

Wellborn Special Utility District  
Board of Directors Meeting  
Unapproved Minutes  
April 21, 2026

**Board Members Present:**

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

**Staff Present:**

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

**Absent:**

**Guest:**

David Stanley, STV, Inc.  
Ricardo Manriquez, STV, Inc.  
Dana Kieschnick  
Jerry Kieschnick  
Cory Kieschnick  
Carson Kieschnick

The regular monthly meeting of the Board of Directors ("Board") of the Wellborn Special Utility District ("District") was held on April 21, 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 5:00 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. **Executive Session: Convene into Executive Session, pursuant to Texas Government Code, Title 5, Subchapter D, Section 551.074 (Personnel Matters):** Board convened into Executive Session at 5:00 pm.
3. **Reconvene into Open Session no earlier than 6:00 pm:** Board reconvened into Open Session at 6:00 pm.
4. **Pledge of Allegiance:** Pledge of Allegiance led by James Massey, President.
5. **Invocation:** Invocation led by James Massey, President.
6. **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.

7. **Consider and approve March 17, 2026, minutes of the Board of Directors Regular Meeting:** March 17, 2026, minutes approved as presented.

8. **Committee Reports**

- Nominating Committee – David Ernstes, Chairperson, reported the Committee conducted interviews with four prospective directors for the vacant unexpired Director term
- Policy and Long-Range Planning Committee
- Finance/Audit/Rates Committee – John Himmel, Chairperson, reported the Committee, also joined with Hilltop Securities, decided to leave Revenue Bonds, Series 2026, proceeds in Logic next ninety days
- Communication Committee - Gwen Hattaway, Chairperson, reported the Town Hall meeting, April 18, 2026, was a success
- Personnel Committee
- Water Conservation Committee

9. **Consider and Act on the appointment to the Unexpired Director Term, vacated by Larry Michalscheck, recommended by the Nominating Committee:** The Nominating Committee recommends C. David Nutt to fill Larry Michalscheck's unexpired term. David Ernstes moves to accept nomination. Travis Miller seconds. All for. Motion carries.

10. **Statement of Officer to the newly appointed Director:** The Statement of Officer is given to C. David Nutt by James Massey, President.

11. **Oath of Officer to newly appointed Director:** The Oath of Office is given to newly appointed Director, C. David Nutt, by James Massey, President.

12. **Consider and Act on approval of the 2025 Audit:** John Himmel, Finance/Audit/Rates Committee Chairperson, reported the 2025 Audit was very good and needs to be sent to the State and Bond companies. Gwen Hattaway moves to approve the 2025 Audit. Brent Paterson seconds. All for. Motion carries.

13. **Consider and Act on a Resolution to join Texas Alliance of SUDs:** The Board discussed joining the Texas Alliance of SUDs. Their discussion resulted in procedural questions related to joining and operating as a member of the Alliance. The Board asked that this item be referred to the WSUD Policy and Long-Range Planning Committee to develop answers to the questions and to offer an action recommendation to the Board.

14. **Discussion of Fire Protection improvements:** Campbell Young, General Manager, reported to the Board to install a fire hydrant in an existing neighborhood is approximately \$85,000.00. Wellborn Special Utility District needs a policy for Fire Protection and will make an appointment with the Fire Department to develop a plan for a permanent fire hydrant.

15. **Consider Systems Improvement Project update on CID-01 Wells Project:** Presentation on progress presented by Ricardo Manriquez with STV, Inc.

16. **Consider and Act on Weisinger, Inc. Progress Estimate #5 for CID-01 Wells Project:** Brent Paterson moves to approve Progress Estimate #5 to Weisinger, Inc. in the amount of \$688,072.36. Travis Miller seconds. All for. Motion carries.

17. **Consider Update on CID-02 Facilities:** Presentation on update presented by David Stanley with STV, Inc.

18. **Consider and Act on Dudley Construction, Progress Estimate #3 for CID-02 Facilities:** Perry Barboza moves to approve cost estimate #3 to Dudley Construction in the amount of \$405,107.91. Brent Paterson seconds. All for. Motion carries unanimously.

19. **Consider Update on CID-03 Pipelines:** April 9, 2026, at 2:30 pm there were 10 bids received at the bid opening for the CID-03 Pipeline project presented by David Stanley, STV, Inc.
20. **Consider for approval the recommendation for award of contract CID-03 Pipelines based on bids received April 9, 2026:** David Stanley, STV, Inc. recommended to award the contract CID-03 Pipelines to Kieschnick General Contractors in the amount of \$35,420,191.00. Gwen Hattaway makes the motion to award the contract CID-03 Pipelines to Kieschnick General Contractors in the amount of \$35,420,191.00. Susie Lightfoot seconds. All for. Motion carries unanimously.
21. **Consider and Act on STV, Inc. proposal to complete the Texas Water Development Board WSIG Application:** Brent Paterson makes the motion for STV to complete the Texas Water Development Board WSIG Application. Perry Barboza seconds. All for. Motion carries.

---

22. **Consider and Act on Resolution to become a member of the TIPS Purchasing Cooperative:** Campbell Young, General Manager, explained to the Board the benefits of becoming a member of TIPS Purchasing Cooperative. Travis Miller makes the motion for Wellborn Special Utility District to become a member of TIPS Purchasing Cooperative. David Ernstes seconds. All for. Motion carries.
23. **Consider and Act on Adopting a Resolution establishing a public hearing date to consider the Land Use Assumptions and Capital Improvement Plan for Wellborn Sud service area in connection with an update to the District's impact fee:** Brent Paterson suggested before a public hearing date is set, the Board needs to meet again. No action taken.
24. **Consider update on SH 6 Generator Project:** Presentation on progress presented by David Stanley, STV, Inc.
25. **Consider WSUD Quarterly Investment Report:** John Himmel, Treasurer, presented the Quarterly Investment Report. The District's investments are in compliance with the Public Finance Investment Act.
26. **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, including billing system, AMI meters, hiring, and engineering
  - Update on Water Loss Reduction Program
  - Update on Accounts Payable
  - Update on TWDB Monthly Meeting
  - Update on BVGCD Permit deadline
  - Update on Impact Fee Auditor
27. **Consider Board of Director and WSUD Calendar:**
  - Communication Committee Meeting Wednesday, April 22, 2026 @ 4:00 PM
  - TWDB Monthly update Meeting Tuesday, May 5, 2026 @ 1:30 p.m.
28. **Consider Future Agenda Items:** Move the May 19<sup>th</sup> Board meeting to May 21<sup>st</sup>.
29. **Adjourn:** 9:17 p.m.

---

James Massey, President

---

Gwen Hattaway, Secretary

---