

Unapproved  
Wellborn Special Utility District  
Board of Directors Meeting  
September 23, 2025

**Board Members Present:**

James Massey  
Travis Miller  
John Himmel  
Larry Michalscheck  
David Ernstes  
Perry Barboza  
Brent Paterson  
Susan Lightfoot

**Staff Present:**

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

**Absent:**

Gwen Hattaway

**Guest:**

Terry Winn, STV, Inc  
Ed and Sue Valenta  
Mel Derong

The regular monthly meeting of the Board of Directors ("Board") of the Wellborn Special Utility District ("District") was held on September 23, 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. A quorum of the Board was 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. Ed and Sue Valenta addresses the Board with their concerns regarding the rate adjustment.
5. **Consider and approve the September 23, 2025, minutes of the Board of Directors regular meeting:** September 23, 2025, minutes approved as presented.
6. **Committee Reports**
  - Policy and Long-Range Planning Committee – Brent Paterson suggests a workshop for planning the future operational needs of the District on a Saturday and will follow-up with an email.
  - Personnel Committee- David Ernstes informs the Board that the Personnel Committee will schedule a date for Campbell Young's annual review.
  - Communication Committee – Brent Paterson reported Gwen Hattaway will be absent for September 24, 2025 meeting and he will be there with her recommendations.

7. **Consider and act upon proposed changes to the personnel Performance Evaluation process to allow alignment with the development of the annual budget:** No action taken.
8. **Consider update on RFQ for Impact Fee Auditor:** Update presented by Campbell Young.
9. **Consider and act upon Audit Engagement Letter:** Travis Miller moves to approve audit engagement letter from Pattillo, Brown & Hill, LLP Certified Public Accountants for the Annual 2025 audit. John Himmel seconds. All for. Motion carries.
10. **Consider discussion on options for improved coordination with ESD:** Board directed Campbell Young to coordinate with the Brazos CEOC and to contact John Heritage, Public Safety Planner.
11. **Consider Communication Consultant update:** Presented by Campbell Young.
12. **Consider and act upon rate order correction:** Brent Paterson moves to approve rate order correction as amended effective October 1, 2025. John Himmel seconds. All for. Motion carries.
13. **Consider update on water system improvement project:** Update presented by Terry Winn of STV, Inc.
14. **Consider for approval the recommendation of Engineer for award of contract CID-02 Facilities of the 2020 Water Supply and Distribution Improvements based on bids received on September 17, 2025:** Susan Lightfoot moves to award contract CID-02 to Dudley Construction, LLC in the amount of \$20,155,948.48. John Himmel seconds. All for. Motion passes.
15. **Consider and act upon STV, Inc. proposed Engineering agreement amendment #5:** Travis Miller moves to approve proposed Engineering Agreement Amendment #5. Brent Paterson seconds. All for. Motion carries.
16. **Consider update on SH 6 generator project:** Update presented by Terry Winn of STV, Inc.
17. **Consider update on water loss reduction program:** Update presented by Campbell Young.
18. **Consider and act upon issuing an RFQ for professional engineering services to establish a pre-qualified list of firms eligible for future project solicitations:** No action taken. Board directs GM to make decision.
19. **Manager's Report:** Manager's report presented by Campbell Young
  - Financial Report
  - Update on monthly activities
  - Update on accounts payable
  - Update on TWDB monthly meeting
20. **Consider Board of Director and WSUD Calendar:**
  - Communication Committee Meeting – September 24, 2025 @ 1:30 pm
  - TWDB monthly meeting update- October 2, 2025 @ 4:00 pm
21. **Consider Future Agenda Items:**
  - None

22. Adjourn at 8:14 pm

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James Massey

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Brent Paterson