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THE WOODLANDS TOWNSHIP

Board of Directors Meeting

REGULAR BOARD MEETING

August 20, 2026

MINUTES

THE STATE OF TEXAS §
COUNTIES OF HARRIS & MONTGOMERY §

The Board of Directors of The Woodlands Township met in regular session, open to the public, on August 20, 2026, posted to begin at 6:00 p.m. The meeting was held in the Board Chambers at the office of The Woodlands Township, 2801 Technology Forest Boulevard, The Woodlands, Texas, within the boundaries of The Woodlands Township.

STANDARD ITEMS

1. **Invocation / Pledge of Allegiance;**

   Director Adam Lamb provided the invocation. Chairman Brad Bailey then led the Pledge of Allegiance to the United States flag and the Texas State flag.

2. **Proclamations;**

   a. **Proclamation recognizing September 11, 2026, as Patriot Day and the National Day of Service and Remembrance;**

   Treasurer Richard Franks read the proclamation and proclaimed Friday, September 11, 2026, as Patriot Day and the National Day of Service and Remembrance.

3. **Call meeting to order;**

   Chairman Brad Bailey called the meeting to order at 6:04 p.m. and declared that notice of this meeting was posted at least three business days in advance of the scheduled date inside the boundaries of The Woodlands Township at the office building located at 2801 Technology Forest Boulevard, The Woodlands, Texas, and posted online at https://www.thewoodlandstownship-tx.gov. The roll was then called of the duly elected members with all members being present.

Present: Chairman Brad Bailey; Vice Chairman Craig Eissler; Secretary Linda Nelson; Treasurer Richard Franks; Director Cindy Heiser; Director Adam Lamb; Director Shelley Sekula-Gibbs

Staff Present: Monique Sharp, President/Chief Executive Officer, Chris Nunes, Chief Operating Officer, William Pham, Chief Technology & Innovation Officer, Nick Wolda, President, Visit The Woodlands, Palmer Buck, Fire Chief, Angela Branch, Director of Human Resources, LeaAnn Petersen, Director of Communications, Kellan Shaw, Chief Financial Officer, John McGowan, Director of Parks and Recreation, Angel Nicks, Director of Customer Engagement, Renee Huggins, Township Secretary

Attendees: Bret Strong, Township Legal Counsel

4. **Receive, consider and act upon adoption of the meeting agenda;**

Motion by: Treasurer Richard Franks moved to adopt the meeting agenda.
Second by: Director Cindy Heiser

Passed:	Chairman Brad Bailey	YES
	Vice Chairman Craig Eissler	YES
	Secretary Linda Nelson	YES
	Treasurer Richard Franks	YES
	Director Cindy Heiser	YES
	Director Adam Lamb	YES
	Director Shelley Sekula-Gibbs	YES

5. **Recognize public officials;**

The following public officials were in attendance:

- Arthur Bredehoft - Director, The Woodlands Metro Center Municipal Utility District; Vice-Chairman, Montgomery County Appraisal District; and Chair, The Woodlands Development Standards Committee
- Scott Preston - Sterling Ridge Residential Design Review Committee

6. **Public comment;**

The following individual provided public comment:

- Jack Devlin – shared concerns about pet waste contributing to elevated E. coli levels in waterways and proposed community education and storm-drain marking initiatives.

CONSENT AGENDA

7. **Receive, consider and act upon the Consent Agenda;**
(This agenda consists of non-controversial or "housekeeping" items required by law. One motion with modifications, if applicable, approves for action, all items contained within the Consent Agenda. Items may be moved from the Consent Agenda to the Regular Agenda by any Board Member making such request prior to a motion and vote.)

Motion by: Treasurer Richard Franks moved to approve the consent agenda.
Second by: Director Shelley Sekula-Gibbs

Passed:	Chairman Brad Bailey	YES

Vice Chairman Craig Eissler	YES
Secretary Linda Nelson	YES
Treasurer Richard Franks	YES
Director Cindy Heiser	YES
Director Adam Lamb	YES
Director Shelley Sekula-Gibbs	YES

a. Receive, consider and act upon approval of the minutes of the June 25, 2026 Regular Meeting, July 16, 2026 Regular Meeting, and the July 23, 2026 Regular Meeting for the Board of Directors for The Woodlands Township;

b. Receive, consider and act upon Administrative Reports for Community Services;

c. Receive, consider and act upon Administrative Reports for Law Enforcement and Community Policing for July 2026;

d. Receive, consider and act upon Administrative Reports for The Woodlands Fire Department;

e. Receive, consider and act upon Pathway Easement from the Lakefront South Condos, LLC (P-2026-0497);

f. Receive, consider and act upon the conveyance of the Restricted Open Space Reserves in Grogan's Mill known as Lakeside Cove Pathway (P-2026-0508);

g. Receive, consider, and act upon an Access and Maintenance Easement with Harris County Flood Control District (P-2026-0500);

h. Receive, consider, and act upon the George Mitchell Nature Preserve Resource Management Plan;

i. Receive, consider and act upon a proposed 2026 Capital Projects budget amendment for high priority system-wide pathway improvements;

j. Receive, consider and act upon an Interlocal Agreement with San Jacinto River Authority for restoration and replacement of Township landscaping and infrastructure impacted by San Jacinto River Authority construction activities (C-2026-0464);

k. Receive, consider and act upon the third amendment to the Reforestation - Install Agreement (C-2023-0323) and the fourth amendment for the purchase of tree stock (C-2022-0215);

l. Receive, consider and act upon a proposed 2026 operating budget amendment for additional tree removal due to environmental conditions;

m. Receive, consider and act upon an award of contracts (C-2026-0441) and proposals (C-2026-0510) for the Alden Bridge Sports Park softball complex enhancements and improvements;

n. Receive, consider and act upon an award of bids for Streetscape and Town Center Maintenance North (C-2026-0279), South (C-2026-0486), Street Sweeping (C-2026-0487) and Tree Care (C-2026-0288) Projects;

o. Receive, consider and act upon the acceptance of a proposal for playground equipment at The Recreation Center at Rob Fleming Park (C-2026-0496);

p. Receive, consider and act upon an Interlocal Agreement for Law Enforcement Services with Harris County (C-2026-0506);

q. Receive, consider and act upon an award of contracts for Video Production Services (C-2026-0451);

r. Receive, consider and act upon a change in broker/consultant for employee insurance benefits (C-2026-0507);

REGULAR AGENDA

8. **Receive, consider and act upon proposed installation of cell tower(s) on Township-owned property (C-2025-0243);**

William Pham, Chief Technology & Innovation Officer, presented information related to the Request for Proposals (RFP) that was released to identify Township-owned parks as potential locations for the installation of cell towers. Mr. Pham advised that Diamond Communications was awarded the bid and identified ten proposed cell tower site locations. He shared that Diamond Communications identified three sites recommended for the initial phase: Rob Fleming Recreation Center, Terramont Park and Cattail Park. Mr. Pham reviewed current cellular coverage gaps, as well as potential cell service improvements. He then provided information related to proposed tower locations and renderings, including a concealed "monopine" design, for the three initial locations. Board discussion followed.

Mr. Pham then shared information related to the proposed financial terms, including a minimum monthly rent of $1,250 per site with a 3% escalator, a one-time bonus of $50,000 per site, a 20-year lease term and a revenue-share structure that increases as additional wireless carriers are added to each tower. Board discussion followed.

Motion by: Treasurer Richard Franks moved to schedule a public hearing on September 17, 2026, regarding proposed cell tower installation on Township-owned property.

Second by: Vice Chairman Craig Eissler

Passed:	Chairman Brad Bailey	YES
	Vice Chairman Craig Eissler	YES
	Secretary Linda Nelson	YES
	Treasurer Richard Franks	YES
	Director Cindy Heiser	YES
	Director Adam Lamb	YES
	Director Shelley Sekula-Gibbs	YES

9. **Receive, consider, and act upon an adjacent resident's concerns about Northshore Park;**

Dr. Chris Nunes, Chief Operating Officer, provided background information regarding concerns raised by an adjacent resident in June 2026 about lighting and noise at the Northshore Park volleyball courts. Dr. Nunes reviewed the history of the park and prior mitigation measures, including relocation of the pavilion, tree screening, sound-diffusing landscaping, updated light shields, increased Park Ranger patrols and signage. Board discussion followed. Dr. Nunes then presented several mitigation options for the Board's consideration. Board discussion followed. The Board expressed support for enhancing Park Ranger hot spot patrols at Northshore Park.

Motion by: Treasurer Richard Franks moved to accept the report.
Second by: Vice Chairman Craig Eissler

Passed:	Chairman Brad Bailey	YES
	Vice Chairman Craig Eissler	YES
	Secretary Linda Nelson	YES
	Treasurer Richard Franks	YES
	Director Cindy Heiser	YES
	Director Adam Lamb	YES
	Director Shelley Sekula-Gibbs	YES

10. **Receive, consider and act upon the extension of the Holiday on The Waterway program to include the addition of a three-night holiday fireworks and entertainment series funded by Visit The Woodlands;**

Dr. Chris Nunes, Chief Operating Officer, presented a proposal to add a three-night fireworks and entertainment series, funded by Visit The Woodlands at a cost of $55,000, as part of the Holiday on The Waterway program. Dr. Nunes shared data reflecting increased pathway traffic and trolley ridership during the program over the past two years. He then shared that the Visit The Woodlands Board has already approved the funding. Board discussion followed.

Motion by: Treasurer Richard Franks moved to approve the extension of the Holiday on The Waterway program to include the addition of a three-night holiday fireworks and entertainment series funded by Visit The Woodlands.
Second by: Secretary Linda Nelson

Passed:	Chairman Brad Bailey	YES
	Vice Chairman Craig Eissler	YES
	Secretary Linda Nelson	YES
	Treasurer Richard Franks	YES
	Director Cindy Heiser	YES
	Director Adam Lamb	YES
	Director Shelley Sekula-Gibbs	YES

CLOSED MEETING (if applicable)

11. **Recessed to Executive Session at 6:54 p.m. to discuss matters relating to real property pursuant to §551.072, Texas Government Code; deliberation of economic development negotiations pursuant to §551.087, Texas Government Code; discuss personnel matters pursuant to §551.074, Texas Government Code; discuss IT network or critical infrastructure security pursuant to §551.089, Texas Government Code; and to consult with The Woodlands Township's attorney pursuant to §551.071, Texas Government Code;**

Note: Chairman Bailey requested that the Board hear Agenda Item 14 (Board Announcements) prior to going into Executive Session. The Board returned to this agenda item immediately following agenda item 14.

Chairman Bailey informed the Board that it would be necessary to recess to executive session.

12. **Reconvened in public session at 7:30 p.m.;**

Chairman Bailey shared that it would not be necessary to take action on matters discussed in executive session.

DISCUSS FUTURE AGENDA /ANNOUNCEMENTS

13. **Consideration of items to be placed on the agenda for next month's meeting;**

Director Cindy Heiser requested a presentation from Montgomery County Tax Assessor Tammy McCrae related to property taxes. Seconded by Director Shelley Sekula-Gibbs.

Chairman Bailey requested a presentation from The Woodlands Area Economic Development Partnership. Seconded by Vice Chairman Eissler.

Director Lamb requested information regarding the annual YMCA service agreement. Seconded by Chairman Bailey.

Vice Chairman Eissler requested a presentation related to an overview of the Leadership Montgomery County program. Seconded by Chairman Bailey.

Treasurer Franks requested a presentation from Commissioner Wheeler, Montgomery County Precinct 3, regarding traffic coordination, as well as a transportation update as requested by Director Sekula-Gibbs. Seconded by Chairman Bailey.

14. **Board announcements; and**

Note: At Chairman Bailey's request, this item was heard immediately following Agenda Item 10 and prior to the Board recessing to Executive Session.

Chairman Bailey requested that Director Shelley Sekula-Gibbs read a statement on behalf of the Township Board regarding their action taken at a recent Board Budget Workshop regarding funding for mounted patrol services.

Director Sekula-Gibbs read a statement clarifying the Board's action to allocate funding within the proposed 2027 budget for the consideration of a potential mounted patrol services agreement with the Montgomery County Sheriff's Office, which would provide mounted patrol services through commissioned law enforcement officers. The statement clarified that no agreement with the

Sheriff's Office has been approved and that Alpha & Omega's current contract remains in effect through December 31, 2026. She stated that any future mounted patrol services agreement would be brought to the Board for consideration and formal action at a future public meeting following adoption of the 2027 budget, which is scheduled for September 3, 2026.

15. **Adjournment.**

Motion by: Treasurer Richard Franks moved to adjourn the meeting at 7:33 p.m.
Second by: Director Cindy Heiser

Passed:	Chairman Brad Bailey	YES
	Vice Chairman Craig Eissler	YES
	Secretary Linda Nelson	YES
	Treasurer Richard Franks	YES
	Director Cindy Heiser	YES
	Director Adam Lamb	YES
	Director Shelley Sekula-Gibbs	YES

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Linda Nelson
Secretary, Board of Directors