

In Attendance:

Stanley Brewer – Cox Subdivision – **President**
Randy Pebsworth – Town North Village – **Vice President**
Deborah Hunt – Town North Estates - **Secretary/Treasurer**
Adolfo Pompa – Plott Acres

Camila Bonfield – Town North Village
Sheryl Prime – Town North Village
Robert Sheet, Carlos Rubenstein,
Ken Rainwater, Lanita Bates
Matt McPhail and Tammy Peters

- I. Call to Order** - Stanley Brewer, President
- II. Invocation** - Camila Bonfield

III. Pledge of Allegiance

IV. Public Comments -None

V. Board Items

The board met in executive session at the Shallowater Community Center on October 3, 2024, at 6:00 p.m.CST] and took the following official actions:

- Stanley Brewer, President, initiates a motion to go into an executive session. Sheryl Prime seconds the motion. All were in favor – the Motion Carried and the meeting moved into a closed session
Topic: Resignation of Patterson Professional Services
- The Executive session ends at 6:11 p.m. CST, and the meeting returns to an open session, where the board will resume public discussions.

BD 1 Discuss Resignation of Patterson Professional Services And Authorize Possible Action Related to the Same

- Robert Sheets presented to the board the Patterson Departure and Transition Plan
- The board is focusing on transitioning operations from Patterson to U.S. Water, with U.S. Water demonstrating a commitment to both financial and community investment. Key points regarding U.S. Water's role and objectives include:
 - Commitments from U.S. Water: Budget Compliance: U.S. Water has agreed to operate within the current budget, ensuring a financially responsible transition.
 - Community Investment: They plan to make financial and developmental investments in the local community, aligning with the board's goals for improvement and growth.
 - Capital Program: U.S. Water is strongly committed to contributing to the capital program, which aims for long-term stability and success.
 - History and Experience: The company has a track record of managing and improving troubled water systems and is often called upon for complex cases.
 - A strong, professional relationship exists between the board and U.S. Water, backed by Matt's 20 years of collaboration with the firm on similar projects across multiple states.
 - Why U.S. Water Wasn't Initially Involved: At the time of the initial procurement process, there was limited time to bring U.S. Water on board without risking a gap in operations.
 - Patterson's ongoing management allowed for a smoother transition, ensuring continuity of service until the replacement could be formalized.
 - We request a waiver to enable U.S. Water to transition into operations. Robert is seeking board authorization to issue this waiver, and U.S. Water will bring it back to the board at the next meeting with a comprehensive service scope and contract.
 - Deborah Hunt motioned for the board to waive the procurement process. Seconded by Stanley Brewer, President: All were in favor – Motion Carried

BD 2 Other Items

VI. System Manager

SM 1 Discuss Proposals for Operation Services and Possible Action Related to the Selection of a Contract Operator

Robert Sheets gave a brief overview presentation of U.S. Water:

- Experience: U.S. Water was established in 2003 and serves 1,200 clients nationwide, including 43 active projects in Texas. It has a strong track record of supporting small and disadvantaged communities.
- Recognition: The company has earned both local and national accolades, notably for projects like America Beach, where they helped secure grants to bring water services to underserved areas.
- They operate within the approved budget and adhere to a detailed transition plan.

U.S. Water works closely with Patterson to resolve customer service issues during the 60-day transition and ensure the accuracy of billing and usage readings.

- They hire local resources for ongoing operations and community engagement.

The company is excited to move forward with U.S. Water and is confident in its ability to improve service quality and support the community.

- Gary Deremer, President of US Water and founder, brings over 40 years of experience in the water and wastewater industry, having started in county maintenance before establishing this employee-owned firm. With 54 shareholders, U.S. Water specializes in resolving complex issues for communities of all sizes, particularly small ones with unique challenges.
- As the Texas manager for U.S. Water, I want to address your situation directly. Robert has informed me of your challenges, and I have thoroughly investigated them to understand them fully. We aim to provide short-term solutions and long-term improvements to assist your customers.
- Our commitment to you is unwavering. We've built a reputation for tackling complicated problems with high-quality service, often helping small communities reduce costs and implement sustainable solutions. This commitment is at the core of our operations and guides our every decision.

Our team is dedicated to providing you with the best service possible. We are committed to helping you address rate impacts, defer costs, and operate within your budget.

- At U.S. Water, our driving philosophy is "Client service is number one!"
- David Salinas from US Water presented the board with a presentation on the company's services.

SM 2 Status Update on System Acquisition and Related Matters from System Manager

- This item was moved to the October 17 board meeting

SM 3 Other Items

- Randy Pebsworth, Vice President, stated that his understanding is that there will be no shutoffs for the next 30 days
- Robert will discuss this matter with Mark Patterson regarding the current cash flow and bring it back to the board for further discussion
- The reconnection fee will be revised from \$100 to \$50.00. A motion was made; all were in favor- Motion Carried

Adjourn

October 17, 2024
Date Minutes Approved