

Minutes of Monthly Board Meeting
Central Bowie County WSC
January 9, 2024

Meeting was called to order at 6:00 pm by President Harrell Hignight.

Public Discussion: None

Approve Minutes: A motion was made by Mr. Fannin to approve the minutes of the December 5, 2023, regular meeting. Seconded by Mr. Shelton. Motion carried. 7/0/0.

Secretary/Treasurer: Income and expenses were discussed. Motion by Mr. McKay to approve Secretary/Treasurer's report for July. Seconded by Mr. Shelton. Motion carried. 7/0/0

General Manager's Discussion: General Manager discussed maintenance actions, delinquent accounts, complaints, personnel, winterization, disinfectant conversion, and water revenues.

Old Business:

Consider and take action on Capital Improvements to include status/progress of existing projects, proposed projects, and any conceptual proposed projects for the future:

a. *Hayter 065006 CBCWSC TxDOT Utility Relocation:*

(1) The General Manager reported that Construction was scheduled to begin on January 8th, but it has been delayed because not all the subcontractors are approved yet.

b. *AMI water meter conversion:*

(1) General Manager reported that Performance Services is looking at attending the March meeting. Antenna version 3 replacements are still in progress. There has been a change in the Project Manager.

Consider and take action on vacant licensed operator position (full and part time), current operators in training, special incentives, and other related matters: No action.

Consider and take action on the old office building: No action.

Consider and take action on Oak Grove Water Supply Corporation: No action.

Consider and take action on grant writer: No action.

Consider and take action on 2016 1 Ton: No action.

Consider and take action on retirement plan: No update. No action

Consider and take action on Cause No 23C0728-202, 202nd Judicial District, Bowie County, Texas, 183 CR 4309 Revocable Land Trust, Advisory Engineering & Analytics, LLC, Trustee, Henry A. Thomas, Sole member; & Henry A. Thomas VS Central Bowie County Water Supply Corporation, Hal Harris in his official capacity as General Manager of the Central Bowie County Water supply Corporation, Gary Fannin, Fannin Farms, Inc., & Gary Fannin Farm, LLC. General Manager reported that after the Dec 11 hearing, Mr. Thomas volunteered to have Fannin Farms Inc and Gary Fannin Farms LLC dismissed from the suit. Our Directors and Officers insurance will cover our legal costs including Gary Fannin as Director. However, they will not pay two different attorneys. We must decide on one attorney moving forward. A settlement offer by Mr. Thomas is imminent.

Consider and take action on variance, account 1820, landownership: No action

New Business

Consider and take action on 2024 budget amendments: The General Manager recommended several budget amendments. Motion was made by Mr. Coleman to approve Resolution 01092023 amending the budget. Seconded by Mr. McKay. Motion carried. 7/0/0

Consider and take action on account 3533: General Manager reported that there was still no private easement, the TXDOT permit is approved, and the contractor has been notified.

Consider and take action on Non-Standard Services: There was some discussion. Matter was tabled until next meeting.

Executive Session: None **Non-agenda Items:** None Meeting was adjourned at 6:58 pm

Members and Guests Present: See sign-in sheets.

Minutes of Monthly Board Meeting
Central Bowie County WSC
February 6, 2024

Meeting was called to order at 7:00 pm by President Harrell Hignight.

Public Discussion: None

Approve Minutes: A motion was made by Mr. McKay to approve the minutes of the January 12th, 2024, regular meeting. Seconded by Mr. Shelton. Motion carried. 7/0/0.

Secretary/Treasurer: Income and expenses were discussed. Motion by Mr. McKay to approve Secretary/Treasurer's report for December. Seconded by Mr. May. Motion carried. 7/0/0

General Manager's Discussion: The General Manager discussed water usage, maintenance actions, delinquent accounts, complaints, personnel, water quality, and water revenues.

Old Business:

Consider and take action on Capital Improvements to include status/progress of existing projects, proposed projects, and any conceptual proposed projects for the future:

- a. *Hayter 065006 CBCWSC TxDOT Utility Relocation:*
 - (1) The General Manager reported that construction on the 98 to Malta portion of the trail has begun.
- b. *AMI water meter conversion:*
 - (1) The General Manager reported that recent percentages of reporting meters has hovered around 95%. Performance Services plans on attending the March 5th meeting.

Consider and take action on vacant licensed operator position (full and part time), current operators in training, special incentives, and other related matters: No action.

Consider and take action on the old office building: No action.

Consider and take action on Oak Grove Water Supply Corporation: General Manager reported that grant details are complete, and we are ready to proceed.

Consider and take action on grant writer: No action.

Consider and take action on 2016 1 Ton: No action.

Consider and take action on retirement plan: No update. No action.

Consider and take action on Cause No 23C0728-202, 202nd Judicial District, Bowie County, Texas, 183 CR 4309 Revocable Land Trust, Advisory Engineering & Analytics, LLC, Trustee, Henry A. Thomas, Sole member; & Henry A. Thomas VS Central Bowie County Water Supply Corporation, Hal Harris in his official capacity as General Manager of the Central Bowie County Water supply Corporation, Gary Fannin, Fannin Farms, Inc., & Gary Fannin Farm, LLC. The General Manager reported that a settlement counteroffer has been made.

Consider and take action on non-Standard Services: There was some discussion. No action.

Consider and take action on account 3533: The General Manager reported that the engineer's fee was less than estimated. Motion was made by Mr. McKay to refund member \$600.00. Seconded by Mr. May. Motion carried. 7/0/0

New Business

Consider and take action on Resolution 02062024a amending 2024 budget: Motion was made, seconded, and carried to adopt Resolution 02062024a as amended, to include moving \$3,200.00 to Contract Labor from Cap Imp Res. 7/1/0. Mr. Coleman voted nay.

Consider and take action on leak discounts due to inclement weather: There was some discussion. No action. No discounts will be given.

Consider and take action on account 3345: There was some discussion. No action.

Consider and take action on Resolution 02062024b canceling elections: General Manager reported that only three complete nomination packages were returned. Motion was made by Mr. Hignight to adopt Resolution 02062024c cancelling elections. Seconded by Mr. May. Motion carried. 7/0/0

Consider and take action on appointment of election auditor: No action. Not required.

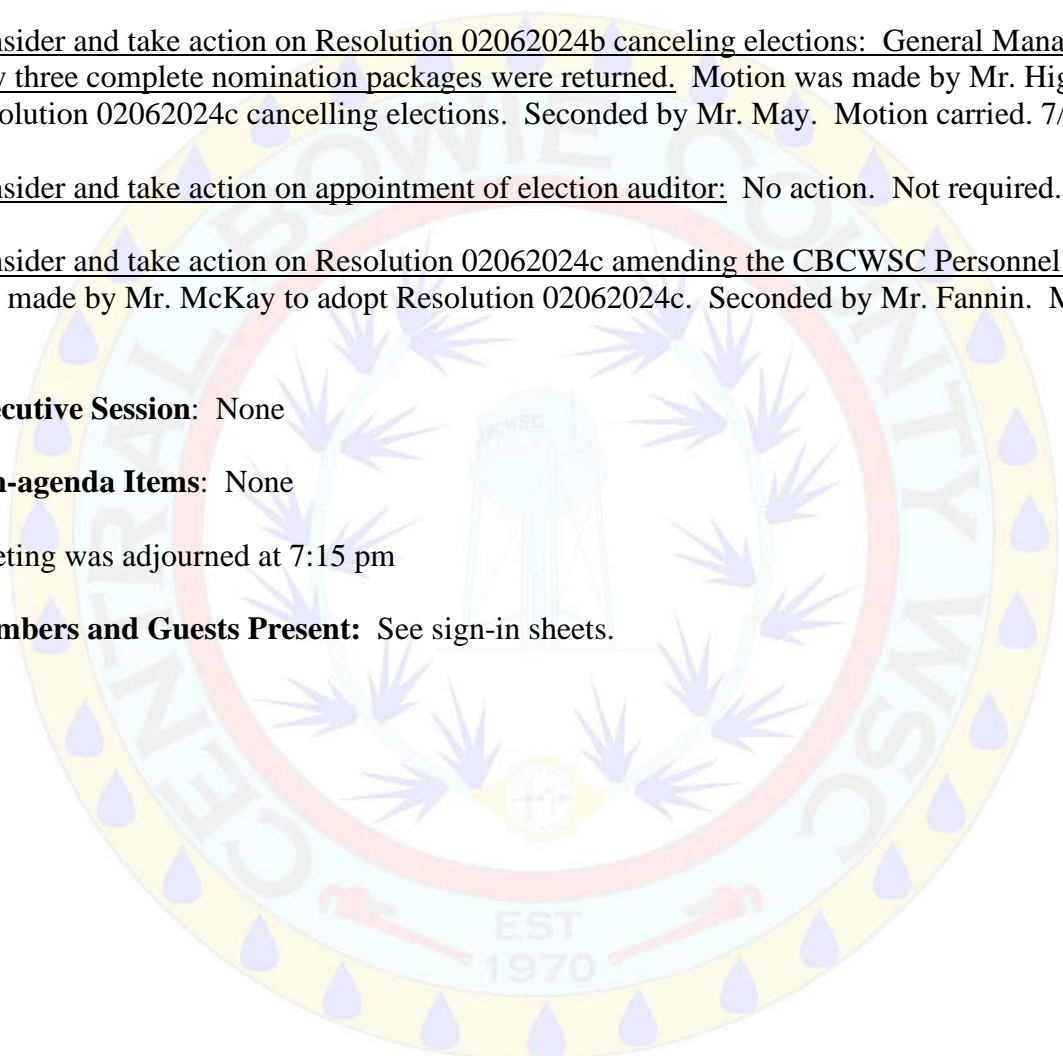
Consider and take action on Resolution 02062024c amending the CBCWSC Personnel Policy: Motion was made by Mr. McKay to adopt Resolution 02062024c. Seconded by Mr. Fannin. Motion carried.

Executive Session: None

Non-agenda Items: None

Meeting was adjourned at 7:15 pm

Members and Guests Present: See sign-in sheets.



Minutes of Monthly Board Meeting
Central Bowie County WSC
March 5, 2024

Meeting was called to order at 6:07 pm by President Harrell Hignight.

Public Discussion: Chris Dale discussed his meter being disconnected for non-payment on February 27th. Due to his work schedule, he has difficulty getting his bill paid at the office. He did not know it could be paid on-line or over the phone and suggested we advertise that more. He also wanted some relief from the \$75 disconnection fee as he had only recently purchased the property. He also requested the \$29.50 that was due March 1st be waived since only 280 gallons were used from when it was disconnected until the end of the month. He also discussed the leak he had in January. He discovered it around midnight, early Friday morning, January 19th, 2024. He had trouble contacting somebody to come and turn the water off, so it kept running for approximately 2 hours. He would like some credit for the water which leaked during that time frame since it was not his fault that it took so long to contact someone.

Approve Minutes: A motion was made by Mr. McKay to approve the minutes of the February 6, 2024, regular meeting. Seconded by Mr. Fannin. Motion carried. 6/0/0.

Secretary/Treasurer: Income and expenses were discussed. A motion was made by Mr. McKay to approve Secretary/Treasurer's report for January. Seconded by Mr. Fannin. Motion carried. 6/0/0

General Manager's Discussion: The General Manager discussed water usage, maintenance actions, delinquent accounts, complaints, personnel, water quality, and water revenues.

Old Business:

Consider and take action on Capital Improvements to include status/progress of existing projects, proposed projects, and any conceptual proposed projects for the future:

a. *Hayter 065006 CBCWSC TxDOT Utility Relocation:*

(1) The General Manager reported that construction on the 98 to Malta portion of the trail has begun.

b. *AMI water meter conversion:*

(1) The General Manager reported that recent percentages of reporting meters have hovered around 98.5%.

Consider and take action on vacant licensed operator position (full and part time), current operators in training, special incentives, and other related matters: General manager noted that 2 employees are enrolled in Water Utility Safety on-line training class.

Consider and take action on the old office building: No action.

Consider and take action on Oak Grove Water Supply Corporation: General Manager noted that the TXDOT Project widening of US 82 west of US 259 to the county line is in the works. Oak Grove has some facilities which are in conflict.

Consider and take action on grant writer: No action.

Consider and take action on 2016 1 Ton: No action.

Consider and take action on retirement plan: No update. No action.

Consider and take action on Cause No 23C0728-202, 202nd Judicial District, Bowie County, Texas, 183 CR 4309 Revocable Land Trust, Advisory Engineering & Analytics, LLC, Trustee, Henry A. Thomas, Sole member; & Henry A. Thomas VS Central Bowie County Water Supply Corporation, Hal Harris in his official capacity as General Manager of the Central Bowie County Water supply Corporation, Gary Fannin, Fannin Farms, Inc., & Gary Fannin Farm, LLC. The General Manager reported that settlement offers/counter-offers are ongoing.

Consider and take action on account 3533: The General Manager reported that the member's daughter suggested that the \$2,032.50 being paid out in installments be waived. There was general agreement that it would not be waived. No action.

New Business

Consider and take action on Resolution 03052024 amending 2024 budget: There was general agreement that the suggested changes could be approved. However, a new resolution incorporating the same changes along with a some additional expenditures will be considered at the next meeting.

Consider and take action on waiving of late fees for the month of January when the phone lines were down: There was some discussion. No discounts will be given.

Consider and take action on Tariff, resets: The General Manager reported that an applicant received a quote for a reset, according to the Tariff. He did not like it, so he filed a complaint with the PUC. The PUC directed us to restore service and respond. The General Manager responded with details and the complaint was dismissed. No action.

Consider and take action on contracted support: There was some discussion. It was generally agreed that contracted support would not be sought for routine activities. No action.

Consider and take action on water line along CR 3006: This is a planned water line along the west side of CR 3006. It will connect the new, re-located water line along the south side of US 82 with the existing water line on the south side of CR 4008. The proposal is to construct the line now in order to provide Mr. Grams with a meter on this new line. Motion was made by Mr. McKay to construct the line now with Mr. Grams paying ½ of the cost and the Corporation paying the other half. Seconded by Mr. Fannin. Motion carried. 6/0/0

General Manager Evaluation: Copies of proposed evaluation form were distributed for review and comments. There was some discussion. No action.

Executive Session: None

Non-agenda Items: General Manager noted that our ACR expires on April 14, 2024

Meeting was adjourned at 7:15 pm

Members and Guests Present: See sign-in sheets.

Minutes of Annual Meeting
Central Bowie County WSC
March 21, 2024

The invocation was given by John Clack.

Meeting called to order by Presiding Director, Harrell Hignight, at 7:00 pm.

Mr. Hignight announced that a quorum was present and that the meeting could proceed.

The minutes of the March 16, 2023 annual meeting were read. A motion was made to approve minutes as read. Motion was seconded. Motion carried unanimously.

General Manager, Mr. Hal Harris, discussed the 2023 financial audit, the 2024 budget, and the importance of water conservation. Corporation net worth on 1 Jan 2024 was \$7,851,320.00, up \$173,225 from \$7,678,095.00 on 1 Jan 2023. Mr. Harris also discussed work status, problems, and upcoming projects.

Mr. Hignight announced that the 2024 elections were cancelled because only three completed director applications were received. Resolution 02062024b was read in the minutes. Directors elected were:

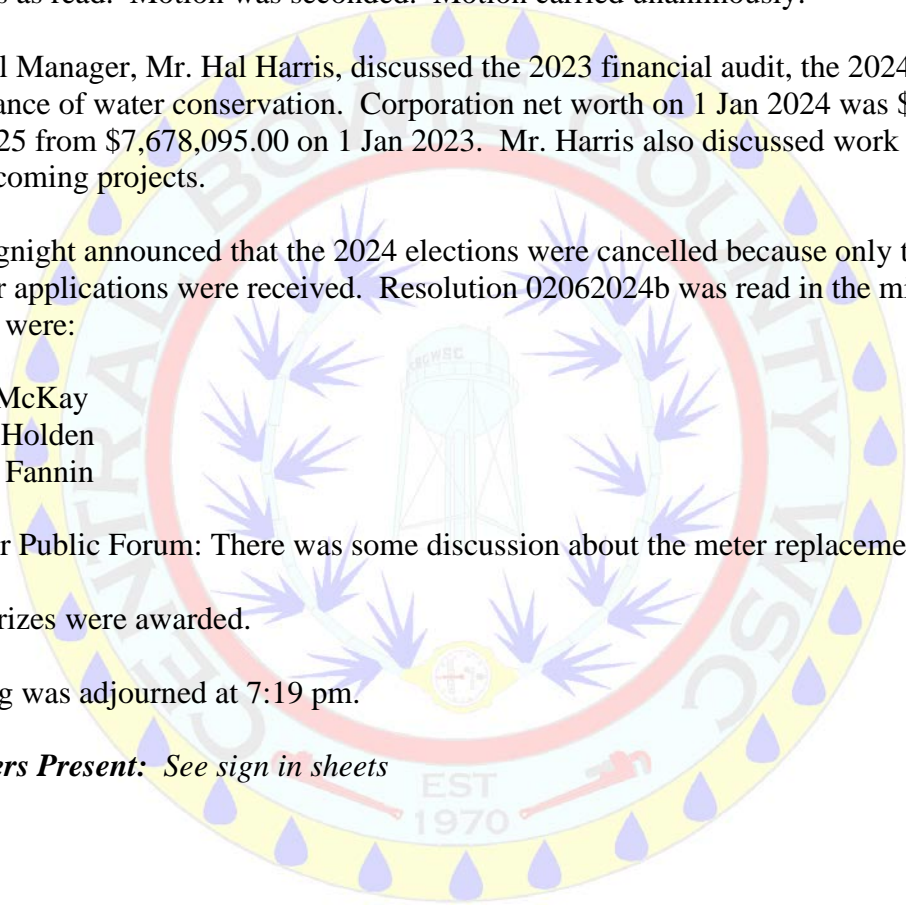
James McKay
Phillip Holden
Westin Fannin

Open or Public Forum: There was some discussion about the meter replacement project.

Door prizes were awarded.

Meeting was adjourned at 7:19 pm.

Members Present: See sign in sheets



Minutes of Special Board Meeting
Central Bowie County WSC
March 21, 2024

Meeting was called to order by Harrell Hignight at 7:20 pm.

New Business:

It was noted that Annual Elections for Directors were canceled, and Directors are as follows:

James McKay
Phillip Holden
Westin Fannin

Election of Officers:

Harrell Hignight was elected President.
James McKay was elected Vice-President.
Gary Fannin was elected Secretary/Treasurer

Committee Appointments:

1. Budget Committee:

Gary Fannin - Chairman
Harrell Hignight
Jerry May

2. Standing Credentials Committee:

John Clack
Ernest Shelton
Connie Barron – Non-Director/Employee Representative

Meeting was adjourned at 7:25 pm

Members Present:

Harrell Hignight, Gary Fannin, Jerry May, Ernest Shelton, Jr, James McKay, Brian Proctor, John Clack,
Weston Fannin, Phillip Holden

Manager - Hal Harris

Minutes of Monthly Board Meeting
Central Bowie County WSC
April 2, 2024

Meeting was called to order at 7:04 pm by President Harrell Hignight.

Public Discussion: None

Approve Minutes: A motion was made by Mr. Clack to approve the minutes of the March 5, 2024, regular meeting. Seconded by Mr. Fannin. Motion carried. 9/0/0. A motion was made by Mr. May to approve the minutes of the March 21, 2024, special meeting. Seconded by Mr. Clack. Motion carried. 9/0/0.

Secretary/Treasurer: Income and expenses were discussed. A motion was made by Mr. Fannin to approve Secretary/Treasurer's report for February. Seconded by Mr. May. Motion carried. 9/0/0

General Manager's Discussion: The General Manager discussed water usage, maintenance actions, delinquent accounts, complaints, personnel, water quality, and water revenues.

Old Business:

Consider and take action on Capital Improvements to include status/progress of existing projects, proposed projects, and any conceptual proposed projects for the future:

a. *Hayter 065006 CBCWSC TxDOT Utility Relocation:*

(1) No Action

b. *AMI water meter conversion:*

(1) Motion was made by Mr. May that CBCWSC will take action to have Performance Services pay interest due on May 1st loan payment and have principal due moved to back end as was done in January of 2023. Seconded by Mr. Proctor. Motion carried.

(2) Motion was made by Mr. Weston Fannin that Performance Services be demanded to attend a meeting as follows:

(a) A special meeting be scheduled for 7pm, April 23, 2024; or

(b) The regular meeting on 7 pm, May 7, 2024, if they agree to make the loan payment due May 1st.

(c) Motion was seconded by Mr. Holden. Motion carried. Mr. Shelton abstained.

Consider and take action on vacant licensed operator position (full and part time), current operators in training, special incentives, and other related matters: No action

Consider and take action on the old office building: No action.

Consider and take action on Oak Grove Water Supply Corporation: No action

Consider and take action on grant writer: Mr. May provided contact information to General Manager for two different grant writers. No action.

Consider and take action on 2016 1 Ton: No action.

Consider and take action on retirement plan: No update. No action.

Consider and take action on Cause No 23C0728-202, 202nd Judicial District, Bowie County, Texas, 183 CR 4309 Revocable Land Trust, Advisory Engineering & Analytics, LLC, Trustee, Henry A. Thomas, Sole member; & Henry A. Thomas VS Central Bowie County Water Supply Corporation, Hal Harris in his official capacity as General Manager of the Central Bowie County Water supply Corporation, Gary Fannin, Fannin Farms, Inc., & Gary Fannin Farm, LLC. No action

Consider and take action on water line along CR 3006: No action

General Manager Evaluation: Mr. McKay reported that a revised version would be made available soon. No action.

New Business

Consider and take action on Resolution 04022024 amending 2024 budget: A motion was made by Mr. Fannin to adopt resolution. Seconded by Mr. May. Motion carried.

Consider and take action on account #2341: Based on events that were related at the March 5, 2024 meeting, it was generally agreed that member would be credited \$50.00 in relation to disconnection fee and \$21.25 for water registered but not used.

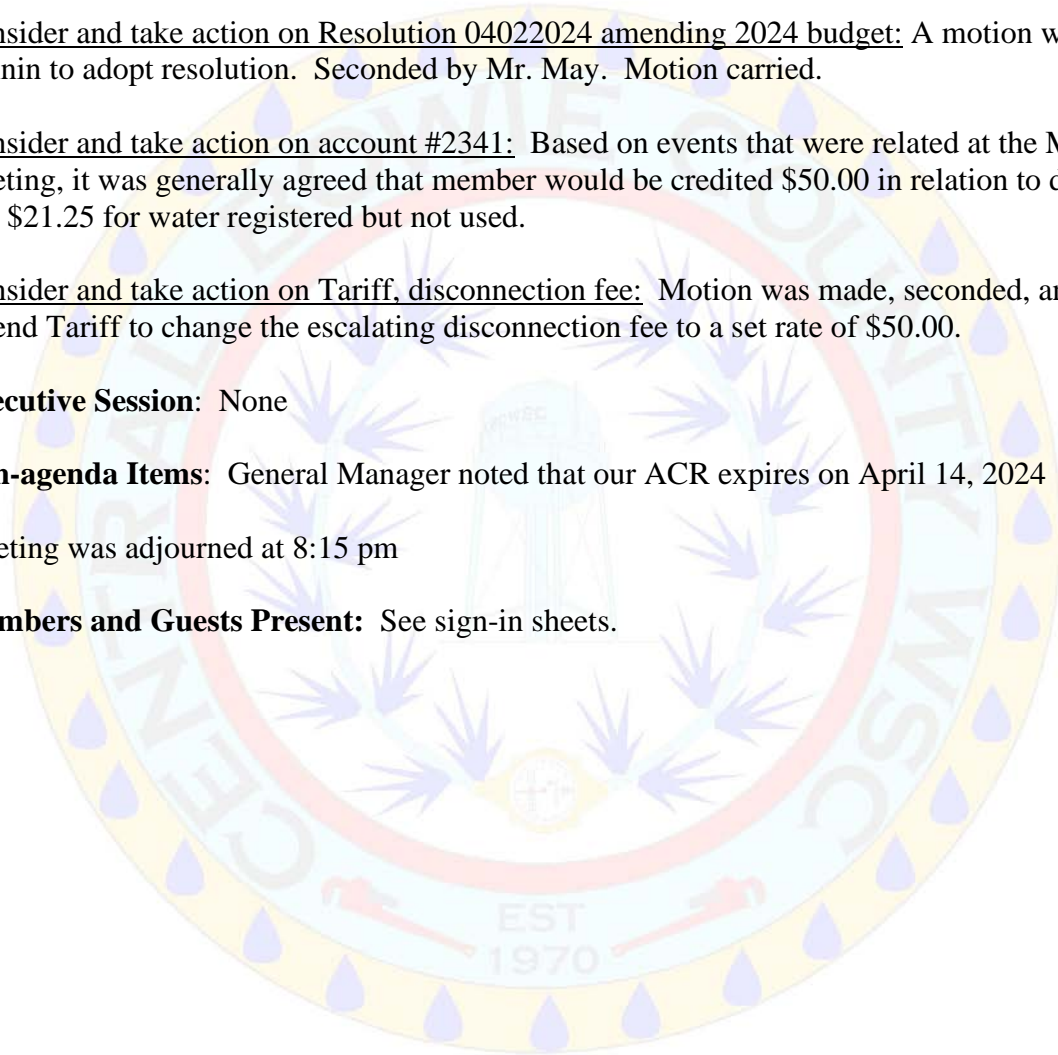
Consider and take action on Tariff, disconnection fee: Motion was made, seconded, and carried to amend Tariff to change the escalating disconnection fee to a set rate of \$50.00.

Executive Session: None

Non-agenda Items: General Manager noted that our ACR expires on April 14, 2024

Meeting was adjourned at 8:15 pm

Members and Guests Present: See sign-in sheets.



Minutes of Special Board Meeting
Central Bowie County WSC
April 29, 2024

Meeting was called to order by Harrell Hignight at 7:00 pm.

Public Comments: None

Consider and take action on AMI Water Meter Conversion including but not limited to: current status, anticipated completion, reception quality, effect on revenue, accuracy, problems, Financing Agreement and payments.

Kyle Leonard and Greg Mizell and Karen Ellis(via teleconference) of Performance Services and Scott Seehoffer of Master Meter were present to provide an update on the project. Mr. Leonard led a presentation on a summary of the scope of the project. There was much discussion. It was noted by Directors that the reception quality has not been consistently above 98%, and there was reluctance to make loan payments since the system was not performing as promised. Performance Services pointed out that loan payments are a separate responsibility than payment to Performance Services for final delivery of a system that performs in accordance with the contract. Performance Services stressed that the Contract Performance Guarantee is tied to the accuracy of the meters, and that the meters which were tested performed within specifications. No payments to Performance Services have been made since October of 2022, even though there are still funds designated for payments in the project budget. Directors were also not convinced that additional revenue generated from the new meters is not as much as predicted in the contract documents.

Executive Session: At 8:15 pm board recessed to executive session under Texas Government Code Chapter 551.072. Reconvened in open session at 8:25 pm. No action.

Directors requested that Performance Services consider contributing to upcoming loan payment due to Central Bowie County WSC's additional burden and costs directly attributable to the continuing failure of the system to perform as expected and general distrust.

Performance Services agreed to have discussions with upper management and Corporate decision makers about the possibility of contributing funds towards the next loan payment. A representative will contact the General Manager by 10:00 am with a decision.

Meeting was adjourned at 9:00 pm

Members Present:

Harrell Hignight, Gary Fannin, Jerry May, Ernest Shelton, Jr, James McKay, Brian Proctor, John Clack, Weston Fannin, Phillip Holden

Manager - Hal Harris

Kyle Leonard, P.E., CEM, LEED AP, Performance Services

Greg Mizell, Performance Services

Karen Ellis, teleconference, Performance Services

Scott Seehoffer, Master Meter

Minutes of Monthly Board Meeting
Central Bowie County WSC
May 7, 2024

Meeting was called to order at 7:00 pm by President Harrell Hignight.

Public Discussion: Karen Missildine discussed a leak at her property on FM 1840. The leak began on Friday evening, March 8th. The resident did not know about leak. The resident was not notified until Monday, March 11th. A phone call was made, but there was no response, so an employee was sent to the address to turn off the water. During that time more than 40,000 gallons went through the meter. Mrs. Missildine wanted to understand the current procedures related to leak alarms. Procedures were explained. She is allowed to pay out her balance owed in installments.

John Grams discussed his property on CR 3006 and his desire to move his meter from its current location to the SE corner of property. There is a planned 4" pipe for that location which was to be installed with the TXDOT project. He will pay for the 4" pipe if CBCWSC will proceed with installing it early. It was generally agreed that the proposal was favorable to both parties. General Manager will discuss with engineer and TXDOT.

Approve Minutes: A motion was made by Mr. McKay to approve the minutes of the April 2, 2024, regular meeting. Seconded by Mr. Shelton. Motion carried. 6/0/0. A motion was made by Mr. McKay to approve the minutes of the April 29, 2024, special meeting. Seconded by Mr. Shelton. Motion carried. 6/0/0.

Secretary/Treasurer: Income and expenses were discussed. A motion was made by Mr. Proctor to approve Secretary/Treasurer's report for March. Seconded by Mr. McKay. Motion carried. 6/0/0

General Manager's Discussion: The General Manager discussed water usage, maintenance actions, delinquent accounts, complaints, personnel, water quality, and water revenues.

Old Business:

Consider and take action on Capital Improvements to include status/progress of existing projects, proposed projects, and any conceptional proposed projects for the future:

a. *Hayter 065006 CBCWSC TxDOT Utility Relocation:*

- (1) The General Manager reported that construction on the 98 to Malta portion of the trail continues. The rest of the project may let in July.

b. *AMI water meter conversion:*

- (1) The General Manager reported that recent percentages of reporting meters included several days above 99%.

Consider and take action on vacant licensed operator position (full and part time), current operators in training, special incentives, and other related matters: General Manager noted that 1 applicant had applied for the Field Supervisor/Senior Operator position. There was some discussion. It was generally agreed to make the applicant an offer. It was further generally agreed that the Field Supervisor and the Office Manager will each give a report at the Monthly Board of Directors meetings in the future.
Consider and take action on the old office building: No action.

Consider and take action on Oak Grove Water Supply Corporation: General Manager reported that there was a meeting scheduled for Thursday, May 9th at 3:30 pm, with a couple of the board members.
Consider and take action on grant writer: General Manager reported that an email was sent to Susan Roth.

Consider and take action on 2016 1 Ton: General Manager reported that Tommy Shaw has found a used engine to replace the bad one for approximately \$5,800.00.

Consider and take action on retirement plan: No update. No action.

Consider and take action on Cause No 23C0728-202, 202nd Judicial District, Bowie County, Texas, 183 CR 4309 Revocable Land Trust, Advisory Engineering & Analytics, LLC, Trustee, Henry A. Thomas, Sole member; & Henry A. Thomas VS Central Bowie County Water Supply Corporation, Hal Harris in his official capacity as General Manager of the Central Bowie County Water supply Corporation, Gary Fannin, Fannin Farms, Inc., & Gary Fannin Farm, LLC. No action.

Consider and take action on the water line along CR 3006: The General Manager was directed to follow up on the discussion with Mr. Grams and arrange project details.

General Manager Evaluation: No action.

New Business

Consider and take action on account #2038, Vacant, ownership: Interested party did not provide any documents. No action.

Consider and take action on account #2157, Wise, meter: General Manager discussed Mr. Wise's distrust of the meter and his theory of there being something wrong with the initial installation. However, the existing data does not indicate a defective meter or improper installation. No action.

Consider and take action on accounts 3469/3467, Love's, late fees: The General Manager reported that Love's accounts which were set to autopay in Nextbillpay did not get paid before the 15th because they exceeded the \$5,000 limit. Love's is requesting that the \$2.50 for each late fees be waived since it was not their fault. The General Manager reported that subsequently, the limit has been raised to \$8,000.00. It was generally agreed to waive the late fees.

Consider and take action on flushing procedures and water accountability: There was much discussion. It was generally agreed that all flushed water would be metered except during an emergency.

Consider and take action on service request, FM44E/FM 561: There was some discussion regarding OPCC #1932 which involved a bore of FM 561 with 3" pipe in 6" steel casing and 800 feet of 3" water line in order to install one meter on FM 44E for \$17,276.98. Concerns were voiced over the cost of the project being born by one applicant. Questions were raised about the possibility of CBCWSC doing most of the work at a labor cost less than the contractor.

Consider and take action on Resolution 05072024 granting easements: There was some discussion regarding Central Bowie County WSC granting easements to Central Bowie County WSC for properties currently owned by CBCWSC. No action.

Consider and take action on insurance renewal: General Manager reported that D&O is going up 20% and that our agent is searching for a new property in insurance underwriter.

Executive Session: None

Non-agenda Items: General Manager discussed additional revenues based on some actual data.

Meeting was adjourned at 8:30 pm

Members and Guests Present: See sign-in sheets.

Minutes of Monthly Board Meeting
Central Bowie County WSC
June 4, 2024

Meeting was called to order at 7:00 pm by President Harrell Hignight.

Public Discussion: None

Approve Minutes: A motion was made by Mr. McKay to approve the minutes of the May 7, 2024, regular meeting. Seconded by Mr. Shelton. Motion carried. 8/0/0.

Secretary/Treasurer: Income and expenses were discussed. A motion was made by Mr. Clack to approve Secretary/Treasurer's report for April. Seconded by Mr. McKay. Motion carried. 8/0/0

Reports:

Field Supervisor: Noted that a number of leaks were repaired, and a few small ones are not yet repaired. Discussed the use of different couplings for line repairs at an increased material cost, but with a reduction in time spent on labor. Discussed trencher repairs at a cost of \$3,000 plus freight. Recommended joining the Texas 811 system. Cost of 811 is unknown since it is based on number of tickets generated. There was general agreement that CBCWSC should join the 811 system. Reported that the tractor is working at a cost of < \$600. Recommended hiring James Smith even though the Field Supervisor is related within 1 degree of consanguinity. There was general agreement that it would be allowed within current policies. Some comments were made regarding the generator transfer switch.

Office Manager: Reported that some antennas were replaced.

General Manager's Discussion: The General Manager discussed water usage, maintenance actions, delinquent accounts, complaints, personnel, water quality, and water revenues.

Old Business:

Consider and take action on Capital Improvements to include status/progress of existing projects, proposed projects, and any conceptual proposed projects for the future:

a. *Hayter 065006 CBCWSC TxDOT Utility Relocation:*

(1) The General Manager noted that documents to sign will be ready soon. Another payment to TXDOT will be forthcoming.

b. *AMI water meter conversion:*

(1) The General Manager reported that recent percentages of reporting meters have hovered around 99%.

Consider and take action on vacant licensed operator position (full and part time), current operators in training, special incentives, and other related matters: General Manager noted that Dalton Pickens was hired as Field Supervisor and That Emilio Vasquez quit.

Consider and take action on the old office building: No action.

Consider and take action on Oak Grove Water Supply Corporation: General Manager noted that he has spoken with our attorney and forwarded some documents for review. There was some discussion regarding the payment of legal fees and the possibility of changes in Board of Director structure.

Consider and take action on grant writer: No action.

Consider and take action on 2016 1 Ton: General Manager reported that the truck is now in service.

Consider and take action on retirement plan: No update. No action.

Consider and take action on Cause No 23C0728-202, 202nd Judicial District, Bowie County, Texas, 183 CR 4309 Revocable Land Trust, Advisory Engineering & Analytics, LLC, Trustee, Henry A. Thomas, Sole member; & Henry A. Thomas VS Central Bowie County Water Supply Corporation, Hal Harris in his official capacity as General Manager of the Central Bowie County Water supply Corporation, Gary Fannin, Fannin Farms, Inc., & Gary Fannin Farm, LLC. The General Manager reported that settlement offers/counter-offers are ongoing and the latest offer and conditions were presented.

Consider and take action on water line along CR 3006: General Manager noted TXDOT is OK with the proposed work and that the existing permit may be amended in leu of applying for a new one.

General Manager Evaluation: No action.

Consider and take action on account 2038, Vacant, ownership: No action.

Consider and take action on flushing procedures and water accountability: The General Manager reported that it was discovered that the TWU meter at Dekalb has been under registering the volume of water passing through it.

Consider and take action on service request, FM 44E/FM 561: No action.

Consider and take action on Resolution 05072024 granting easements: No action.

New Business

Consider and take action on Mr. Franks damaged gate: It was generally agreed that CBCWSC has some liability in the matter and should pay some or all of the cost of repairs. General Manager authorized to negotiate with Mr. Franks on the matter.

Consider and take action on the City of Dekalb's offer of two customers: It was generally agreed that while CBCWSC is not opposed to accepting the two additional customers, the burden of cost of any additional facilities, membership fees, and equity buy in fees would have worked out. These accepted customers would also be subject to CBCWSC's current rates. Any new customers added to such facilities would be subject to all costs and fees as described in the current Tariff.

Consider and take action on Resolution 06022024 amending 2024 budget: Motion was made by Mr. McKay to adopt resolution. Seconded by Mr. Fannin. Motion carried.

Consider and take action on line extension, FM 561 Deboer: General Manager discussed plans by Mr. Deboer to extend line on the south side of FM 561, from CR 4507 west for approximately 1,700 ft, and bore under FM 561. It was generally agreed that individuals are not allowed to install line extensions. Extensions must be installed by CBCWSC or a contractor who is in that line of work who has provided CBCWSC with a certificate of liability insurance.

Consider and take action on Rock Creek Elevated Storage Tank site grounds maintenance: General Manager reported that the neighbors had complained about us mowing only the fenced in area and not the entire 1 acre. General Manager asked if CBCWSC wanted to amend our agreement with grounds keeping contractor to include the entire acre. Motion was made by Mr. Mckay to no longer use contracted grounds keeping services for any site and henceforth handle grounds keeping in house. Seconded by Mr. Holden. Motion carried 8/0/0

Executive Session: None

Non-agenda Items: None

Meeting was adjourned at 8:30 pm

Members and Guests Present: See sign-in sheets.

Minutes of Monthly Board Meeting
Central Bowie County WSC
July 2, 2024

Meeting was called to order at 7:04 pm by Vice President James McKay.

Public Discussion: Mr. Kyle Moore discussed his quote for water on 44E from December 2023. He is getting close to needing water and needs to know what the plan is. He wants to know if a cheaper option has been found, if he can pay it out, if he can get some kind of credit towards his water bill, etc. He noted that he got a quote of \$7,500.00 to bore FM 561. Directors indicated that more discussion will occur later in the meeting when this item comes up on the agenda.

Lori Springer of State Bank discussed the services which could be available to CBCWSC such as: auto draft of customer accounts for water bills, payments, ACH, payroll direct deposit, credit card payment processing, etc. Directors agreed to place this item on agenda for next meeting where the State Bank person over these services will make a presentation.

Approve Minutes: A motion was made by Mr. Westin Fannin to approve the minutes of the June 4, 2024, regular meeting. Seconded by Mr. Clack. Motion carried. 8/0/0.

Secretary/Treasurer: Income and expenses were discussed. The treasurer reported that a CD is due at Guaranty Bank. There was some discussion. A motion was made by Mr. Holden to shop around for the best rate and to close the account and move the money if another bank offered a better rate and to approve the Secretary/Treasurer's report for May 2024. Seconded by Mr. Gary Fannin. Motion carried. 8/0/0

Reports:

Field Supervisor(FS): FS reported that: 1. we are now members of the Texas811 system and receiving notifications; 2. the extension project on CR 3006 is approved and ready for construction; 3. the backflow device at Dekalb Pump Station failed the test, it is old, and parts may be impossible to find. He intends to buy a new one and have it installed by capable contractor; 4. Two new employees were hired; 5. The trencher still needs work and may require a \$3-4K pump which may take 12-14 months if we can't get parts machined; 6. Tractor is fixed; 7. There are still a number of small leaks; 8. We had to buy more power tools; 9. The 990 standpipe was drained and re-filled due to loss of residual.

Office Manager(OM): OM reported that there were 4 meters with counter clockwise flow this month, and that we will be closing the office to customers until noon on the first business day of each month in order to get the bills ready and sent out in a timely manner.

General Manager's Discussion(GM): GM discussed water usage, maintenance actions, delinquent accounts, complaints, personnel, water quality, and water revenues.

Old Business:

Consider and take action on Capital Improvements to include status/progress of existing projects, proposed projects, and any conceptional proposed projects for the future:

a. *Hayter 065006 CBCWSC TxDOT Utility Relocation:*

- (1) The General Manager reported that it is time to move money and get checks to TXDOT for remaining scope of project.

b. *AMI water meter conversion:*

- (1) The General Manager reported that recent percentages of reporting meters have hovered around 98.5% to 99%, that CBCWSC read 80 meters in June, and that 26 defective meters have been replaced since January 1st.

Consider and take action on vacant licensed operator position (full and part time), current operators in training, special incentives, and other related matters: No action

Consider and take action on the old office building: Some discussion occurred relating to removal of the front room off of the building. No action.

Consider and take action on Oak Grove Water Supply Corporation: General Manager noted that our attorney has reviewed Oak Grove's Tariff, Bylaws, and Articles of Incorporation.

Consider and take action on grant writer: No action.

Consider and take action on 2016 1 Ton: In service. No action.

Consider and take action on retirement plan: No update. No action.

Consider and take action on Cause No 23C0728-202, 202nd Judicial District, Bowie County, Texas, 183 CR 4309 Revocable Land Trust, Advisory Engineering & Analytics, LLC, Trustee, Henry A. Thomas, Sole member; & Henry A. Thomas VS Central Bowie County Water Supply Corporation, Hal Harris in his official capacity as General Manager of the Central Bowie County Water supply Corporation, Gary Fannin, Fannin Farms, Inc., & Gary Fannin Farm, LLC. The General Manager reported that Mr. Thomas indicated that we need to complete the settlement which includes fixing the valve, and that he is ready to resolve this.

Consider and take action on water line along CR 3006: It is ready.

General Manager Evaluation: No action

Consider and take action on flushing procedures and water accountability: GM noted that the meter at Dekalb Pumpstion's under registration of water will affect our water loss calculations. Field Supervisor noted that flushing is being metered and some stacks have been upgraded to current standards.

Consider and take action on service request, FM 44E/FM 561: General Manager was directed to produce a new quote based on 2" pipe in 4" casing with CBCWSC installing pipe at \$2.00 per foot. All potentially interested parties will be notified of new plan and cost.

Consider and take action on Resolution 05072024 granting easements: No action

Consider and take action on insurance renewal: General Manager noted that it has been renewed and discussed the cost of renewal. No action.

Consider and take action on line extension, FM 561, Deboer: No action

New Business

Consider and take action on Resolution 07022024 amending Budget: Motion was made by Mr. Westin Fannin to adopt resolution. Seconded by Mr. Gary Fannin. Motion carried. 8/0/0

Executive Session: None

Non-agenda Items: General Manager noted that a customer claims that his destroyed antenna/transceiver exploded. Pictures and recovered parts were discussed. It was generally agreed that the damage appears to be caused by a lawnmower.

Meeting was adjourned at 8:45 pm

Members and Guests Present: See sign-in sheets.

Minutes of Monthly Board Meeting
Central Bowie County WSC
August 6, 2024

Meeting was called to order at 7:05 pm by President Harrell Hignight.

Public Discussion: Mr. Billy Jack Sheridan discussed his application for service to his property on CR 4001. This property has never had water service. He is unhappy about being asked to pay the Equity-Buy-Fee. He noted that he helped get the Corporation going and has been a member since the beginning. He has served on the Board and contributed much of his time and effort helping with the operation of the system. He also suggested that the Equity-Buy-In Fee only be applied to applicants who have never been members of the Corporation or received service to their properties. He asked the Board to consider waiving the Equity-Buy-In Fee based on his suggestion and in consideration of his past service.

Mr. Kyle Moore discussed his application and updated quote for service near FM 44E and FM 561.

Mr. Robbie Barrett asked about the status of the fire hydrant installation near Malta school. (See Minutes of May 2, 2023 and June 6, 2023) Mr. Pickens noted that parts and labor to install a fire hydrant would cost around \$10,000.00. Responsibilities of each party towards the cost was discussed. Location of hydrant was discussed. Mr. Barrett noted that ESD would be willing to pay for water if we wanted to meter the connection.

Approve Minutes: A motion was made by Mr. Gary Fannin to approve the minutes of the July 2, 2024, regular meeting. Seconded by Mr. Holden. Motion carried. 7/0/0.

Secretary/Treasurer: Income and expenses were discussed. A motion was made by Mr. Gary Fannin to approve the Secretary/Treasurer's report for June 2024. Seconded by Mr. Clack. Motion carried. 8/0/0

Reports:

Field Supervisor(FS): FS reported that: 1. The extension project on CR 3006 is installed and awaiting bacteriological sampling. 2. The parts to replace backflow device at Dekalb Pump Station are on site. 3. Most of the fiber installer crews have moved to locations not in our area, so crews should now be able to catch up on other activities. 4. The Dekalb Pumpstation transfer switch needs to be replaced at a cost of \$13,500.00. 5. Some progress was made on trencher repair, but it is still not operational.

Office Manager(OM): OM noted that closing the office in the morning of first business day of the month in order to process readings and get bills ready worked well. The practice will become standard operating procedure.

General Manager's Discussion(GM): GM discussed water usage, maintenance actions, delinquent accounts, complaints, personnel, water quality, and water revenues.

Old Business:

Consider and take action on Capital Improvements to include status/progress of existing projects, proposed projects, and any conceptional proposed projects for the future:

a. *Hayter 065006 CBCWSC TxDOT Utility Relocation:*

(1) No action

b. *AMI water meter conversion:*

(1) The General Manager reported that recent percentages of reporting meters have generally been above 99% and that CBCWSC employees read 59 meters in July.

Consider and take action on vacant licensed operator position (full and part time), current operators in training, special incentives, and other related matters: No action

Consider and take action on the old office building: No action.

Consider and take action on Oak Grove Water Supply Corporation: General Manager noted that Oak Grove has asked about the possibility of contracting with CBCWSC to operate their system prior to the proposed merger. It was generally agreed that CBCWSC would be willing to do that under the right conditions. Oak Grove WSC will put together a scope of work covering their proposal.

Consider and take action on grant writer: No action.

Consider and take action on retirement plan: Mr. Pickens reported he is looking into some options. No action.

Consider and take action on Cause No 23C0728-202, 202nd Judicial District, Bowie County, Texas, 183 CR 4309 Revocable Land Trust, Advisory Engineering & Analytics, LLC, Trustee, Henry A. Thomas, Sole member; & Henry A. Thomas VS Central Bowie County Water Supply Corporation, Hal Harris in his official capacity as General Manager of the Central Bowie County Water supply Corporation, Gary Fannin, Fannin Farms, Inc., & Gary Fannin Farm, LLC. It was noted that the lack of rain could affect Mr. Fannin's availability of well water. A motion was made by Mr. Westin Fannin directing CBCWSC employees to install a water line within the county ROW and provide service to Gary Fannin Farm, LLC as soon as possible. Seconded by Mr. Holden. Motion carried. 7/0/0

Consider and take action on water line along CR 3006: Installed. Waiting on samples.

General Manager Evaluation: No action

Consider and take action on flushing procedures and water accountability: No action.

Consider and take action on service request, FM 44E/FM 561: It was generally agreed to allow Mr. Moore to pay ½ the cost of the extension up front, then ½ minus \$2032.50 after installation and account activation, then \$2,032.50 in no more than 24 monthly installments.

Consider and take action on Resolution 05072024 granting easements: motion was made by Mr. Shelton to adopt resolution. Seconded by Mr. Weston Fannin. Motion carried. 7/0/0

New Business

Consider and take action on Resolution 08062024 amending Budget: Motion was made by Mr. Hignight to adopt Resolution as amended by removing \$8,000.00 expense from 901h Waterworth and increasing Capital Improvements to \$26, 168.93. Motion carried. 7/0/0

Consider and take action on account 998, exploding antenna: Based on all the evidence it was generally agreed that if there was an explosion, it was not spontaneous, and it occurred only after the lid/antenna was struck by a lawnmower. Member is responsible for cost of replacement.

Consider and take action on service request, CR 4001: It was generally agreed that no variance would be allowed. Applicant is responsible for Equity-Buy-In Fee.

Consider and take action on State Bank services: No action.

Consider and take action on Waterworth proposal: Matter was tabled to next meeting.

Consider and take action on Dekalb VFD/ESD #6: It was generally agreed that Dekalb VFD/ESD #6 would be responsible for parts and cost to tap main line. CBCWSC would then install the hydrant. The hydrant would be installed near its original location at the NE corner of the intersection of US Hwy 82 and FM 2789. The hydrant will be metered.

Executive Session: None

Non-agenda Items: None

Meeting was adjourned at 8:45 pm

Members and Guests Present: See sign-in sheets.

Minutes of Special, Joint Board Meeting
Central Bowie County WSC and Oak Grove WSC
August 22, 2024

Meeting was called to order by Harrell Hignight at 6:00 pm.

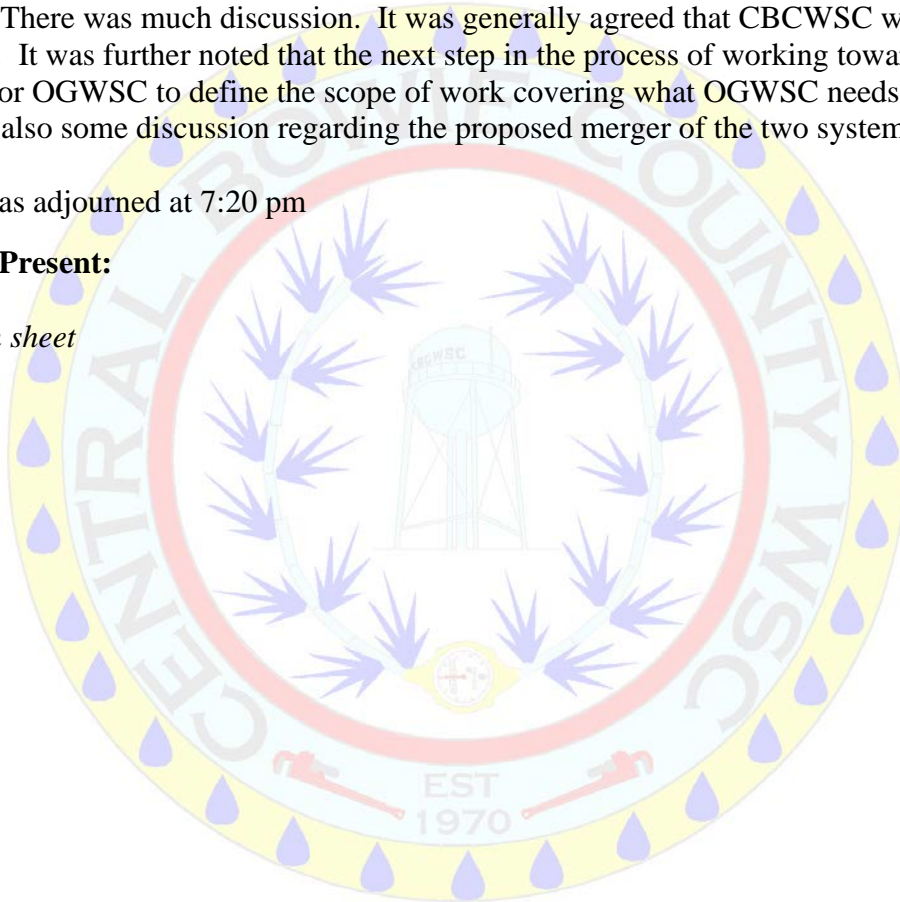
New Business:

The Directors of Central Bowie County Water Supply Corporation, the Directors of Oak Grove Water Supply Corporation, and any staff present introduced themselves. Mr. Murphy of OG WSC noted some challenges that OGWSC has been facing with the operation of their system. He initiated a discussion of a possible immediate agreement between the two entities for CBCWSC to aid with the operation of OGWSC. There was much discussion. It was generally agreed that CBCWSC would consider such an agreement. It was further noted that the next step in the process of working towards such an agreement would be for OGWSC to define the scope of work covering what OGWSC needs assistance with. There was also some discussion regarding the proposed merger of the two systems.

Meeting was adjourned at 7:20 pm

Members Present:

See sign-in sheet



Minutes of Monthly Board Meeting
Central Bowie County WSC
September 3, 2024

Meeting was called to order at 7:00 pm by President Harrell Hignight.

Public Discussion: Mr. Billy Jack Sheridan discussed the Equity Buy In Fee and his feeling that it should not apply to him since he has been a member for 60 years, previously served on the Board of Directors, worked diligently to get the system going, and once climbed the Malta tank to inspect its condition to save the Corporation money. He also expressed his dissatisfaction with the handling of his report of water leaking from a meter box on 98.

Jeff and Rose Gallegher discussed their variance request to have a meter installed on a different landowner's property, along CR 4009.

Approve Minutes: A motion was made by Mr. Gary Fannin to approve the minutes of the August 6, 2024, regular meeting and the August 29, 2024 special meeting. Seconded by Mr. Westin Fannin. Motion carried. 9/0/0.

Secretary/Treasurer: Income and expenses were discussed. The Treasurer reported that a CD was purchased at a rate of 4.25%. The Treasurer also reported that there is \$79,000.00 in cash at Edward Jones. It was generally agreed to purchase another CD at State Bank with the surplus cash. Motion was made by Mr. McKay to approve the report. Seconded by Mr. Shelton. Motion carried. 9/0/0

Reports:

Field Supervisor(FS): FS discussed operations and maintenance activities. FS reported that some leaks were fixed, while others persist. FS noted the poor condition and maintenance demands of the current lawnmower. He recommended that we purchase a new lawnmower.

Office Manager(OM): OM discussed customer complaints and revenues. OM also noted that meter for account 366 was registering 1600 – 1900 gallons per hour between 5pm August 25,2024 and 5pm August 27, 2024. However, no leak alarm was generated.

General Manager's Discussion(GM): GM discussed water usage, delinquent accounts, personnel, water quality, and water revenues.

Old Business:

Consider and take action on Capital Improvements to include status/progress of existing projects, proposed projects, and any conceptional proposed projects for the future:

a. *Hayter 065006 CBCWSC TxDOT Utility Relocation:*

(1) The General Manager reported that construction should be underway in November. We are still waiting for one easement to be signed.

b. *AMI water meter conversion:*

(1) The General Manager reported that percentages of reporting meters have ranged from 98.5% to 99.5%(excepting 7/9/2024 when there was a data entry error). GM also noted that Performances Services has requested final payment. GM indicated that he understands that Trac-N-Trol has not yet been paid by Performance Services for VFD work at 98 pump station. It was generally agreed that no payment will be made at this time.

Consider and take action on vacant licensed operator position (full and part time), current operators in training, special incentives, and other related matters: No action

Consider and take action on the old office building: No action.

Consider and take action on Oak Grove Water Supply Corporation: General Manager provided Directors with a rough draft of the scope of work requested by Oak Grove WSC. There was some discussion and suggestions. No action. General manager to follow up with Oak Grove WSC.

Consider and take action on grant writer: No action.

Consider and take action on retirement plan: No action.

Consider and take action on Cause No 23C0728-202, 202nd Judicial District, Bowie County, Texas, 183 CR 4309 Revocable Land Trust, Advisory Engineering & Analytics, LLC, Trustee, Henry A. Thomas, Sole member; & Henry A. Thomas VS Central Bowie County Water Supply Corporation, Hal Harris in his official capacity as General Manager of the Central Bowie County Water supply Corporation, Gary Fannin, Fannin Farms, Inc., & Gary Fannin Farm, LLC. The General Manager reported that a temporary stretch of 1” tubing was laid on top of the ground in the County ROW. Mr. Fannin now has water service. Some settlement details were discussed.

Consider and take action on water line along CR 3006: Project is complete.

General Manager Evaluation: No action

Consider and take action on flushing procedures and water accountability: No action.

Consider and take action on service request, FM 44E/FM 561: The process of extending the line and providing service has begun.

Consider and take action on service request, CR 4001: As determined at the August meeting, service will be provided in accordance with tariff.

Consider and take action on State Bank Services: State Bank representatives Brianna Baird, Anthony Pinkham, and Lori Springer discussed services. There was some discussion. No action.

Consider and take action on Waterworth proposal: It was generally agreed that the cost of the product was too great for the value that would be realized. No action.

Consider and take action on Dekalb VFD/ESD #6: FS reported that we are still waiting on a response from VFD. No action.

New Business

Consider and take action on Resolution 09032024 amending Budget: No resolution was available. However, a motion was made by Mr. McKay to authorize the purchasing of a new lawnmower for \$8,500.00 and amend the budget by resolution at the next meeting. Seconded by Mr. Holden. Motion carried. 9/0/0.

Consider and take action on Variance Request, CR 4009: Motion was made by Mr. McKay to approve variance, conditional upon easements granted by all affected landowners to the applicants. Seconded by Mr. Westin Fannin. Motion carried. 9/0/0. General Manager will prepare easements and email to applicants who will have them executed and notarized.

Consider and take action on amendment to TWU wholesale water purchase contract: Motion was made and seconded to adopt amendment. Motion carried. 9/0/0

Consider and take action on Tariff, rates and fees: There was some discussion. Due to the TWU rate increase, it was generally agreed that CBCWSC rates effective Jan 1, 2024 will need to be adjusted. No action.

Executive Session: None

Non-agenda Items: None

Meeting was adjourned at 8:55 pm

Members and Guests Present: See sign-in sheets.

Minutes of Monthly Board Meeting
Central Bowie County WSC
October 1, 2024

Meeting was called to order at 7:00 pm by President Harrell Hignight.

Public Discussion: Hall Insurance

Approve Minutes: A motion was made by Mr. May to approve the minutes of the September 3, 2024, regular meeting. Seconded by Mr. Gary Fannin Motion carried. 9/0/0.

Secretary/Treasurer: Income and expenses were discussed. Motion was made by Mr. May to approve the report. Seconded by Mr. Shelton. Motion carried. 9/0/0

Reports:

Field Supervisor(FS): FS discussed operations and maintenance activities. FS reported that some leaks were fixed, while others persist.

Office Manager(OM): OM discussed customer complaints, meter replacements, delinquent accounts, and revenues.

General Manager's Discussion(GM): GM discussed water usage, personnel, water quality, and water revenues.

Old Business:

Consider and take action on Capital Improvements to include status/progress of existing projects, proposed projects, and any conceptional proposed projects for the future:

a. *Hayter 065006 CBCWSC TxDOT Utility Relocation:*

(1) Construction is scheduled to begin in November. We are still waiting for one easement to be signed.

b. *AMI water meter conversion:*

(1) The General Manager reported that a number of meters have failed. We have had meters ordered since August. We do not have meters to replace them with. No action.

Consider and take action on the old office building: No action.

Consider and take action on Oak Grove Water Supply Corporation: No action.

Consider and take action on grant writer: No action.

Consider and take action on retirement plan: No action.

Consider and take action on Cause No 23C0728-202, 202nd Judicial District, Bowie County, Texas, 183 CR 4309 Revocable Land Trust, Advisory Engineering & Analytics, LLC, Trustee, Henry A. Thomas, Sole member; & Henry A. Thomas VS Central Bowie County Water Supply Corporation, Hal Harris in his official capacity as General Manager of the Central Bowie County Water Supply Corporation, Gary Fannin, Fannin Farms, Inc., & Gary Fannin Farm, LLC. Some settlement details were discussed. No action.

General Manager Evaluation: No action

Consider and take action on flushing procedures and water accountability: No action.

Consider and take action on State Bank Services: No action.

Consider and take action on Dekalb VFD/ESD #6: No action.

Consider and take action on Tariff, rates and fees: No action.

New Business

Consider and take action on Resolution 10012024 amending Budget: Motion was made Mr. McKay to adopt resolution. Seconded by Mr. Westin Fannin. Motion carried. 9/0/0

Consider and take action on service request, Burkett Lane: Motion was made, seconded, and carried to provide service to address outside our CCN, conditional upon written agreement with the City of Dekalb.

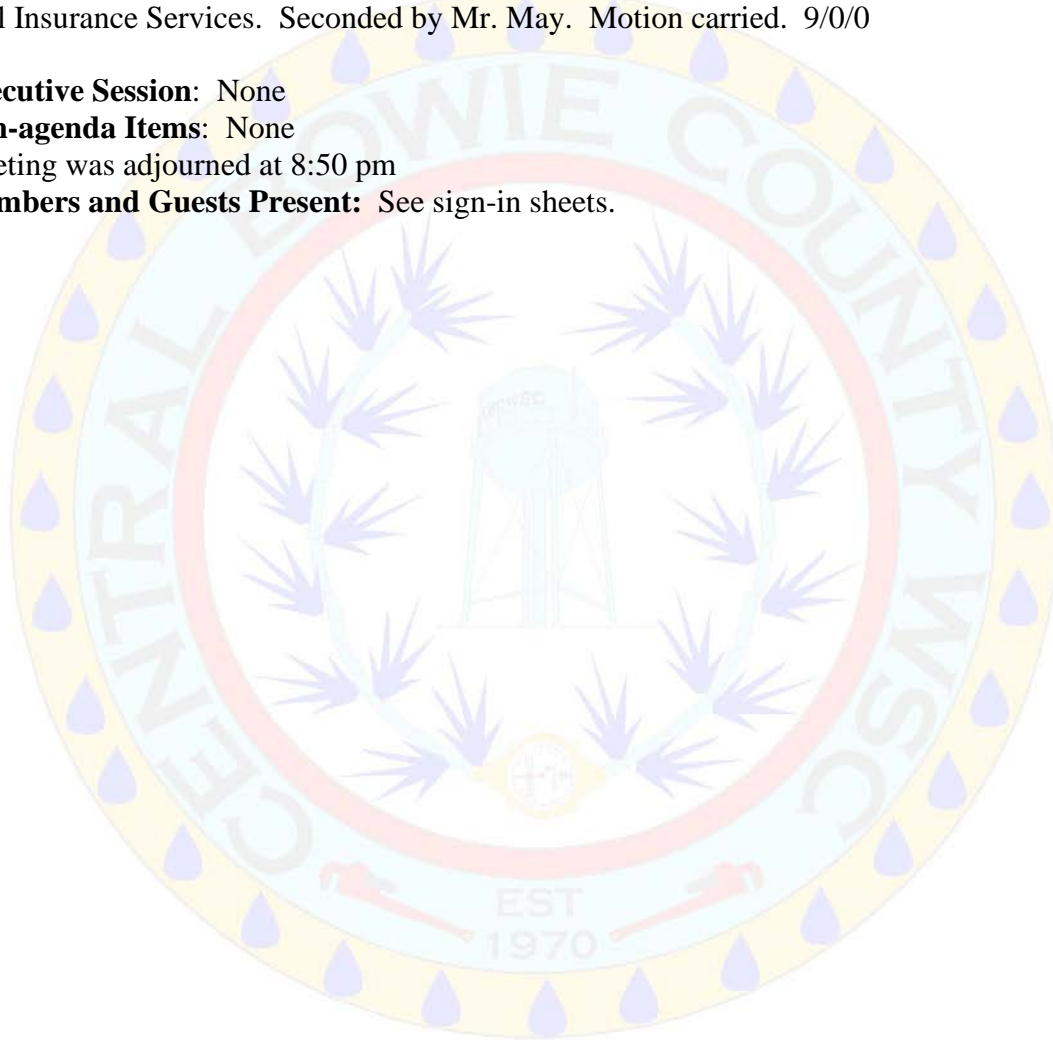
Consider and take action on health, dental, and vision insurance: Hall Insurance Services presented some options regarding insurance and made a recommendation. Motion was made by Mr. Westin Fannin to select plans and carriers as recommended, effective November 1st, 2024, and to be serviced by Hall Insurance Services. Seconded by Mr. May. Motion carried. 9/0/0

Executive Session: None

Non-agenda Items: None

Meeting was adjourned at 8:50 pm

Members and Guests Present: See sign-in sheets.



Minutes of Special Board Meeting
Central Bowie County WSC
October 17, 2024

Meeting was called to order at 6:00 pm by President Harrell Hignight.

Public Discussion: Mr. Jim Bradley discussed his property on CR 3103. He did not grant us an easement to install a water line across his property. He does not want any of our facilities on his property. He now believes that we have trespassed on his property by placing a 4" PVC pipe under the county road which ends at the ditch on his side of the road. His deed describes his south boundary line as running with the center of the county road. In his deed, under RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRENTY, it states: "Any rights vested to the public in County Road No. 3106 located along the West side of the herein described tract of land and in County Road No. 3103, located along the South side of the herein described tract of land." Mr. Bradley claims that that statement is too broad, and he wants us to deliver to him a document such as a deed/easement with a legal description where a previous landowner deeded/granted a portion of his specific property to Bowie County, or a documented condemnation and taking of a portion of his property by the county.

New Business

Consider and take action on Performance Services Contract to include: execution, timeliness, performance guarantee, and dispute resolution.

Executive Session: The Board recessed and then reconvened in Executive Session at 6:30 pm, with a quorum, pursuant to Sections 551.071 and 551.072 of the Texas Open Meetings Act.

Reconvened in Open session at 7:10.

General Manager was directed to follow up with attorney and gather more information. No action.

Non-agenda Items: None

Meeting was adjourned at 7:15 pm

Members and Guests Present: See sign-in sheets.

Minutes of Monthly Board Meeting
Central Bowie County WSC
November 5, 2024

Meeting was called to order at 6:00 pm by President Harrell Hignight.

Public Discussion: Mr. Bradley addressed his property on CR 3103 and stated that without a valid, documented easement that was granted to the county across property, he does not want any of our facilities on his property. He maintains that his property includes all the property located between the centerline of the road and his fence along his south boundary line. Any easement documentation must include a legal description.

Executive Session: The Board recessed and then reconvened in Executive Session at 6:10 pm, with a quorum, pursuant to Sections 551.071 and 551.072 of the Texas Open Meetings Act.

Reconvened in Open session at 6:44. Action taken is documented under related agenda item

Approve Minutes: A motion was made by Mr. McKay to approve the minutes of the regular meeting held on October 4, 2024 and the minutes of the special meeting held on October 17, 2024. Seconded by Mr. Gary Fannin. Motion carried. 8/0/0.

Secretary/Treasurer: Income and expenses were discussed. A motion was made by Mr. Gary Fannin to approve report. Seconded by Mr. McKay. Motion carried. 8/0/0

Reports:

Field Supervisor(FS): FS discussed operations and maintenance activities.

Office Manager(OM): OM was not present.

General Manager's Discussion(GM): GM discussed water usage, delinquent accounts, personnel, water quality, and water revenues.

Old Business:

Consider and take action on Capital Improvements to include status/progress of existing projects, proposed projects, and any conceptual proposed projects for the future:

a. *Hayter 065006 CBCWSC TxDOT Utility Relocation:*

- (1) The General Manager reported that water line re-location is scheduled to begin on November 18th. Mr. Farris never signed an easement. Plans are being amended to place a portion of the water line on the TXDOT ROW. No action.

Consider and take action on the old office building: No action.

Consider and take action on Oak Grove Water Supply Corporation: No action.

Consider and take action on grant writer: No action.

Consider and take action on retirement plan: Mr. McDaniel of Edward Jones discussed retirement plans. A motion was made by Mr. McKay to switch the company retirement plan to a Simple IRA through Edward Jones. Employees will be eligible immediately upon hiring. The company will match what each employee contributes up to 3%. Seconded by Mr. Holden. Motion carried. 8/0/0

Consider and take action on Cause No 23C0728-202, 202nd Judicial District, Bowie County, Texas, 183 CR 4309 Revocable Land Trust, Advisory Engineering & Analytics, LLC, Trustee, Henry A. Thomas,

Sole member; & Henry A. Thomas VS Central Bowie County Water Supply Corporation, Hal Harris in his official capacity as General Manager of the Central Bowie County Water supply Corporation, Gary Fannin, Fannin Farms, Inc., & Gary Fannin Farm, LLC. The General Manager reported that the survey data for the new easement was collected. Motion was made, seconded, and carried to authorize Gary Fannin and Harrell Hignight as signatories for impending settlement documents. 8/0/0.

General Manager Evaluation: No action

Consider and take action on flushing procedures and water accountability: No action.

Consider and take action on Dekalb VFD/ESD #6: No action.

Consider and take action on Tariff, rates and fees: Mr. Pickens discussed the recent free rate study completed by the Texas Rural Water Association. Based on the methods used in the study, the gallonage charges are fine, though maybe a little high, while the minimum is much too low. The methodology used suggests that the minimum should be over \$40.00/month. There was some discussion relating to raising the minimum. No action.

New Business

Consider and take action on variance request, property not in Dekalb's CCN, 1435 South Runnels: A motion was made by Mr. McKay to approve variance conditional upon coordination with the City of Dekalb. Seconded by Mr. Hignight. Motion carried. 8/0/0

Consider and take action on water service to contractors on US Hwy 82 project: It was generally agreed that all rates and fees will be as per the Tariff.

Consider and take action on on line extension CR 3103: No action.

Consider and take action on Performance Services Contract to include: execution, timeliness, performance guarantee, and dispute resolution: A motion was made, seconded, and carried to engage the services of Matthew Beatty and his firm, BNS in regards to Performance Services contract matters. The General Manager is authorized to sign an engagement letter and follow up as required with Mr. Beatty and associates. 8/0/0

Executive Session: None

Non-agenda Items: None

Meeting was adjourned at 7:40 pm

Members and Guests Present: See sign-in sheets.

Minutes of Monthly Board Meeting
Central Bowie County WSC
December 3, 2024

Meeting was called to order at 6:02 pm by President Harrell Hignight.

Public Discussion: Mr. John Murphy of Oak Grove WSC asked about our plans for merger and temporary operation of the Oak Grove system. He announced that the Oak Grove WSC members will be voting on the merger issue at their January 2025 meeting.

Approve Minutes: A motion was made by Mr. Mckay to approve the minutes of the November 5, 2024 regular meeting. Seconded by Mr. Gary Fannin. Motion carried. 9/0/0.

Secretary/Treasurer: Income and expenses were discussed. General Manager was directed to breakdown credit card expenses into appropriate line items. Motion was made by Mr. Westin Fannin to approve the report. Seconded by Mr. Proctor. Motion carried. 9/0/0

Reports:

Field Supervisor(FS): FS discussed operations and maintenance activities. FS reported that some leaks were fixed, while others persist. FS noted that if we merge with Oak Grove WSC, another pickup may be required.

Office Manager(OM): Not present

General Manager's Discussion(GM): GM discussed water usage, delinquent accounts, personnel, water quality, and water revenues.

Old Business:

Consider and take action on Hayter 065006 CBCWSC TxDOT Utility Relocation: The General Manager reported that Mr. Farris never signed an easement.

Consider and take action on the old office building: No action.

Consider and take action on Oak Grove Water Supply Corporation: Mr. Westin Fannin questioned if some type of feasibility study for the merger could be performed. Mr. Holden noted that he will contact Mr. Ricky Wilson about attending the next meeting.

Consider and take action on grant writer: No action.

Consider and take action on Cause No 23C0728-202, 202nd Judicial District, Bowie County, Texas, 183 CR 4309 Revocable Land Trust, Advisory Engineering & Analytics, LLC, Trustee, Henry A. Thomas, Sole member; & Henry A. Thomas VS Central Bowie County Water Supply Corporation, Hal Harris in his official capacity as General Manager of the Central Bowie County Water supply Corporation, Gary Fannin, Fannin Farms, Inc., & Gary Fannin Farm, LLC: The General Manager reported that while a survey was completed and provided, he has asked for a revision that includes the 3/4" service line.

General Manager Evaluation: No action

Consider and take action on flushing procedures and water accountability: No action.

Consider and take action on Dekalb VFD/ESD #6: FS reported that the line for the fire hydrant has been tapped.

Consider and take action on Tariff, rates and fees: There was some discussion. Motion was made by Mr. Westin Fannin to adjust minimum on ¾” meters from \$29.50 to \$45.00. Motion was withdrawn. A motion was made by Mr. McKay to adjust rates, effective February 1st, as follows:

Minimums includes 0 – 2,000 gal	¾”	\$29.50 to \$40.00
	1”	\$45.50 to \$57.50
	1.5”	\$55.50 to \$70.00
	2”	\$107.50 to \$142.00
Gallorage	2,001 - 20,000 gal	\$11.55 to \$15.00 per thousand gal
	Over 20,000 gal	\$13.05 to \$16.50 per thousand gal

The motion was seconded by Mr. Westin Fannin. Motion carried. 9/0/0

A motion was made by Mr. Gary Fannin to adjust Dry tap/Re-set fee, effective February 1st, from \$16.00 to \$20.00. Seconded by Mr. Proctor. Motion carried. 9/0/0

Consider and take action on line extension on CR 3103: Our attorney has been provided relevant information about the project but has not yet responded. General Manager discussed the concept of contacting the landowner, Mr. Garton, on the south side of the road and asking him if he would consider granting an easement if we agreed to install the waterline across his property by directional boring. This would involve additional costs. Some discussion occurred. It was generally agreed not to explore that option at this time.

Consider and take action on Performance Services Contract to include: execution, timeliness, performance guarantee, and dispute resolution. General Manager reported that some data has been assembled and is under review. No action

New Business

Consider and take action on account 1041, Plumlee: Member believes the meter is defective and that he did not use the amount of water that the meter registered. General Manager discussed some usage details. No action.

Consider and take action on account 1241, Knight: Member believes the meter is defective and that he did not use the amount of water that the meter registered. General Manager discussed some usage details. No action.

Consider and take action on Annual meeting Procedures: No changes are warranted. No action.

Consider and take action on 2025 Budget. No action

Consider and take action on variance request, not in CCN, new dead end, extension CR 4211: Motion was made by Mr. Westin Fannin to approve variance. Seconded by Mr. Holden. Motion carried 9/0/0

Consider and take action on City of New Boston, water line under trail: General Manager discussed details of waterline installed under trail and City of New Boston’s observation that CBCWSC did not first obtain an easement from the City before the installation. Details have been forwarded to Hayter Engineering and TXDOT. No action.

Executive Session: None

Non-agenda Items: None

Meeting was adjourned at 8:30 pm

Members and Guests Present: See sign-in sheets.