

Unapproved
Wellborn Special Utility District
Board of Directors Meeting
February 17, 2026

Board Members Present:

James Massey
Travis Miller
John Himmel
David Ernstes
Perry Barboza
Brent Paterson
Susan Lightfoot
Gwen Hattaway

Staff Present:

Campbell Young, General Manager
Carolyn Prescott, Office Manager
Brandy Fielder
Debbie Busa

Absent:

Guest:

Terry Winn, STV, Inc.
Ricardo Manriquez, STV, Inc.
Randall Pitcock, The Tool Guys LLC
Travis Martinek, Developer
John Martin, Hilltop Securities
Michael Martin, Hilltop Securities
Kristen Savant, Norton Rose Fulbright

The regular monthly meeting of the Board of Directors ("Board") of the Wellborn Special Utility District ("District") was held on February 17, 2026, 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. A quorum of the Board was present.
2. **Pledge of Allegiance:** Pledge of Allegiance led by James Massey, President.
3. **Invocation:** Invocation led by James Massey, President.
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 and approve January 20, 2026, minutes of the Board of Directors Regular Meeting:** January 20, 2026, minutes approved as presented.
6. **Consider resignation of Larry Michalscheck and discussion of the nomination process:** Board discusses Larry Michalscheck's resignation.

7. Committee Reports

- Nominating Committee
- Policy and Long-Range Planning Committee
- Finance/Audit/Rates Committee
- Communication Committee – Gwen asked to move Communications Committee Meeting to February 25, 2026, at 2:45 PM
- Personnel Committee
- Water Conservation Committee

8. **Consider update on water system improvement project:** Update presented by Terry Winn of STV, Inc.
9. **Consider update on SH 6 generator project:** Update on progress presented by Terry Winn of STV, Inc.
10. **Consider and act on revisions to the WSUD Mission Statement and new Strategic Priorities:** Travis Miller moves to approve WSUD Mission Statement and Strategic Priorities as presented. Gwen Hattaway seconds. All for. Motion carries unanimously.
11. **Receive and discuss revised land use assumptions & capital improvement plan:** Presentation presented by Terry Winn, STV, Inc.
12. **Consider Impact Fee Timeline:** Target dates for Timeline presented by Campbell Young, General Manager.
13. **Consider and act on Weisinger Progress Estimate #3 for CID-01 Wells Project:** Travis Miller moves to approve progress estimate #3 to Weisinger, Inc. in the amount of \$78,375.00. Gwen Hattaway seconds. All for. Motion carries unanimously.
14. **Consider and act on Dudley Construction Progress Estimate #1 for CID-02 Facilities:** Travis Miller moves to approve cost estimate \$798,000.00 to Dudley Construction with approval of ROF #7 from the Texas Water Development Board. David Ernstes seconds. All for. Motion carries unanimously.
15. **Consider and act on approval of Change Order #1 for CID-01 Wells Project:** Brent Paterson moves to approve, pending approval from Texas Water Development Board, Change Order #1 for CID-01 Wells Project. John Himmel seconds. All for. Motion carries unanimously.
16. **Consider and act upon authorizing the General Manager to advertise the CID-03 Pipeline for bids and to award the contract contingent on the total project cost not exceeding 10% above the Engineer's estimated cost.** Travis Miller moves to approve the General to advertise the CID-03 Pipeline for bids and to award the contract contingent on the total project cost not exceeding 10% above the Engineer's estimated cost. Brent Paterson seconds the motion. All for. Motion carries unanimously.
17. **Discussion and consideration of all matters incident and related to the issuance and sale of "Wellborn Special Utility District Water System Revenue Bonds, Series 2026," including the adoption of an order authorizing the issuance of such bonds and pledging the gross revenue of the District's water system to the payment of the principal of and interest on the bonds:** John Himmel moves to adopt the Order authorizing the issuance and sale of Wellborn Special Utility District Water System Revenue Bonds, Series 2026 and approving all matters incident thereto. Travis Miller seconds. All for. Motion accepted by all 8 Directors. 0 Against. 0 Abstain.
18. **Receive and Discuss Manager's Report on District activities, construction, finances, and related matters:** Update presented by Campbell Young, General Manager.

- Financial report
- Update on monthly activities
- Update on accounts payable
- Update on water loss reduction program
- Update on TWDB monthly meeting
- Update on BVGCD
- Update on RFQ for Impact Fee Audit
- Update on Financial Audit

19. Consider Board of Director and WSUD Calendar:

- Communication Committee Meeting Wednesday, February 25, 2026 @ 2:45 PM
- TWDB Monthly update Meeting Tuesday, March 3, 2026 @ 1:30 p.m.
- Filing period for candidates ended February 13, 2026.
- TRWA Conference March 25, 2026 through March 27, 2026.

20. Consider Future Agenda Items

21. Adjourn: 8:28 p.m.

James Massey, President

Gwen Hattaway, Secretary