

**SOMERVELL COUNTY WATER DISTRICT
MINUTES OF BOARD MEETING**

October 20, 2025

Members Present: Lee Magee, Karen Richardson, Maurice English, Nemo Britton, Larry Fleming, Tommy Gibson

Members Absent: Kevin Morgan

Also present: Kevin Taylor, Kim Daniels and John Flippen

President Britton called meeting to order at 8:00a.m.

PUBLIC COMMENTS

No Public Present

CONSENT AGENDA

The General Manager presented the minutes of September 8th for board members approval. A motion was made by Lee Magee and seconded by Larry Fleming to approve the Consent Agenda as presented. Motion carried.

Resolution: The Board approved the Consent Agenda as presented. (Res. #25-27)

ANNUAL WATER LINE CONTRACT

The Somervell County Water District recently rebid our annual water line contract with the intention of the new contract to run from November 1, 2025 through September 30, 2026. Proposals were requested and only one bidder submitted a proposal for the annual water line contract. District staff has determined the bid from CJB Construction of Granbury is competitive and is of good value to the District.

Motion was made by Karen Richardson and seconded by Lee Magee. Motion carried.

Resolution: The Board authorized the General Manager to enter into an agreement with CJB Construction to perform the District's unit price water line work for the remainder of the fiscal year 2025/2026. (Res. #25-28)

SCAD BOARD MEMBER ELECTION

The Somervell County Water District has been asked by the Somervell Central Appraisal District to vote for board members for the Appraisal District Board of Directors. The board is made up of 6 voting members which are all currently up for renewal. The incumbents are Nemo Britton, Wade Busch, Brady Brown, Woody Martin, Neal Laws and Lauri Mapes. All six incumbents are willing to continue serving on the Board. It is recommended SCWD cast all its 455 votes toward Nemo Britton.

Motion made by Lee Magee and seconded by Tommy Gibson. Motion carried.

Resolution: The Board voted to cast all 455 votes toward Nemo Britton to serve on the Somervell Central Appraisal District Board of Directors for the 2026-2027 term. (Res. #25-29)

DISCUSSION – WATER ISSUES WITH REGARD TO SUBDIVISIONS

Kevin Taylor presented a map of the Cedar Rock Estate area as an example of an area in Somervell County that is reaching its service capacity. It is on a 6" water line and has a maximum capacity of 250 service meters. This is an issue when developers come in and propose small lots to Somervell County. Kevin will be speaking at a future Somervell County Commissioners meeting in regards to this subject in hopes of the County changing their policy and requiring developers to do larger lot sizes. Karen Richardson discussed encouraging developers to consider doing mixed size lots. Kevin had a meeting with a Freese and Nichol rep and has them working on a price estimate to conduct a Water Modeling to be presented in the next board meeting.

DISCUSSION – RETIREMENT MATCHING AMOUNT

Somervell County Water District has historically followed Somervell County with regard to retirement benefits. Somervell County recently increased their retirement match from 235% to 250%. The Board wanted this placed on the next scheduled meeting as an action item.

EXECUTIVE SESSION:

Time in: 8:25am

Time out: 8:44am

Motion made by Maurice English and seconded by Lee Magee to authorize the General Manager to complete and execute the Agreement with Sailfish Investors. Motion carried with Karen Richardson being opposed.

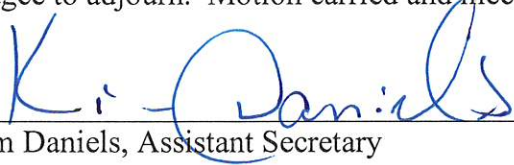
Resolution: The Board authorized the General Manager to complete and execute the Agreement with Sailfish Investors for the annexation of certain property and the provision of water service between Somervell County Water District and Sailfish Investors, LLC. (Res. #25-30)

GENERAL MANAGERS REPORT

Kevin Taylor presented the following items to the board:

- TML Claim Experience Report
- Water Line Extension Update
- Bank Account Report
- Water Usage Report
- Park Attendance Report
- Quarterly Financial Report
- Monthly Financial Reports and Bank Statements

No further business was brought to the table. Motion was made by Larry Fleming and seconded by Lee Magee to adjourn. Motion carried and meeting adjourned at 8:53am.



Kim Daniels, Assistant Secretary

Approved this 10th day of November 2025



President, Somervell County Water District