

DEBERRY WATER SUPPLY CORPORATION DIRECTORS MEETING

Date: May 12, 2026 @ 6:00 pm

Place: De Berry Fire Station

Attendees:

Sara Edwards – President

Matt Tillman – Vice President

Mary Robinson – Secretary/Treasurer

Steve Werner – Board Member

Tiffany LeGrand – Board Member

Bookkeeper – Morgan Irvin

Billy & Michelle McCracken – Members



The DeBerry Water Supply Corporation (Corporation) Directors Meeting was called to order by President Sara Edwards. A quorum of directors was present.

Public Comment

None.

Consent Agenda

1. The bills were reviewed and payments approved by the board members.
2. The minutes of the April 14th board meeting were reviewed. Werner moved to approve the minutes and Edwards seconded the motion, which passed with all in favor. The approved minutes will be uploaded to the website.
3. Morgan Irvin presented the financial report for April 2026. The corporation was in the black this month because of the repairs and maintenance expenses being lower than usual, along with the Sabine River Authority Grant that was received.

System and Operations Updates

4. Werner presented the Directors Report for the month of April 2026:
 - Water produced (pumped and treated) by the Corporation was 2,028,400 gallons, and water sold was 1,360,800 gallons, resulting in a Percent Sold figure of 67.1%. Another 4.9% was attributed to routine flushing operations, leaving 28% of the water produced being cited as lost. Werner is looking into other ways to calculate the numbers from flushing, as he feels these could be a little more accurate.
5. Edwards gave an update on the water quality and an overview of the meeting with Hawkins.
 - Chip from Hawkins came and met with Edwards, Shelly Coleman and Chris Coleman. Edwards coordinated a meeting with Chip from Hawkins, Shelly Coleman and Chris Coleman because they were seeing fluctuations in the water quality, it would be clear, then it would get a tint to it, the chlorine would move a lot, and the polyphosphate reading was fluctuating. Chip was asked to come out and give them a refresher on testing and the polyphosphate/chlorine ratios.
 - With polyphosphate, normally you can set it and forget it, but since wells are currently being turned off and on for the treatment of the iron bacteria, the chemicals must be constantly adjusted to compensate for that. Chip went over how to test and get the exact measurement to get the poly correct.

- Edwards also mentioned with the iron bacteria, when the well pump kicks on, the pumped gallons per minute (gpm) are good, but the more the pumps run, the gpm drops because the iron bacteria gets pulled onto the screens and clogs the pump up. This in turn, creates a problem of over injection because the chlorine and poly are set for a certain gpm of water, but when that flow decreases, the chlorine and poly do not. Chip would like more data, so he can see what the gpm is averaging to be able to make the proper adjustments to the chemical amounts.
 - Tillman suggested we get the constant flow rate so we can make the necessary adjustments to the chlorine and poly based on the true gpm instead of calculating. Then we could come up with our own procedure for Shelly to follow to make the necessary adjustments to the chemicals based on which wells are running at any given time. Edwards asked Tillman to get a quote on what a flow meter would cost to put in the pump house to help aid in getting the exact gpm. In the meantime, Werner will set up a GoPro on the meters at the well house so he can monitor the flowrate.
 - Edwards also raised concern about the inconsistent chlorine readings that were not quickly addressed. Due to not having an actual manager it falls on the board and the operators with no point person taking charge. This will need to be addressed due to the board being elected officials who may not always be there to serve. Coordination between engineers, chemical companies, sales vendors, well company and the system need to be streamlined for more efficient management. This will continue to be discussed.
6. Edwards and Tillman gave an overall update on repairs and maintenance.
- Wells 2 and 4 are currently offline; C. Miller is treating them for iron bacteria. C. Miller must also go back into Well 3 to treat the iron bacteria a second time. They are currently trying a harsher chemical mix in Well 4 and will see how that does, which should give some insight into the blend needed for Well 3 when they go back into it.
 - G&S has done some hard flushing this past month.
7. Edwards noted that a number of customers have called the corporation's phone thinking they have a leak, but Edwards lets them know we had a rate increase. This opens a conversation because customers are curious, which she said end up being good conversations. Overall, customers have been understanding.
- Edwards had a letter drafted and ready to send to the customer who reported the corporation to Joanne Shofner. But the customer paid extra on their bill this month, so Edwards decided to hold the letter to keep the temperature down with this situation.
8. Edwards gave a report on grant progress.
- Finding land has been an ongoing issue. A few of the areas that were initially proposed are now not available, so Edwards has been searching and reaching out to community members in hopes of acquiring a small parcel for a test well within 1000 ft of original proposed sites. Pipelines and aerobic sewer systems are a hinderance to finding land in the area that can be used for a well.
 - Does the corporation still own the land in the subdivision? The contract on this parcel of land states that if the lot ceases to be used for the removal of water, said lot will revert back to grantee. This agreement was put in place back in 1999 and has no time stipulation noted in it anywhere. The past board of directors voted to sell this parcel of land, but LeGrand checked on this, and it was not sold to the person who was going to purchase it.
 - Ardurra submitted our request to conduct our socioeconomic survey. Werner and Edwards came up with great reasons as to why this survey was needed, along with the fact that the Census block does not have any accurate data and has not been updated since 2020.
 - Ardurra and the corporation's engineer, Kyle Stevens, have both submitted PIFs (Project Information Form) for the corporation, in hopes of receiving more grant funding. The results of this should be released in August this year. DWSC's score should have improved since last year.

Action / Discussion Items

9. Edwards brought up her concern with the well project at the land next to the pump house. If the corporation puts a well there, it would never be able to be used for an office area. An office would need a restroom in it, and we would be unable to install an aerobic sewer system that close to a well. Edwards will look into land in other areas.

Adjourn

With no other business to discuss, Edwards made a motion to adjourn the meeting, Robinson seconded, and the motion carried with all in favor.