



**Board of Trustees
Meeting Minutes
Date: July 29, 2026**

On the above date, the regular meeting of the Texana Center Board of Trustees was held at 2330 Graeber Road in Rosenberg, Texas.

Board Members Present:

Dr. Dennis W. Young, Board Chair
John Robson, Vice-Chair
Linda Harnist, Secretary
Sarah Hudgins
Vince Bryant
Justin Beckendorff
Leroy Cerny
Dr. Toi Harris
Sheriff Rick DeLeon (Ex Officio Member)
Sgt. Chris Morgan (Ex Officio Member)

Members absent:

Dr. Asim Shah

Staff Present:

Shena Ureste, Chief Executive Officer
Amanda Darr, Chief Financial Officer
Dot Preisler, Director, Human Resources
Sheri Talbot, Director, IDD Authority and Admissions
Kate Johnson-Patagoc, Director, IDD Specialized Services
Kara Janecek, Director, Behavioral Healthcare Services

Staff Absent:

None

Guests:

None

CALL TO ORDER, INVOCATION, DETERMINATION OF QUORUM AND RECOGNITION OF GUESTS



Dr. Dennis W. Young, Board Chair, called the meeting to order at 9:00 A.M. John Robson provided the invocation. Dennis confirmed there was a quorum for the meeting.

I. PUBLIC COMMENT:

There were no guests and no public comment.

II. APPROVAL OF MINUTES

Dennis presented the minutes from May 21, 2026, and requested a motion. Linda Harnist moved to accept the minutes as presented. Dr. Toi Harris seconded the motion. Dennis asked if there were any questions or comments. With none being noted, Dennis called for a vote and the motion carried.

III. THE BOARD WILL CONSIDER AND TAKE ACTION ON THE FOLLOWING ITEMS:

1. Review and Consider Approval of the CEO's Evaluation and Compensation

John Robson provided a brief overview of the compensation package for the CEO recommended during the Closed Session of the Board meeting May 21, 2026. Linda Harnist moved to approve the compensation package, and Dr. Toi Harris seconded the motion. Dennis asked if there were any questions or comments. With none being noted, Dennis called for a vote and the motion carried.

2. Review and Consider Approval of the Board of Trustees Officers for FY27

Dennis reviewed the recommended officers for FY27 to remain the same. Dr. Toi Harris moved to accept the recommended slate of officers for FY27. Leroy Cerny seconded the motion. Dennis asked if there were any questions or comments. With none being noted, Dennis called for a vote and the motion carried.

3. Review and Consider Approval of the Board of Trustees Meetings for FY27.

Shena Ureste reviewed the FY27 Board Meeting dates noting October 21, 2026, meeting is the third Wednesday of the month instead of the fourth Wednesday due to conference attendance for three of the SLT members on the fourth Wednesday of the month. In addition, the May 26, 2027, meeting was added at the request of the Board members. Linda Harnist moved to approve the FY27 Board meeting dates. Dr. Toi Harris seconded the motion. Dennis asked if there were any questions or comments. With none being noted, Dennis called for a vote and the motion carried.



Dr. Harris requested the dates for the FY27 Texas Council Conference in Houston and Shena reported the dates were June 23-25, 2027.

4. Review and Consider Approval of the Investment and Cash Management Procedure

Amanda Darr reviewed the current Investment and Cash Management procedure noting there had been no changes made to the procedure. Amanda stated it was a requirement for the Board to approve this procedure annually. Linda Harnist moved to approve the Investment and Cash Management procedure. Justin Beckendorff seconded the motion. Dennis asked if there were any questions or comments. With none being noted, Dennis called for a vote and the motion carried.

5. Review and Consider Approval of the PNAC Report

Sheri Talbot reviewed the PNAC report and recommendations. Kara Janacek provided an update regarding the Rural Texas Strong Program and the grant worked on to renovate the Bay City Clinic to increase ADA compliance and other issues with the clinic. She explained the last-minute decision to not submit for this grant as the minimum dollar of request was not met and a current appraisal of the building was not available and could not be completed in time which did not allow the grant to be submitted. Discussion ensued about a potential foundation to reach out to regarding these needed renovations.

Sheri stated the recommendation from the PNAC was for Trustees and Texana Center leadership to continue efforts to educate criminal justice system partners on serving people with mental illness, autism, and/or intellectual disabilities.

Linda Harnist moved to approve the PNAC Report as presented. Dr. Toi Harris seconded the motion. Dennis asked if there were any questions or comments. With none being noted, Dennis called for a vote and the motion carried.

6. Review and Consider Approval of the CCBHC Advisory Committee Report

Kara Janacek reviewed the Certified Community Behavioral Health Clinic (CCBHC) Advisory Committee (CAC) Report with emphasis on the recommendations including increased public awareness of services and how to obtain them, improved access to community resource information at clinic locations, incorporate CAC recommendations into the Client Satisfaction Survey including simplified language and multiple options for survey completion to improve accessibility and participation. Kara then shared the community outreach



activities completed by staff for calendar year 2025 and calendar year 2026 to date. These will be shared with the Board on an ongoing basis. Kara asked for any additional suggestions to please be communicated to her. Linda Harnist moved to approve the CCBHC Advisory Committee Report. Justin Beckendorff seconded the motion and the motion carried. Dennis asked for any comments or questions. Several Board members offered suggestions to Kara including public service announcements on local radio stations that individuals listen to particularly in the rural areas but also in the Houston area as we are an extension of the Houston news area. Several other suggestions were made and accepted by Kara to follow-up on.

With no other discussion occurring, Dennis called for a vote. The motion carried.

7. Review and Consider Approval for the Early Redemption and Payoff of Mental Health Mental Retardation (MHMR) Revenue Bonds, Series 2010

Amanda Darr reviewed the Background and Financial Analysis of the current debt structure around the bond which financed 4706 Airport Avenue (Service Center Building and Learning Center Building.) The original issue was \$5,795,000 with a 30-year maturity. The remaining term is 15 years. The average coupon rate is 5.14%. The debt service obligation of \$384,780 per annum. The outstanding principal is \$3,835,000. It was noted that following the strategic decision to voluntarily discontinue IDD waiver services, the Center successfully liquidated non-core real estate assets (group homes and learning center) for a total of \$3,919,991 and more recently the sale of the last group home (Dovecoft) for \$264,000. Amanda explained this would reduce the expense for critical programs including the Local Intellectual and Developmental Disability (LIDDA) services and the Early Childhood Intervention Program. Shena explained that the programs are struggling financially and would use fund balance so it only made sense to call and pay off the bonds. This would reduce the fund balance down to an estimated 117 days.

It is recommended that the Board of Trustees authorize the use of the Center's fund balance to effectuate the full redemption and payoff of the outstanding Texana Cetner MHMR Revenue Bonds, Series 2010.

Furthermore it is recommended that the Board grant formal authorization to Shena Ureste, Chief Executive Officer or Amanda Darr, Chief Financial Officer, to negotiate, sign, and execute all necessary legal and financial instruments required to satisfy the bond indenture and terminate the debt obligation.



Leroy Cerny moved to approve the recommendation. Linda Harnist seconded the motion. Dennis asked if there were any other questions or comments. With none being noted, Dennis called for a vote and the motion carried.

8. Review and Consider Approval of the New HVAC for 4706 Airport Avenue, Bldg. A

Amanda Darr explained the challenge with the 4706 Airport Avenue HVAC system and the extensive requirements to replace it. She described the scope of work as follows:

- Mechanical and HVAC Systems: Full replacement of major mechanical components including new interior units and rooftop units (RTU's) engineered by CFI Companies.
- Structural Engineering: Technical evaluation of the existing interior concrete slabs alongside targeted reinforcement of the roof structure to safely support the weight of the new mechanical equipment.
- Roofing and Architectural Finishes: Complete replacement of the existing roof structure, ceiling grids, and light fixtures (LED), followed by interior repainting in designated areas.

The primary layout of the building will remain unchanged.

The relocation that is already partially in place due to the second floor of 4706 Airport Avenue being completely out was discussed.

The recommendation is that the Board of Trustees authorize the HVAC system replacement project at 4706 Airport Avenue and commit \$4,200,000 of fund balance to fund this project. This will further reduce the fund balance down to an estimated 91 days after both project are completed.

Linda Harnist moved to approve the recommendation as stated. Sarah Hudgins seconded the motion. Dennis asked if there were any other questions or comments. With none noted, Dennis called for a vote. The motion carried.

IV. THE BOARD WILL DISCUSS THE FOLLOWING ITEMS WITH NO ACTION REQUIRED:

1. Review of the 3rd Quarter 2026 Financial Report

Due to time constraints, Amanda referred the Board of Trustees to the written report provided. She stated overall the Center continues to perform better than budgeted through the first three quarters of the fiscal year, driven primarily by one-time local miscellaneous income and continued savings in personnel costs,



partially offset by reduced Medicaid case management revenue. The net financial position is \$2,457,859 versus a budgeted net surplus of \$1,286,411 through the first three quarters.

2. Update on Contract and Accountability Organization (CAO) Audit and NCQA

Sheri Talbot started by showing the Board of Trustees the renewal certificate for NCQA. She spoke about the positive experience, the many compliments on how the auditors could see that service coordinators cared about and had relationships with clients and families ensuring quality care.

Sheri then covered the CAO by Health and Human Services Commission and the opposite audit experience and the proposed sanctions that are being appealed.

V. AN EXECUTIVE CLOSED SESSION WAS BE HELD FOR THE FOLLOWING PURPOSE:

None

VI. ADJOURN

Dennis adjourned the meeting at 10:45 am.

VII. NEXT BOARD OF TRUSTEES MEETING

The next Board of Trustees meeting will take place on October 21, 2026, at 9:00 am at 2330 Graeber Road, Rosenberg, Texas 77471.

Minutes Approved:

A handwritten signature in blue ink, appearing to read "Dennis W. Young", written over a circular stamp.

Dennis W. Young, Board Chair