

Stanley Brewer – Cox Subdivision – Presiden  
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:** Sheryl Prime

**Pledge of Allegiance:** by all

**Public Comments:** None

### **Minutes**

#### **M 1 Approval of the July 31, 2025, Board Meeting Minutes**

- A motion was made to approve the minutes from the previous meeting was made by Sheryl Prime and seconded by Stephen Wiggins. All were in favor. – **Motion Carried**

### **Finance and Administration**

#### **FA 1 Review and Approval of Invoices to be Paid**

- Robert Sheets, Accenture: Invoices paid during the previous month were reviewed and approved. A discussion was held regarding the cost of leak repairs, which were noted to be higher than expected. It was clarified that these repairs are billed separately from regular monthly water service due to their complexity. US Water explained that significant repairs, such as those requiring excavation or meter replacements, are considered additional services. A motion was made to approve the invoices made by Sheryl Prime and seconded by Randy Pebsworth, Vice Presiden. All were in favor. – **Motion Carried**

#### **FA 2 Other Items**

### **General Counsel**

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

- Matt McPhail, Winstead; announced that the Public Utility Commission had officially approved the sale, transfer, and merger of the water system, ending the temporary management period. South Plains Water Supply Corporation now holds full ownership, enabling access to grants and funding.
- Compliance filings are due within 31 and 45 days. The board celebrated this milestone and discussed plans to notify stakeholders and ratepayers via the website and newsletters.

#### **GC 2 Other Items**

### **Operations**

#### **OP 1 Engineer Status Update**

- Josh from Jacobs Engineering provided updates on several funding applications. These included a \$200,000 loan from Communities Unlimited for emergency repairs, a \$3.3 million application to the Texas Water Development Board for debt restructuring, and a pending application to the Drinking Water State Revolving Fund. The USDA is also being considered as a backup funding source. The board discussed the flexibility of these funds and the importance of reducing long-term debt.
- Further discussion focused on potential partnerships with the city and the Air Force to address PFAS contamination and explore regional water sourcing. The Air Force is actively treating affected water and may assist with infrastructure costs. The board expressed interest in inviting Air Force representatives to future meetings for more insight.

## **OP 2 U.S. Water Status Update**

- Wes Formlth; U.S. Waters: discussed that potential partnerships with the city and the Air Force to address PFAS contamination and explore regional water sourcing. A new interim director of water utilities, Buzz Picard, is supportive of municipalities serving areas outside city limits. The Air Force is actively treating PFAS-contaminated water and may assist with infrastructure costs.  
**Action:** Consider inviting Air Force representative Paul Carroll to a future meeting before his retirement to discuss contamination and treatment plans.

## **OP 3 Customer Services Update**

- Wes Fromlath gave an update on operations, noting improvements in meter readings and leak repairs. However, discrepancies in water usage data remain, particularly in Town North Village and Cox. A boil water notice was issued for Town North Estates due to repair-related shutdowns. Customer service issues were addressed, and unauthorized water usage was discussed, with plans to involve law enforcement where necessary.
- Wes will coordinate with law enforcement to address tampering and theft; plan a single-day enforcement sweep with the sheriff. Wes and his team will enforcement sweep within the next **2 weeks (by September 4, 2025)**.
- The board discussed the lack of **communication & emergency alert** system to notify residents of outages and boil notices. A reverse 911 system was proposed to send alerts via text or email. Request quotes and feasibility analysis for implementing a reverse 911 system. Present options at the **September 18<sup>th</sup>** board meeting.

## **OP 4 Other Items**

### **Capital**

#### **C 1 Board Discussion and Approval: Resolution to Apply for and Accept Loan Funds from Communities Unlimited**

- The board discussed the formal approved of the loan resolution with Communities Unlimited and authorized the System Manager and attorney to execute documents if received before the next board meeting. A motion was made and seconded by Peggy Jones. All were in favor. – **Motion Carried**

#### **C 2 Other Items**

### **System Manager**

#### **SM 1 Board Approval: System Manager Authorized to Execute Loan Agreement with Communities Unlimited**

- The board will **authorize the System Manager and the Board Attorney to execute the loan documents** if they are received before the next scheduled meeting. A motion was made to approve have the System Manager and the board attorney to execute the loan documents seconded by Randy Pebsworth, Vice Presiden. All were in favor. – **Motion Carried**

#### **SM 2 Set Date for the Next Board Meeting**

- The next board meeting was scheduled for Thursday, September 18, 2025.

#### **SM 3 Other Items**

### **Board Items**

#### **BD 1 Other Items**

### **Adjourn**

September 18, 2025  
Date Minutes Approved