

NOTICE OF PUBLIC MEETING
WELLBORN SPECIAL UTILITY DISTRICT BOARD OF DIRECTORS
REGULAR MEETING, TUESDAY, NOVEMBER 18, 2025 - 6:00 PM.
6784 VICTORIA AVE.
COLLEGE STATION, TEXAS

Notice is hereby given to all interested Members of the public that the Board of Directors of the Wellborn Special Utility District (District) will hold a public meeting at the date, time, and location noted above, for the following purposes, including appropriate action on any item:

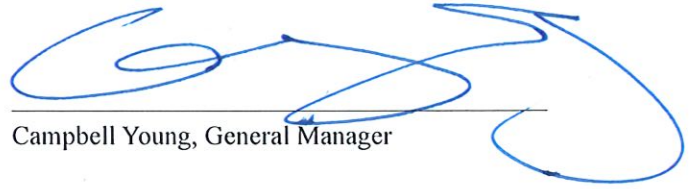
AGENDA

1. Call Meeting to order
2. Pledge of Allegiance
3. Invocation
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.
5. Consider and approve October 21, 2025, minutes of the Board of Directors regular Meeting
6. Committee Reports
 - Nominating Committee
 - Policy and Long-Range Planning Committee
 - Finance/Audit/Rates Committee
 - Communication Committee
 - Personnel Committee
 - Water Conservation Committee
7. Consider Communication Consultant update
8. Consider update on water system improvement project
9. Consider update on U.S. Iron and Steel Waiver
10. Consider update on TCEQ bond application
11. Consider update on SH 6 generator project
12. Consider and act on TWDB Release of Funds #6
13. Consider 2026 Proposed Budget "As the District has no taxing authority, this budget will have no impact on property taxes."
14. Consider update on water loss reduction program
15. Receive and Discuss Manager's Report on District activities, construction, finances, and related matters:0
 - Financial report
 - Update on monthly activities
 - Update on accounts payable
 - Update on TWDB monthly meeting
 - Update on BVGCD
 - Update on RFQ for Impact Fee Auditor
16. Consider Board of Director and WSUD Calendar
 - Communication Committee Meeting November 19, 2025 @ 9:00 a.m.
 - TWDB Monthly update Meeting December 4, 2025 @ 4:00 p.m.
 - Strategic Planning Retreat – December 6, 2025 @ 9:00 a.m.
 - Candidate filing schedule notice to be posted December 15, 2025. Filing period for candidates is January 14, 2026 to February 13, 2026.
17. Consider Future Agenda Items
18. Adjourn

All items on the agenda are for discussion and/or action. The Board of Directors reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, to the extent authorized by Texas Government

Code Sections 55.1071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (Economic Development).

I certify that the above agenda for the Meeting of the Board of Directors of Wellborn Special Utility District was posted on the bulletin board at the office of Wellborn Special Utility District located at 6784 Victoria Ave, College Station, Texas, November 12, 2025 on or before 5:00 p.m. pursuant to Chapter 55 of the Texas Government.



Campbell Young, General Manager

2026 Proposed Budget as of:

09/30/2025

REVENUES	Category	2025 Budget	YTD	EOY 2025	Proposed 2026
4-6000	SALES WATER	\$ 10,795,969.29	\$ 7,568,702.54	\$ 10,091,603.39	\$ 12,188,875.00
4-6001	PENALTIES	\$ 116,628.28	\$ 78,695.20	\$ 104,926.93	\$ 115,000.00
4-6004	SALES BULK WATER	\$ 27,569.36	\$ 15,154.18	\$ 20,205.57	\$ 25,000.00
4-6010	SALES INSTALLATIONS	\$ 203,872.32	\$ 133,337.26	\$ 177,783.01	\$ 215,000.00
6-9810	INTEREST INCOME	\$ 216,032.38	\$ 196,414.09	\$ 261,885.45	\$ 250,000.00
6-9840	MISCELLANEOUS INCOME	\$ 42,275.44	\$ 18,622.92	\$ 24,830.56	\$ 35,000.00
6-9854	CEO TOWER LEASE	\$ 13,210.62	\$ 9,424.78	\$ 12,566.37	\$ 13,355.00
6-9855	AT&T TOWER LEASE	\$ 16,346.10	\$ 11,902.50	\$ 15,870.00	\$ 16,836.48
6-9857	WIRESTAR TOWER LEASE	\$ 22,466.72	\$ 16,325.68	\$ 21,767.57	\$ 13,000.00
6-9870	DEV. COST SHARING CONTRACTS	\$ 4,635.00	\$ 6,200.00	\$ 8,266.67	\$ 5,000.00
Total Operating Revenue		\$ 11,459,005.52	\$ 8,054,779.15	\$ 10,739,705.53	\$ 12,877,066.48

(water sales from 2025 rate study)

OTHER REVENUE	Category	2025 Budget	YTD	EOY 2025	Proposed 2026
6-9800	IMPACT FEE-OLD	\$ 31,400.41	\$ 37,800.00	\$ 50,400.00	\$ 30,000.00
6-9805	IMPACT FEE - NEW	\$ 1,590,289.51	\$ 1,351,099.00	\$ 1,801,465.33	\$ 1,688,055.00
	TWDB Reimbursements	\$ 2,105,977.65	\$ 571,828.63	\$ 762,438.17	\$ -
Total Other Revenue		\$ 3,727,667.57	\$ 1,960,727.63	\$ 2,614,303.51	\$ 1,718,055.00

(300 new connections)

Total Revenue	Operating Revenue plus Other Revenue	\$ 15,186,673.09	\$ 10,015,506.78	\$ 13,354,009.04	\$ 14,595,121.48
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COST OF SALES	Category	2025 Budget	YTD	EOY 2025	Proposed 2026
5-6510	WATER PURCHASE	\$ 917,003.56	\$ 533,804.66	\$ 1,071,963.46	\$ 1,100,000.00
5-6520	BRAZOS RIVER AUTHORITY	\$ 417,900.00	\$ 421,910.50	\$ 421,910.50	\$ 424,000.00
5-9500	UTILITIES	\$ 10,000.00	\$ 6,500.20	\$ 8,551.64	\$ 10,000.00
5-9515	UTILITIES-SWTP	\$ 175,500.00	\$ 137,291.00	\$ 177,654.00	\$ 185,000.00
5-9520	UTILITY-WATER PRODUCTION	\$ 270,000.00	\$ 187,324.63	\$ 312,255.13	\$ 350,000.00
5-9530	WELL CHEMICALS	\$ 69,300.00	\$ 47,156.71	\$ 76,091.09	\$ 85,000.00
5-9535	SURFACE WTP CHEMICALS	\$ 459,000.00	\$ 417,622.24	\$ 514,661.06	\$ 550,000.00
Total Cost of Sales		\$ 2,318,703.56	\$ 1,751,609.94	\$ 2,583,086.88	\$ 2,704,000.00

Gross Profit	Total Revenue less Cost of Sales	\$ 12,867,969.52	\$ 8,263,896.84	\$ 10,770,922.16	\$ 11,891,121.48
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OPERATING EXPENSES		Category	2025 Budget		YTD	EOY 2025	Proposed 2026	
5-7050		ADMINISTRATION FEES	\$	5,000.00	\$	1,800.00	\$ 2,606.25	\$ 5,000.00
5-7100		ADVERTISING	\$	3,000.00	\$	5,266.76	\$ 5,396.46	\$ 5,500.00
5-7200		AUTO & TRUCK - GASOLINE	\$	66,690.00	\$	39,474.91	\$ 58,312.51	\$ 65,000.00
5-7350		BAD DEBTS	\$	3,500.00	\$	2,114.19	\$ 3,767.26	\$ 3,500.00
5-7351		BILL PROCESSING FEES	\$	61,200.00	\$	59,120.84	\$ 78,827.79	\$ 80,000.00
5-7400		BOARD MEETING EXPENSE	\$	5,850.00	\$	2,871.94	\$ 3,829.25	\$ 6,000.00
5-7450		BUSINESS PROMOTION	\$	6,180.00	\$	4,686.33	\$ 10,239.67	\$ 6,200.00
5-7550		CREDIT CARD PROCESSING FEES	\$	44,171.64	\$	37,782.00	\$ 52,910.25	\$ 55,000.00
5-7552		ON-LINE PAYMENT PROCESSING FEE	\$	99,000.00	\$	117,818.73	\$ 157,091.64	\$ 75,000.00
TBD		CUSTOMER COMMUNICATIONS	N/A		\$	7,809.67	\$ 15,619.34	\$ 25,000.00
5-7700		DAMAGES	\$	9,022.26	\$	5,514.73	\$ 7,352.97	\$ 10,000.00
5-7720		DIRECTORS EXPENSE	\$	10,868.31	\$	3,883.10	\$ 5,380.78	\$ 11,000.00
5-7900		RESERVE FOR DEPRECIATION	\$	1,306,296.00	\$	979,722.00	\$ 1,306,296.00	\$ 1,800,000.00
5-7910		AMORTIZATION-REFINANCING COST	\$	34,524.00	\$	25,893.00	\$ 34,524.00	\$ 34,524.00
5-7950		DUES AND SUBSCRIPTIONS	\$	40,500.00	\$	37,691.83	\$ 69,808.76	\$ 42,000.00
5-8138		INTEREST-REFUNDING BOND 2021	\$	22,420.00	\$	22,420.18	\$ 22,420.18	\$ 15,100.00
5-8150		INSURANCE - GENERAL	\$	148,071.77	\$	176,555.00	\$ 176,555.00	\$ 217,000.00
5-8151		INSURANCE - HEALTH	\$	212,868.13	\$	176,416.76	\$ 234,030.24	\$ 280,000.00
5-8152		INSURANCE - LIFE	\$	3,307.50	\$	2,730.86	\$ 3,358.06	\$ 4,000.00
5-8153		INSURANCE - DENTAL	\$	11,700.00	\$	9,704.25	\$ 11,498.04	\$ 13,000.00
5-8159		INTEREST-BONDS-2010 USDA	\$	13,290.00	\$	13,290.00	\$ 13,290.00	\$ 13,020.00
5-8165		INTEREST-BONDS 2013	\$	216,400.00	\$	216,400.00	\$ 216,400.00	\$ 203,400.00
5-8250		INTEREST- USDA NOTES	\$	65,023.88	\$	49,035.43	\$ 65,241.81	\$ 61,421.00
5-8255		INTEREST-US BANK 2022 BONDS	\$	1,718,078.00	\$	1,718,078.50	\$ 1,718,078.50	\$ 1,710,488.00
TBD		INTEREST - 2026 BONDS	\$	-	\$	-	\$ -	\$ 1,779,167.00
5-8270		JANITORIAL SERVICES	\$	16,500.00	\$	10,921.71	\$ 15,686.84	\$ 16,500.00
5-8400		LICENSES & PERMITS	\$	3,605.00	\$	5,371.94	\$ 8,055.48	\$ 5,000.00
5-8410		MAPPING/GIS	\$	20,000.00	\$	12,877.60	\$ 20,000.00	\$ 25,000.00
5-8430		MILEAGE	\$	3,150.00	\$	2,333.68	\$ 3,111.57	\$ 3,150.00
5-8450		MISCELLANEOUS	\$	1,000.00	\$	63.00	\$ 150.00	\$ 1,000.00
5-8550		POSTAGE AND FREIGHT	\$	14,850.00	\$	3,368.59	\$ 4,820.35	\$ 15,000.00
5-8575		PRE-EMPLOYMENT EXPENSES	\$	1,453.33	\$	234.88	\$ 800.05	\$ 1,500.00
5-8600		PRINTING	\$	2,060.00	\$	-	\$ 972.47	\$ 2,000.00
5-8650		PROFESSIONAL FEES	\$	166,500.00	\$	124,593.90	\$ 166,125.20	\$ 170,000.00
5-8660		PENSION PLAN EXPENSE	\$	60,750.00	\$	58,772.35	\$ 79,007.55	\$ 85,000.00
5-8700		ANSWERING SERVICE	\$	15,000.00	\$	5,978.96	\$ 8,156.40	\$ 15,000.00
5-8725		REGULATORY MONITORING	\$	34,610.00	\$	24,735.75	\$ 32,981.00	\$ 35,000.00

(reduced by new billing system)

(Interest on new bonds)

OPERATING EXPENSES		Category	2025 Budget	YTD	EOY 2025	Proposed 2026
5-8726		REGULATORY MONITORING- SWTP	\$ 8,694.93	\$ 4,044.12	\$ 5,923.92	\$ 9,000.00
5-8750		REPAIR & MAINTENANCE WATER SYS	\$ 630,487.17	\$ 512,308.51	\$ 668,738.40	\$ 650,000.00
5-8755		REPAIR & MAINTENANCE SWTP	\$ 135,000.00	\$ 104,556.63	\$ 139,408.84	\$ 160,000.00
5-8760		REPAIR & MAINTENANCE EQUIP	\$ 9,720.00	\$ 9,101.66	\$ 8,473.96	\$ 10,000.00
5-8765		REPAIR & MAINTENANCE VEHICLES	\$ 36,000.00	\$ 33,671.13	\$ 42,105.80	\$ 36,000.00
5-8767		REPAIR & MAINTAIN-HARLAN RD	\$ 2,500.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
5-8775		REPAIR & MAINTENANCE BLDGS	\$ 7,325.22	\$ 1,734.14	\$ 2,312.19	\$ 8,000.00
5-8780		REPAIR & MAINTENANCE OFF EQUIP	\$ 1,800.00	\$ -	\$ 76.70	\$ 1,800.00
5-8850		RENTAL	\$ 15,450.00	\$ 2,217.35	\$ 14,328.38	\$ 16,000.00
5-8870		RENTAL COPY MACHINE	\$ 10,191.79	\$ 5,805.00	\$ 7,740.00	\$ 10,000.00
5-8880		RENTAL-WELLS	\$ 72,000.00	\$ 76,500.00	\$ 102,000.00	\$ 102,000.00
5-8890		SAFETY	\$ 10,000.00	\$ 588.80	\$ 5,000.00	\$ 10,000.00
5-8900		SALARIES	\$ 1,450,000.00	\$ 1,146,451.87	\$ 1,498,590.95	\$ 1,750,000.00
5-8950		SCHOOLS	\$ 9,000.00	\$ 8,716.69	\$ 9,500.00	\$ 9,500.00
5-8960		SECURITY SYSTEMS	\$ 2,974.35	\$ 1,309.80	\$ 1,948.53	\$ 3,000.00
5-8970		SERVICE AGREEMENTS	\$ 39,442.98	\$ 24,302.77	\$ 47,591.38	\$ 50,000.00
5-9150		SUPPLIES-OFFICE	\$ 8,100.00	\$ 5,434.92	\$ 7,248.00	\$ 8,100.00
5-9200		SUPPLIES-OTHER	\$ 6,292.04	\$ 5,911.36	\$ 7,881.81	\$ 8,000.00
5-9250		TAXES - PAYROLL	\$ 111,129.52	\$ 88,638.73	\$ 119,026.37	\$ 125,000.00
5-9400		TELEPHONE	\$ 13,500.00	\$ 12,124.81	\$ 16,166.41	\$ 15,000.00
5-9405		TELEPHONE - SWTP	\$ 2,700.00	\$ 1,579.47	\$ 2,106.36	\$ 2,500.00
5-9410		TELEPHONE - CELLULAR	\$ 13,500.00	\$ 10,241.44	\$ 13,655.25	\$ 13,800.00
5-9475		UNIFORMS	\$ 5,150.00	\$ 957.13	\$ 2,151.33	\$ 5,300.00
Total Operating Expenses			\$ 7,047,397.83	\$ 6,024,529.70	\$ 7,337,676.25	\$ 9,900,470.00
RETAINED EARNINGS		Category	2025 Budget	YTD	EOY 2025	Proposed 2026
Retained Earnings		Gross Profit Less Operating Expenses	\$ 5,820,571.70	\$ 2,239,367.14	\$ 3,433,245.91	\$ 1,990,651.48

(includes new admin hire, filling vacant positions, overtime, bonuses)

Required Spending

*(debt principal and reserve funding)

DEBT PRINCIPAL	Category	2025 Budget	YTD	EOY 2025	Proposed 2026
	Principal - 2022 Bonds	\$ 275,000.00	\$ 275,000.00	\$ 275,000.00	\$ 280,000.00
	Principal - Bonds 2013	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 415,000.00
	Principal - Refunding Bonds 2021	\$ 568,000.00	\$ 568,000.00	\$ 568,000.00	\$ 576,000.00
	Principal - USDA Bonds 2010	\$ 10,000.00	\$ 9,000.00	\$ 10,000.00	\$ 10,000.00
	Principal Notes - Rural Development	\$ 61,561.29	\$ 61,561.00	\$ 61,561.29	\$ 64,027.00
Total Debt Principal		\$ 1,314,561.29	\$ 1,313,561.00	\$ 1,314,561.29	\$ 1,345,027.00

BOND RESERVE FUNDING	Category	2025 Budget	YTD	EOY 2025	Proposed 2026
	Required Funding of 2022 Bond Reserve (\$50K per month)	\$ 600,000.00	\$ 350,000.00	\$ 600,000.00	\$ 600,000.00
Total Bond Reserve Funding		\$ 600,000.00	\$ 350,000.00	\$ 600,000.00	\$ 600,000.00

Total Required Spending	(Debt principal, reserve funding)	\$ 1,914,561.29	\$ 1,663,561.00	\$ 1,914,561.29	\$ 1,945,027.00
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Bottom Line	Retained Earnings after required spending	\$ 3,906,010.41	\$ 575,806.14	\$ 1,518,684.62	\$ 45,624.48
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Proposed Capital Projects:

Distribution			
Bird pond Booster Pump & VFD Upgrade	\$		80,000.00
HWY 6 Pump Programming	\$		10,000.00
Move 16in line behind Baker Meadow Loop	\$		150,000.00
Greens Prairie Ph II Widening	\$		125,000.00
Rock Prairie Rd Widening	\$		80,000.00
	\$		445,000.00
Maintenance			
Easement Clearing	\$		20,000.00
Office - Pipe Shelter and Racks	\$		50,000.00
Fire Flow in Brushy	\$		30,000.00
MaintainX	\$		8,000.00
Meter Replacements	\$		300,000.00
PRV for Fire Flow for HWY 6 to Harlan	\$		30,000.00
Sludge System at SWTP	\$		10,000.00
	\$		448,000.00
Operations			
New Billing System	\$		60,000.00
1-ton Truck	\$		36,000.00
1/4-ton Truck	\$		70,000.00
	\$		166,000.00

Capital Projects (cont)

Production

Wells 1 & 2 Treatment	TBD
Benchley - Cooling Tower Replacement	TBD
Linda Ln - Cooling Tower Replacement	TBD
SWTP - Low-water Dam Improvements	TBD
SWTP - Chemical Injection Room Rehab	TBD
Jones Rd - Check Valve for LAS Injection	\$ 10,000.00
SWTP - Cover for Chemical Storage	\$ 30,000.00
VFDs for SWTP Booster Pumps	\$ 200,000.00
	\$ 240,000.00

Reliability

SH6 Pump Station Jumper Upsize	\$ 5,000.00
Blackjack Lightning Protection or Spare Motor	TBD
Chlorine/Ammonia Mixture Fix for Bird Pond	\$ 12,500.00
SWTP Generator Programming	\$ 10,000.00
HWY 6 Generator	\$ 372,706.00
Pump House Transfer Switches	\$ 20,000.00
SWTP Seal Fail Wiring	\$ 2,500.00
	\$ 422,706.00
Total Proposed Capital Spending	\$ 1,721,706.00

Reserve for Depreciation

\$ 1,800,000.00

Contingency Funds (cash remaining after capital projects)

\$ 123,918.48

Reserve Balances

Restricted Reserves	Notes	EOY 2025	EOY 2026
Debt Service Fund			
Bond Reserves	(all reserve accts)	\$ 3,150,676.15	\$ 3,402,317.15
		\$ 2,747,628.95	\$ 3,347,628.95
Capital Reserves			
	Notes	EOY 2025	EOY 2026
Operating Reserve	Checking, Payroll, MM, Cash	\$ 2,252,631.94	\$ 2,376,550.42
Impact Fees	(New and Old)	\$ 2,848,718.33	\$ 4,566,773.33
Disbursement Acct	Funds disbursed by TWDB	\$ 1,884,786.37	\$ 1,884,786.37
Total Capital Reserves		\$ 6,986,136.64	\$ 8,828,110.12