

Wellborn Special Utility District
Board of Directors Meeting
March 17, 2026

Board Members Present:

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

Staff Present:

Campbell Young, General Manager
Eric Chandler, Asst General Manager
Carolyn Prescott, Office Manager
Brandy Fielder
Rhonda Emola

Absent:

Gwen Hattaway

Guest:

Terry Winn, STV, Inc.
Grant Rabon, NewGen Strategies & Solutions
Larry Michalscheck
Cora Rogers
May Bertha Franklin

The regular monthly meeting of the Board of Directors ("Board") of the Wellborn Special Utility District ("District") was held on March 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. Cora Rogers requested WSUD to install a fire hydrant for the Brushy Community. Campbell Young will follow up.
5. **Consider and approve March 17, 2026, minutes of the Board of Directors Regular Meeting:** March 17, 2026, minutes approved as presented.
6. **Consider recognition and plaque presentation to Larry Michalscheck:** James Massey presents a plaque in recognition and sincere appreciation of exceptional service and outstanding leadership for 9 years of service to the Board and District.
7. **Consider and Act upon Certification of Unopposed Candidates:** David Ernstes moves to approve the Certification of Unopposed Candidates for the May 2, 2026, Election. Brent Paterson seconds. All for. Motion carries.

8. **Consider and Act upon Order Cancelling the May 2, 2026, Election:** David Ernstes moves to approve the Order cancelling the May 2,2026 Election. Brent Paterson seconds. All for. Motion carries.

9. **Committee Reports**

- Nominating Committee
- Policy and Long-Range Planning Committee
- Finance/Audit/Rates Committee
- Communication Committee
- Personnel Committee
- Water Conservation Committee

10. **Receive and discuss revised Land Use Assumptions and Capital Improvement Plan:** Presentation on revised Land Use Assumptions and Capital Improvement Plan presented by Terry Winn, STV, Inc.

11. **Receive presentation from Grant Rabon, NewGen Strategies & Solutions, regarding the Impact Fee Analysis prepared pursuant to Chapter 395, Texas Local Government Code:** Presentation regarding the Impact Fee Analysis presented by Grant Rabon, NewGen Strategies & Solutions.

12. **Consideration and possible action to approve a Resolution regarding membership of the Wellborn Special Utility District Capital Improvements Advisory Committee, including the appointment of additional member(s), pursuant to Chapter 395, Texas Local Government Code:** Consideration given to adding a member or alternate member. No action taken.

13. **Consider the Impact Fee Timeline:** Target dates for Timeline presented by Campbell Young, General Manager. WSUD will have a hearing or discussion about the Impact Fee and only have 30 days after the discussion to adopt or reject Impact Fee.

14. **Consider Update on CID-01 Wells Project:** Presentation on progress presented by Terry Winn, STV, Inc.

15. **Consider and Act on Weisinger, Inc. Progress Estimate #4 for CID-01 Wells Project:** Travis Miller moves to approve cost estimate #4 to Weisinger, Inc. in the amount of \$1,403,904.12. John Himmel seconds. All for. Motion carries unanimously.

16. **Consider Update on CID-02 Facilities:** Presentation on progress presented by Terry Winn, STV, Inc.

17. **Consider and Act on Dudley Construction Progress Estimate #2 for CID-02 Facilities:** Perry Barboza moves to approve cost estimate #2 to Dudley Construction in the amount of \$409,998.17. David Ernstes seconds. All for. Motion carries unanimously.

18. **Consider Update on CID-03 Pipeline Project:** Presentation on progress presented by Terry Winn, STV, Inc. Bid opening is April 9, 2026, and bids will be opened at 2:30 p.m.

19. **Consider Update on SH 6 Generator Project:** Presentation on progress presented by Terry Winn, STV, Inc.

20. **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 Water Loss Reduction Program
- Update on TWDB Monthly Meeting
- Update on BVGCD
- Update on Impact Fee Audit
- Update on New Bond Sale for Water System Improvement Project
- Update on Accounts Payable

21. Consider Board of Director and WSUD Calendar:

- Communication Committee Meeting Wednesday, March 18, 2026 @ 3:30 PM
- TWDB Monthly update Meeting Tuesday, April 7, 2026 @ 1:30 p.m.
- TRWA Conference March 25, 2026, through March 27, 2026.
- Spring Event at The Gardens at Texas A&M, Saturday, May 2, 2026 @ 9:30 AM

22. Consider Future Agenda Items

23. Adjourn: 8:48 p.m.

James Massey, President

Brent Paterson, Vice-President