

Unapproved Wellborn Special Utility District  
Board of Directors Meeting  
November 19, 2024

**Board Members Present:**

James Massey  
Larry Michalscheck  
John Himmel  
Gwen Hattaway  
David Ernstes  
Gary Lightsey  
Bret Paterson  
**George Faulkner**

**Staff Present:**

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

**Absent:**

Travis Miller

**Guest:**

Terry Winn, STV, Inc  
Jason Winkleman  
Kay Theiss  
James Jones  
Travis Martinek  
Cindy & Roy Robinson  
Mel Derong

The regular monthly meeting of the Board of Directors ("Board") of the Wellborn Special Utility District ("District") was held on November 19, 2024, 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 551.071 (consultation with Attorney):** Convene into executive session from 5:07 pm. Adjourn executive session at 5:35 pm.
3. **Reconvene into open session no earlier than 6:00 pm:** Reconvene into open session at 6:00 pm.
4. **Pledge of Allegiance:** Pledge of Allegiance led by James Massey.
5. **Invocation:** Invocation led by James Massey.
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. Cindy Robinson addresses the Board regarding her concerns about annexation by the City of College Station.
7. **Consider and approve the September 17, 2024, minutes of the Board of Directors regular meeting: October 15, 2024, minutes approved as presented.**
8. **Consider and act upon Executive Session Items:**

- Baker Meadow Loop Damages – Campbell Young informs the Board that the insurance company is going to pay Mr. Morgan’s claim for damages. No action taken.

**9. Committee Reports**

- Policy and Long-Range Planning Committee – James Massey updates the Board on the September and October Committee meetings.
- Finance/Audit/Rates Committee – John Himmel presents update on the November 14<sup>th</sup> committee meeting.
- Communication Committee – Gwen Hattaway presents update on the October committee meeting

- 10. Consider quarterly Treasurer’s Report:** 3<sup>rd</sup> quarter Treasurer’s report presented by John Himmel.
- 11. Consider and act upon Audit Engagement Letter:** Gary Lightsey moves to accept the Finance Committee recommendation to direct the General Manager to execute the audit engagement letter with Pattillo, Brown & Hill. All for. Motion carries.
- 12. Consider and act upon HOA guidance:** David Ernstes presents possible future HOA documentation. No action taken.
- 13. Consider update on revised Master Plan:** Presentation on progress of revised Master Plan presented by Terry Winn of STV, Inc.
- 14. Consider update on 2020 system improvements:** Update presented by Terry Winn of STV, Inc.
- 15. Consider 2025 proposed Budget:** Campbell Young presents the proposed 2025 budget.
- 16. Consider SH 6 station standby generator improvements proposal for engineering services update:** Presented by Terry Winn, STV, Inc.
- 17. Consider update on SWTP structural repair project:** Presented by Terry Winn, STV, Inc.
- 18. Consider update on water loss reduction program:** Update presented by Campbell Young
- 19. Consider report on FM 2154 TXDOT widening project:** Report presented by Campbell Young.
- 20. Manager’s Report:** Manager’s report presented by Campbell Young:
  - Financial Report
  - Update on monthly activities
  - Update on accounts payable
  - Update on BVGCD
  - Update on Newgen rate study
- 21. Consider Board of Director and WSUD Calendar:**
  - Communication Committee meeting scheduled for 9:30 on Wednesday, November 20, 2024
  - Test calendars for SWTP tour on December 11, 2024, from 9-12
- 20. Consider Future Agenda Items:**
  - None
- 21. Adjourn at 8:30 pm**