

Unapproved  
Wellborn Special Utility District  
Board of Directors Meeting  
July 15, 2025

**Board Members Present:**

James Massey  
John Himmel  
David Ernstes  
Susie Lighfoot  
Perry Barboza

**Staff Present:**

Campbell Young, General Manager  
Eric Chandler, Asst Manager  
Julia Skrivanek, Office Manager  
Carolyn Prescott  
Brandy Fielder

**Absent:**

Gwen Hattaway  
Travis Miller  
Brent Paterson  
Larry Michalscheck

**Guest:**

Terry Winn, STV, Inc  
Susan Fontaine  
Mel Derong  
Randall Pitcock  
Curt Mackey  
Walter Hinkle  
Jerry Ransom  
Frank Rembert

The regular monthly meeting of the Board of Directors ("Board") of the Wellborn Special Utility District ("District") was held on July 15, 2025, in the Board Room at the District Office, 6784 Victoria Avenue, College Station, TX 77845. The Board convened in a meeting open to the public, for which notice was given as required by Chapter 551, Government Code, as amended, and as otherwise required by law.

1. Meeting called to order at 6:00 p.m., by James Massey, President. The President confirmed that the Board members listed above were present.
2. **Pledge of Allegiance:** Pledge of Allegiance led by James Massey.
3. **Invocation:** Invocation led by James Massey.
4. **Public Comments:** The board is pleased to hear from visitors on any item that does not appear on the posted Agenda (comments on Agenda items will be taken with the item). In order to respect the Board's time, please limit your remarks to five minutes. The Board will receive the information and may ask staff to investigate the matter and/or possibly place the issue on a future agenda, but the Board is prohibited by the Open Meetings Act from otherwise acting on or deliberating on such comments. All comments should be addressed to the Board as a whole and not to any individual member thereof: The Board welcomes all visitors. The President invites comments from the public. There were no public comments.
5. **Consider May 20, 2025, corrected minutes of the Board of Directors regular meeting:** Board considers the May 20, 2025, corrected minutes.
6. **Consider and approve June 17, 2025, minutes of the Board of Directors regular meeting:** June 17, 2025, minutes approved as presented.
7. **Committee Reports**
  - Nominating Committee
  - Policy and Long-Range Planning Committee
  - Finance/Audit/Rates Committee – John Himmel reports on Finance Committee meeting.

- Communication Committee
- Personnel Committee – David Ernstes reports that the Personnel Committee is working on a new employee evaluation form
- Water Conservation Committee

- 8. Consider and possible action on an update on the BVGCD's recent settlement agreement:**  
Presentation by Stephen Cast
- 9. Consider discussion on proposed rate adjustment:** Presentation on proposed rate adjustment given by Campbell Young.
- 10. Consider and act upon an Order of Wellborn Special Utility District regarding the timing of collection of water system impact fees:** Susie Lighfoot moves to approve the Order of Wellborn Special Utility District regarding the timing of the collection of water system impact fees. David Ernstes seconds. All for. Motion carries.
- 11. Consider discussion on Impact Fees process:** Presented by Campbell Young.
- 12. Consider and act upon appointing an Advisory Committee pursuant to Chapter 395 of the Local Government Code:** David Ernstes moves to appoint, John Himmel, Brent Paterson, Randall Pitcock, M.L. Schehin and Kenny Melesky to advisory committee pursuant to Chapter 395 of the Local Government Code. Susie Lightfoot seconds. All for. Motion carries.
- 13. Consider and act upon resolution establishing a Public Hearing date to consider land use assumption and capital improvements plan for Wellborn SUD:** No action taken.
- 14. Consider and act upon Engineer's recommendation for award of the contract for construction of wells for the 2020 Water Supply and Distribution Improvements to Weisinger, Inc. of Willis, Texas in the base bid amount of \$10,998,500.00 plus possible alternates for a total of \$11,165,756.00 as described in the bid and authorize the Board President to execute the construction contract accordingly:** Perry Barboza moves to award the contract for construction of the wells for the 2020 water Supply and Distribution Improvements to Weisinger, Inc. of Willis, Texas in the base bid amount of \$10,998,500.00 plus possible alternates for a total of \$11,165,775.00 as described in the bid and authorize the Board President to execute the construction contract accordingly. John Himmel seconds. All for. Motion carries.
- 15. Consider Communication Consultant update:** Update presented by Campbell Young.
- 16. Consider quarterly investment report:** Quarterly investment report presented by John Himmel.
- 17. Consider updated on Revised Master Plan:** Update presented by Terry Winn of STV
- 18. Consider update on water system improvement project:** Update on progress of water system improvement project presented by Terry Winn of STV, Inc.
- 19. Consider and act upon authorizing the General Manager to advertise the CID-02 facilities contract for bids contingent on TWDB approval:** John Himmel moves to authorize the General Manager to advertise the CID-02 facilities contract for bids contingent of TWDB approval. David Erstes seconds. All for. Motion carries.
- 20. Consider update on SH 6 generator project:** Update on progress of the SH 6 generator project presented by Terry Winn, STV, Inc
- 21. Consider and act upon approval of Change Order #1 to Bayer Construction on the SH 6 generator project:** Susie Lighfoot moves to approve Change Order #1 to Bayer Construction on the SH 6 generator project. John Himmel seconds. All for. Motion carries.

22. **Consider update on the SWTP structural repair project:** Update presented by Terry Winn, STV, Inc.
23. **Consider and act upon pay estimate #3 and final to AT Coating Services for the SWTP structural repairs (coating) project:** Perry Barboza moves to approve pay estimate #3 and final to AT Coating Services in the amount of \$6465.49. David Erstes seconds. All for Motion carries.
24. **Consider and act upon pay estimate #2 and final to AT Coating Services for SWTP structural repair (structural) project:** Perry Barboza moves to approve pay estimate #2 and final to AT Coating Service in the amount of \$9,569.76. David Erstes seconds. All for. Motion carries.
25. **Consider update on water loss reduction program:** Update presented by Campbell Young.
26. **Receive and Discuss Manager's Report on District activities, construction, finances, and related matters:** Manager's Reports presented by Campbell Young.
- Financial report
  - Update on monthly activities
  - Update on accounts payable
  - Update on TWDB monthly meeting
  - Update on BVGCD – No Update
27. **Consider Board of Director and WSUD Calendar:**
- Communication Committee Meeting set for July 16<sup>th</sup> will be cancelled.
  - TWDB monthly update meeting will be on August 7, 2025 @ 4:00 pm
  - TRWA Technical Conference – July 16<sup>th</sup>-17<sup>th</sup> in Galveston
  - Residential irrigation and water use seminar – date/time to be determined.
21. **Consider Future Agenda Items:**
- None
22. Adjourn at 8:50 pm

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James Massey, President

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Gwen Hattaway, Secretary