

Stanley Brewer – Cox Subdivision – President
Randy Pebsworth – Town North Village – Vice President
Deborah Hunt – Town North Estates - Secretary/Treasurer
Sheryl Prime – Town North Village
Peggy Jones - Town North Village
Stephen Wiggins - Town North Village

Call to Order: Stanley Brewer, President

Invocation: Randy Pebsworth, Vice President

Pledge of Allegiance: by all

Public Comments: None

Minutes

M 1 Approval of the June 19, 2025, Board Meeting Minutes

- A motion was made by Sheryl Prime and seconded by Peggy Jones. All were in favor. – **Motion Carried**

Finance and Administration

FA 1 Review and Approval of Invoices to be Paid

- Board approved payment of invoices. Includes Lubbock Leak Detection invoice for repairs after FIDO demo. Wes mentioned a new USW employee joining next week; Brian Smith

FA 2 Board Discussion and Approval of the 2025 Audit Contract Agreement

- A motion was made and seconded by Randy Pebsworth. All were in favor. – **Motion Carried**

FA 3 Other Items

General Counsel

GC 1 Status Update Regarding The Sale, Transfer, and Merger of The Smith Family System

- The SPWSC missed the July 31 PUC agenda. Matt filed for inclusion in the August 21 meeting.
- Final administrative approval is pending at the Public Utility Commission (PUC) before grant funds can be released and new projects may begin. Frustration has been expressed over delays, despite clear ownership of the system.

GC 2 Legislative Update

- Matt McPhail: Winstead presented the Change to Open Meetings Act: Weekends and holidays will no longer count toward the 72-hour notice requirement for meetings. (*Effective September 1*) The Board is reminded to adjust posting schedules accordingly.

GC 3 Other Items

Operations

OP 1 Engineer Status Update

- Ken Rainwater; provided an update on discussions with the Air Force regarding PFAS remediation. AFCEC plans to install a treatment system at Well 2 and may aid in infrastructure between Wells 1 and 2. Additionally, AFCEC is considering using Lubbock's water system to serve over 300 impacted sites and may explore a future operations partnership with USW. This presents a potential opportunity for SPWSC, particularly with assistance from Carlos in approaching city officials.

OP 2 U.S. Water Status Update

- Wes Fromlath, U.S. Water: Reported continued progress on meter maintenance and replacements, including resolving a multi-meter issue at 8610 CR 6430. The TNE well remains under manual control. USW completed 13 service orders in both June and July. Preparations are in progress to disconnect 62 delinquent accounts, with a need for additional high-security locks at problematic locations.

OP 3 Board Discussion: Leak Detection Pilot

- Robert and Wes confirmed the success of the FIDO sensor/phone application pilot. The technology effectively detected leaks across all four SPWSC systems.

OP 4 Customer Services Update

- Wes Fromlath of U.S. Waters reported ongoing issues with meter readings and customer shut-offs due to non-payment. With high outstanding bills, the Board's policy requires partial payment before restoring service. Emphasis was placed on improving communication with customers to establish payment plans before disconnection.
- Currently, approximately \$85,000 in receivables are outstanding, largely due to delayed shutoffs. Robert and U.S. Waters will collaborate with Opus to address communication challenges.
- Due to customers unauthorized service reconnections The board approved for Wes to purchase 12 high-security locks at \$25.00 per lock. A motion was made and seconded by Peggy Jones, All were ub favor -
Motion carried

OP 5 Other Items

Capital

C 1 Presentation on Proposed Capital Improvements

- A presentation was given outlining the proposed capital improvements funded through the Texas Water Development Board (TWDB). The board reviewed the scope of the \$3.3 million RF application, which includes system-wide upgrades such as new pumps, electrical improvements, generator hookups, well house repairs, and pressure tank replacements.
- The presentation also covered the timeline for regulatory approvals and anticipated implementation dates, with RF improvements expected by spring 2027 and SRF improvements by 2028. The board discussed three options for allocating funds, with consensus leaning toward Option 1, which benefits all four systems and includes a debt restructure of approximately \$660,000.

C 2 Board Consideration and Approval of TWDB Application Filing Documents for Submission. Including: Application Affidavit, Application Filing and Authorized Representative Resolution and Application Resolution - Certificate of Secretary

- All documents were approved for submission. The board also discussed pursuing a \$200,000 Communities Unlimited loan to address immediate infrastructure needs, which would be reimbursed through grant funds. A motion was made by Sheryl Prime and seconded by Peggy Jones, All were in Favor- **Motion carried**

C 3 Other Items

System Manager

SM 1 Board Discussion and Approval to Pursuing An Additional Communities Unlimited Loan For Expedited Repairs

SM 2 Set Date for the Next Board Meeting

The next board meeting was scheduled for August 21, 2025.

SM 3 Other Items

Board Items

BD 1 Other Items

Adjourn

August 21, 2025

Date Minutes Approved