

BRANDON-IRENE WSC

P.O. Box 87
7416 State Hwy 22
Brandon, Texas 76628

The regular meeting of the Board of Directors for Brandon-Irene Water Supply Corporation was called into session on **September 11, 2025**, in the Brandon Community Center.

1. **Jimmy called the meeting to order at 6:39 P.M.** Members present were Jimmy Lehmann, President; Kelly Cordell; Vice-President, Janet Walters and Aaron Symank.
2. **Presentation and Approval of Minutes:** Kelly made the motion to approve the minutes of the ~~July~~ July 10, 2025, meeting. Aaron seconded the motion.

Janet said before we go to public comment that there were two things that were not on the agenda, and a majority vote was needed to add them. One had to do with the Aquilla rate hike and the need to raise our rates. And the second was the quotes from Tanks Consolidated regarding the repairs at plant 1 and plant 5. Mark made a motion seconded by Gary. Jimmy said they would put those items in after the public comments.

3. **Public Comments:** No public comments.
4. **Leon Bradshaw discussion of collaborating on a deep water well:** Mr. Bradshaw was here to discuss possibly working together on digging a deep water well. Jimmy said we would have to get our Engineer involved as well as secure funding. He said us not owning the land could present a problem with us securing financing. He felt it was worth looking into but we would have some obstacles to get over such as how we would get the water from the well to our main line. That would be several miles of 6-to-8-inch line which would be expensive. Colin said Mr. Bradshaw was looking at drilling a 2000 foot well with a 300 GPM, a commercial well. Jimmy added we would also need TCEQ's approval, which would also add time to an already lengthy process. Mark asks if he was proposing that we purchase water from him Mr. Bradshaw said he wasn't sure what it would look like, he just thought that we could look at it and find something that worked for both of us. He said they could work it out where he financed it or they could do something like he digs the well and just gets his water free and we maintain, run it and sell the water. It could be anything between those extremes. Jimmy said we were going to need some time to investigate the situation. Mr. Bradshaw said he would check back with us in a couple of months.

Aquilla rate increase: (Item added to agenda) Aquilla will be raising the rate \$50,000 on our annual cost and we needed to figure out where that money was going to come from. She went on to say the rate hike in February was designed to raise \$153,000 over the following year and designated for maintenance on the storage tanks and the increase in May (effective July 1) was designed to raise \$75,000 and it was to pay for health insurance and salary for the new general manager. Jimmy said after the tank maintenance was completed that money would be going to the general fund so it would help offset the Aquilla increase. Arron said it should be roughly \$20,000 a month. He asks if we have that money coming in now, he did not see it on the financial report. Jimmy and Terry explained it had gone to operational cost, painting tanks, clay valves, some was moved to the reserve fund. They also explained water usage has been down this year, we

have had a lot more rain this year. Jimmy said to cover the expense of Aquilla's increase we would need to go up on our base rate \$4-\$5. Arron said we need to go up \$10 now and \$10 later. Kelly made a motion to raise our base rate to \$104.95 effective November 1st. Janet seconded the motion.

Discussion regarding tank repairs Plant 1 and Plant 5: (Item added to agenda)

5. **Final approval of Personnel Policy:** The annual audit was reviewed. There were no findings or exceptions that were noted. No action necessary.
6. **Discussion regarding equipment and possible purchase of a new vehicle:** Aaron made a motion to add employees may not open carry firearms at work and it was seconded by Janet.
7. **Discussion regarding health insurance:** Josh had looked into finding a vehicle to replace the one in the shop. He also made an inventory of all equipment we have but are not using. His suggestion was to sell what we are not using and purchasing a new pickup truck. In his opinion doing so would save us money. We could finance it rather than having to shell out a large amount at once. He also said this would save with repair cost since a new vehicle would have a warranty. He added we could sell the equipment to either help with a down payment or to purchase a mini x. He said we have two back hoes, one which is not working, and we really needed a Mini X that it would be much easier to use than a backhoe. It was decided to table this item until there were more members present.
8. **Discussion regarding health insurance:** Insurance for employees was discussed but it was decided to table this item until more information could be gathered.
9. **Executive session:** The Board went into executive session to discuss personnel matters.
10. **Reconvene into open session and act on items discussed.** Janet made a motion to raise both Chris and Jacob 50 cents an hour and when they pass the test and get their D license they will get a \$2.00 an hour raise. Kelly seconded the motion.
11. **General Manager's report:** Josh discussed the Aquilla meters and ask why we needed two. Jimmy told him he was not sure, but Ben Shanklin would probably know. Josh will be meeting with Ben next week to discuss water loss and meet some of the new engineers. Janet said Ben was working on a plan in regard to our blending Aquilla's water and well water and for him to talk to Ben about that issue as well. Josh said the estimate of water loss was not correct we were not factoring in our known water loss, and he thinks we are counting Aquilla twice. It shows something like 67% and it should be more like 23%. Kelly made a motion to accept the General Manager's report, and it was seconded by Janet.
12. **Review of financial report and pay bills:** Janet asked when Bowman would be done with his contract. Shelley told her the contract terms were month to month, and we had given notice last month. Terry said we had received his final invoice, and she had already put a check in the mail. Kelly made a motion to accept the financial report and pay the bills; it was seconded by Janet.
13. **Future board meetings: dates, agenda items, and other arrangements:** Next meeting was scheduled for September 11, 2025, at 6:30pm.
14. **Adjournment:** Kelly made a motion to adjourn, and it was seconded by Aaron.

