex Building Board Room, 905 Nolan St., Seguin, Guadalupe County, Texas. Directors present were Dennis Patillo, Patrick Cohoon, Robert Blaschke, Stephen B. Ehrig, Sheila Old, William Carbonara, John Cyrier, Emanuel Valdez, and Jennifer Storm. Present in the Annex Building in Seguin, Texas, were Darrell Nichols, General Manager/CEO; Jonathan Stinson, Deputy General Manager; Vanessa Guerrero, Executive Manager of Administration; Randy Staats, Executive Manager of Finance/CFO; Charles Hickman, Executive Manager of Engineering; Nathan Pence, Executive Manager of Environmental Science; David Harris, Executive Manager of Operations; John Curtis, Executive Manager of Information Technology; and Joseph Cole, General Counsel.

Chairman Patillo called the meeting to order at 9:59 a.m. and took note of the certifications presented that notice of the meeting had been properly posted in the office of the Secretary of State and at the GBRA office in New Braunfels, Texas, pursuant to Title 5, Chapter 551 of the Texas Government Code. A quorum being present, the following proceedings were had:

Director Valdez led the Pledges of Allegiance to the United States flag and the Texas flag.

The Chairman called for **Chairman Item 1 - Consideration of and possible action approving Board Committee assignments of the Board of Directors for calendar year 2026.**

Chairman Patillo recommended the following standing committee appointments for calendar 2026 to be presented by a motion at the March Board meeting:

- Retirement and Benefit Committee: Director Cohoon, Director Carbonara, and Director Valdez
- Audit Committee: Chairman Patillo, Director Cyrier, and Director Old

Chairman Patillo is also recommending the formation of a compensation committee for the annual review of the General Manager/CEO. The recommended appointments to this committee will be presented by motion at the March Board Meeting.

The Chairman then called for **Public Comments**. Chairman Patillo recognized Sandra Pettit with the TX CAP (“Collect and Protect”) Water Project. .

The Chairman called for **Consent Item 3 - Consideration of and possible action approving the minutes of the January 21, 2026, Board Meeting; Consent Item 4 - Consideration of and possible action approving the monthly financial report for January 2026; Consent Item 5 - Consideration of and possible action approving the monthly operations report for January 2026; and Consent Item 6 - Consideration of and possible action approving Directors’ expense vouchers for January 2026**. Upon Motion by Director Cohoon, seconded by Director Blaschke, the Board unanimously approved Consent Items 3, 4, 5, and 6.

The Chairman then called for **General Manager/CEO Item 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. James Semler, Safety and Risk Manager, stated that there were no lost-time incidents during this period or the last 648 days. During January, staff training focused on construction and laboratory safety, emergency response, and hazard recognition. Safety tasks completed this past month included sixteen (16) safety audits/inspection reports; two (2) mass notification alerts, streamlining of the onboarding safety-boot voucher process, completion of Q1 drug and alcohol testing, and attendance at the monthly Operations meetings. GBRA has completed replacement of existing plastic gas containers with metal containers as a safety improvement. The safety infographic campaign for February was Heart Health. Next, Randy Staats, Executive Manager of Finance, briefed the Board on bond transactions for the Sunfield Wastewater Reclamation System, Carrizo Groundwater Supply Expansion Project, and the Regional Raw Water Delivery System. He also discussed abridged SWIFT applications to the Texas Water Development Board for the Carrizo Groundwater System, WaterSECURE, and the Western Canyon System Expansion. Mr. Staats presented information on recent reimbursement resolutions for WaterSECURE and the Regional Raw Water Delivery System – Variable Frequency Drive project. Bond/loans paid off in FY26 were the General Improvement Revenue Bond and the U.S. Government Loan for Canyon Reservoir. The Board was also briefed on the arbitrage liability for FY 22 to FY 25, as well as miscellaneous updates on financial system improvements, the new purchasing card program, overtime tax deduction savings for employees, and upcoming Board meeting action items. Next,

John Curtis, Executive Manager of Information Technology (“IT”), briefed the Board on short and long-term trends in IT, assessment of GBRA’s current IT staff and services, projects, and priorities for the organization that align with the GBRA Strategic Plan. Darrell Nichols, General Manager/CEO, further discussed the Operations division’s successful involvement in the selection and use of technology.

The Chairman called for **Action Item 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.** Sandra Terry, Deputy Executive Manager of Finance, is seeking approval of an amendment of the GBRA FY 26 Work Plan and Budget to reflect new water rates for the Comal Trace, Cordillera, and Johnson Ranch retail water systems which will assist and promote water conservation and the use of water conservation techniques, primarily in landscape irrigation, to reduce water usage. Upon Motion by Director Cohoon, seconded by Director Valdez, the Board unanimously approved Action Item 8, 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.

The Chairman then called for **Action Item 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.** Sandra Terry, Deputy Executive Manager of Finance, is seeking the adoption of the Board Policy - 403 Investment Policy and associated investment strategy. The only proposed change is the addition of an investment officer, the Treasury & Debt Coordinator. Upon Motion

by Director Cohoon, seconded by Director Blaschke, the Board unanimously approved Action Item 9, approving the resolution adopting Board Policy - 403 Investment Policy and the investment strategy. A copy of the resolution is attached and made a part of these minutes.

The Chairman then called for **Action Item 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.

Larry Gee, Deputy General Counsel, is seeking approval of a resolution declaring a public necessity for the acquisition of certain wastewater pipeline easements and temporary construction easements for the FM 725 TXDOT Relocation Project (“Project”). GBRA is relocating a portion

of the Project in, over, under, through, and across certain properties located in Guadalupe County, Texas. Efforts to negotiate for the acquisition of these properties have been unsuccessful, making proceedings in eminent domain necessary to acquire such needed permanent easements and temporary construction easements. Upon Motion by Director Cohoon, seconded by Director Blaschke, by a record vote, the Board unanimously approved Action Item 10, approving the proposed resolution. A copy of the resolution is attached and made a part of these minutes.

The Chairman then called for **Action Item 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.** Justin Adkins, Assistant General Counsel, is seeking authorization to negotiate and execute a wastewater service agreement with KB Home Lone Star, Inc. for the provision of 488 Living Unit Equivalents of retail wastewater service from GBRA's Stein Falls Wastewater Reclamation System to the Voight Tract, which will be located in Guadalupe County, Texas. Upon Motion by Director Cohoon, seconded by Director Old, the Board unanimously approved Action Item 11, 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.

The Chairman called for **Action Item 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 Reestablishment Project in Calhoun County, Texas.** Daniel Worley, Senior Project Engineer, is seeking authorization to execute a contract with the highest-ranked bidder by means of a competitive sealed proposal process for the Green Lake Control Structure Reestablishment Project in Calhoun County, Texas. The Lower Guadalupe Diversion System has been experiencing recurring washouts due to Green Lake overtopping the diversion canal. The proposed project will reestablish a control structure to provide a designed point for Green Lake to flow into the GBRA diversion canal during the wet period and prevent erosion washouts and water loss. Upon Motion by Director Cyrier, seconded by Director Cohoon, the Board unanimously approved Action Item 12, authorizing the General Manager/CEO to negotiate and execute a contract with the highest-ranked bidder for selection of a general contractor for the Green Lake Control Structure Reestablishment Project in Calhoun County, Texas.

The Chairman called for **Action Item 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.** Ryan Stangel, Project Engineer II, is seeking authorization to execute a contract with the highest-ranked bidder by means of a competitive sealed proposal process for the Alligator Slide Improved Project in Calhoun County, Texas. The crossing at Hog Bayou into Alligator Slide Lake has required frequent maintenance due to sinking over time. The proposed project is designed to raise and reinforce the low-water crossing to restore proper elevation and harden the crossing. Upon Motion by Director Blaschke, seconded by Director Carbonara, the Board unanimously approved Action Item 13,

authorizing the General Manager/CEO to negotiate and execute a contract with the highest-ranked bidder for selection of a general contractor for the Alligator Slide Improved Crossing Project in Calhoun County, Texas.

The Chairman then called for **Action Item 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.** Charlie Hickman, Executive Manager of Engineering, is seeking to ratify a change order with Sundt Construction for the Lake McQueeney and Placid Spillgate Replacement and Dam Armoring Project. GBRA identified additional rehabilitation work needed for the hydroelectric system. These projects included blasting, structural repairs, recoating, removal of vegetation near the powerhouse, replacing windows, testing the existing transformers, and installing new seals on the tainter gate. Due to the delay in completion of the original project, Sundt will perform these items without additional compensation and will provide payment for the extended resident project engineering services, resulting in a decrease of \$227,000 to the contract price and 222 days added to the contract time. Upon Motion by Director Old, seconded by Director Cohoon, the Board unanimously approved Action Item 14, ratifying 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.

The Chairman called for **Action Item 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.** Charlie Hickman, Executive Manager of Engineering, is seeking to

ratify a change order with Sundt Construction for the Lake McQueeney and Placid Spillgate Replacement and Dam Armoring Project. GBRA identified additional rehabilitation work necessary for the hydroelectric system. These projects included blasting, structural repairs, recoating, installation of new seals on the slide gates, new electrical disconnects at the powerhouse, additional grade beam for dam armoring, removal of vegetation near the powerhouse, replacing windows, new fencing, removal of existing residential structures, and testing of the existing transformers at the substation. Due to the delay in completion of the original project, Sundt will perform these items without additional compensation and will provide payment for the extended resident project engineering services, resulting in a decrease of \$156,000 to the contract price and 180 days added to the contract time. Upon Motion by Director Old, seconded by Director Cohoon, the Board unanimously approved Action Item 15, ratifying 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.

The Chairman called for **Discussion Item 16 - Discussion regarding Base Flow Report, Water Quality Index, long-term weather pattern, and condition of the Guadalupe Basin.** Charles Hickman, Executive Manager of Engineering, briefed the Board on the Guadalupe River basin hydrologic conditions, including rainfall percentages, events, and totals; the Base Flow Report; the U.S. Drought Monitor Seasonal Outlook; Edwards Aquifer level; Comal Springs level; Guadalupe River stream flows; neutral conditional modeled forecast; and elevation of Canyon Reservoir. Canyon Reservoir elevation was at 887.84 as of February 16, 2026. The J-17 well level was 628.53 as of February 15, 2026. Comal Springs was flowing around 75.7 cfs as of February 14, 2026.

The open meeting was recessed at 11:09 a.m., subject to call by the Chairman, and the meeting was held in executive session at 11:25 a.m. pursuant to Chapter 551, Texas Government Code.

The open meeting reconvened at 12:04 p.m.

There being no further business to be brought before the Board, the meeting was adjourned at 12:04 p.m., subject to a call by the Chairman.



Chairman



Secretary/Treasurer