DEBERRY WATER SUPPLY CORPORATION DIRECTORS MEETING

Date: **August 11, 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
Morgan Irvin – Bookkeeper
Colton Prothro – Operator
1 Member



1. Call To Order

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

2. Public Comment

No public comment.

3. Administrative Items

a. The bills were reviewed and payments approved by the board members.
b. The minutes of the July 14th board meeting were reviewed. Edwards motioned to approve minutes; Werner seconded, and the motion passed unanimously. The approved minutes will be uploaded to the website.
c. Morgan Irvin presented the financial report, which the board reviewed and accepted.

4. System and Operations Updates

d. Werner presented the Directors Report for the month of August 2026.
   - Water produced (pumped and treated) by the Corporation was 2,441,400 gallons, and water sold was 1,562,270 gallons, resulting in a percent sold figure of 64.0%. Another 5.5% was attributed to routine flushing operations and estimated loss during repairs, leaving 30.5% of the water produced being cited as unaccounted.

- Colton found five leaks this month. So far, he has fixed two of them, and the other three are on the schedule to be repaired.

e. Water Quality Update
   - All the wells were retested, and the results were emailed to Edwards. The new tests show that the iron-related bacteria is roughly the same as it was before treatment, but the slime-forming bacteria has dropped drastically, and now there is sulfate-reducing bacteria. Edwards will email results to the board and those will be attached to these minutes.

f. Repairs and Maintenance Summary
   - Colton reports that he is seeing the chemistry of the water change, and it is getting better. He has already had to turn the phosphate and the chlorine down, and the lines are getting better, as well. There will still be some dirty water when leaks are repaired, but that's to be expected.
   - This month, he has also installed a 2.5" valve on Hwy 79, repaired the phosphate line at the plant, pulled two meters and a pair of meter valves on CR 3151, repaired a 1.5" line on FM 1794, a 1" repair on CR 327, and a flush valve on CR 327. He is taking pictures of these items as they are completed and downloading them into Diamond Maps to document all improvements.

g. Discussion/Possible Action: USDA ECWAG Grant Update – Pre-Construction Costs
   - The way the USDA grant works is that DWSC won't be reimbursed until grant closing. Grant closing doesn't take place until all land has been bought and paid for, and the full engineering design has been done. Kyle, DWSC engineer, went back to the USDA and asked if the pre-engineering costs could be put under his engineering finances. Rhonda, from the USDA came back and said yes, and that more engineers had been asking the same thing, Kyle will need to write a letter and request it, which he will do next week.
   - There was also some discussion as to what options there are to cover the costs of new wells until closing, when the USDA would reimburse DWSC.
   - This item was tabled until Edwards hears back from Vera Bank about a possible line of credit.

h. Water Use Report – June 14 – July 19, 2026
   - Edwards stated that some customers have been experiencing higher bills than normal. Normally, customers use between 3500 and 4500 gallons, but there have been 36 accounts this month that have used over 10K gallons. Colton volunteered to go out and look for leaks at some homes and hasn't found leaks. Edwards reached out to remind customers also that the smallest toilet leak can add up quickly.

Action/Discussion Items

i. Discussion/Possible Action: Tariff Update – Re-Service (meter box parts)
   - Edwards received an updated quote from Underground (attached to these minutes) of all the parts needed to replace everything for a reservice; box, meter, saddle, etc. The current rate for a reservice is $450 (including parts and labor), but with the rise in cost of materials, Edwards motioned that the price be raised to $532.58 to cover the cost increase of parts, Robinson seconded the motion and it passed unanimously.

j. Discussion/Possible Action: Tariff Update – New Service Install

- The current rate for new service install is $1000 (including parts & labor). With the above-mentioned price increase on parts, Edwards made a motion to increase the cost of new service install to $1177.58, Robinson seconded the motion with all in favor.

k. Discussion/Possible Action: Socioeconomic Survey – Must be completed prior to January 2027
   - The corporation was approved to conduct a socio-economic survey, which Werner is heading up. He has reached out to Communities Unlimited (CU) for assistance with this and has a strategy meeting with them this week. CU will come out and conduct the survey free of charge; we may also be able to include questions for the Lead Service Line Survey to this questionnaire. This survey covers our geographic area, not only DWSC customers.

l. De Berry Land Discussion
   - There is a piece of land in the subdivision that was sold to DWSC years ago for $1800. When the sale took place, the seller had intended to write in the deed that if DWSC did not use the property for water purposes, it would revert back to the original owner. Somehow the verbiage was swapped, and the deed says the property reverts back to DWSC if it is not used for water purposes. There was discussion on what to do with this land but was tabled for the time being.

Adjourn

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

HAWKINS
WATER TREATMENT GROUP

Corporate Office
2381 Rosegate
Roseville, MN 55113
(612) 331-6910

IRB-SRB-SLIME BART

Date: 22-Jan-2026
Sample ID: 7767 - DeBerry Water Supply

BIOLOGICAL ACTIVITY REACTION TEST

Well #1

Iron Related Bacteria: Moderate Growth / 500 cfu's per mL
Sulfate Reducing Bacteria: Negative
Slime Forming Bacteria: Not Aggressive / 100 cfu's per mL

Well #2

Iron Related Bacteria: Moderate Growth / 500 cfu's per mL
Sulfate Reducing Bacteria: Negative
Slime Forming Bacteria: Not Aggressive / 100 cfu's per mL

Well #3

Iron Related Bacteria: Moderate Growth / 2,200 cfu's per mL
Sulfate Reducing Bacteria: Negative
Slime Forming Bacteria: Aggressive Growth / 440,000 cfu's per mL

Well #4

Iron Related Bacteria: Aggressive Growth / 9,000 cfu's per mL
Sulfate Reducing Bacteria: Negative
Slime Forming Bacteria: Aggressive Growth / 440,000 cfu's per mL

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IRB-SRB-SLIME BART

Date: 14-Apr-2026
Sample ID: 7971 - DeBerry Water Supply

BIOLOGICAL ACTIVITY REACTION TEST

Well #3 Raw

Iron Related Bacteria: Aggressive Growth / 35,000 cfu's per mL
Sulfate Reducing Bacteria: No Growth
Slime Forming Bacteria: Aggressive Growth / 67,000 cfu's per mL

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IRB-SRB-SLIME BART

Date: 5-Jun-2026
Sample ID: Deberry Water System

BIOLOGICAL ACTIVITY REACTION TEST

Well #4 (Lab ref 8081 / 2982 Fm 31)

Iron Related Bacteria: Aggressive Growth / 9,000 cfu's per mL
Sulfate Reducing Bacteria: No Growth
Slime Forming Bacteria: Not Aggressive / <20 cfu's

Well #2 (Lab ref 8082 / 3464 Fm 31)

Iron Related Bacteria: Aggressive Growth / 35,000 cfu's per mL
Sulfate Reducing Bacteria: No Growth
Slime Forming Bacteria: Aggressive Growth / 440,000 cfu's per mL

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IRB-SRB-SLIME BART

Date: 26-Jun-2026
Sample ID: 8115 - Deberry Water System

BIOLOGICAL ACTIVITY REACTION TEST

Well #2 Raw

Iron Related Bacteria: Moderate Growth / 2,200 cfu's per mL
Sulfate Reducing Bacteria: No Growth
Slime Forming Bacteria: Moderate Growth / 2,500 cfu's per mL

Well #4 Raw

Iron Related Bacteria: Moderate Growth / 2,200 cfu's per mL
Sulfate Reducing Bacteria: No Growth
Slime Forming Bacteria: Aggressive Growth / 67,000 cfu's per mL

HAWKINS
WATER TREATMENT GROUP

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2381 Rosegate
Roseville, MN 55113
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IRB-SRB-SLIME BART

Date: 22-Jul-2026
Sample ID: 8143 - Deberry Water System

BIOLOGICAL ACTIVITY REACTION TEST

Well #3 Raw Water

Iron Related Bacteria: Aggressive Growth / 9,000 cfu's per mL
Sulfate Reducing Bacteria: Moderate Growth / 325 cfu's per mL
Slime Forming Bacteria: Moderate Growth / 13,000 cfu's per mL

UNDERGROUND UTILITY SUPPLY

3815 S. EASTMAN RD
LONGVIEW, TX 75602
903-757-2121 FAX 903-757-5252

QUOTATION

Date	ESTIMATE #
7/21/2026	20884

Name / Address
DEBERRY WSC PO BOX 278 DEBERRY, TX 75639

Disclaimer:
SUBJECT TO OUR USUAL TERMS AND CONDITIONS OF SALE. ANY WARRANTY PROVIDED IS THAT OF THE MANUFACTURER.

ITEM #	Qty	PER	ITEM	DESCRIPTION	PRICE	TOTAL
	1	EA	S71203	S71-203; 2 X 3/4 IP 2.38 OD BRASS SADDLE	35.56	35.56
	1	EA	34F1100G...	F1100-3G-NL; 3/4" MIP X CTS GN CORP STOP- NO LEAD	58.62	58.62
	2	EA	34SSI	3/4" S.S. INSERT FOR CTS	1.77	3.54
	100	FT	341CTSE...	3/4 " X 100' 250 PSI, CTS, SDR 9 BLACK POLYETHYLENE SERVICE TUBING	0.45	45.00
	1	EA	BA43232...	BA43-232WG-NL; 3/4" CTS GN X MN ANGLE BALL VALVE WITH LOCK WING- NO LEAD	79.60	79.60
	1	EA	5834MM3...	B12-A11-A01-0101A-1; 5/8" X 3/4" BLMJ 3G-DS RADIO READ MASTER METER WITH REINFORCED PLASTIC BOTTOM; USG- LEAD FREE	262.00	262.00
	1	EA	TARIFF	CUSTOMER TARIFF SURCHARGE	18.34	18.34
	1	EA	342MCLF	3/4" X 2-1/2" BRASS METER COUPLING- WITH GASKET- LEAD FREE	12.42	12.42
	1	EA	34BBVT...	759T04TSLF; 3/4" FULL PORT BRASS BALL VALVE WITH THUMB HANDLE- NO LEAD	35.00	35.00

Subtotal	**Sales Tax (0.00)**	**Total**

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ITEM #	Qty	PER	ITEM	DESCRIPTION	PRICE	TOTAL
	1	EA	DFW1200...	DFW1200-12-3; STANDARD PLASTIC METER BOX WITH BLUE SOLID FLUSH MOUNT LID	27.50	27.50
				JULY 2026 PRICES		

Subtotal	$577.58	**Sales Tax (0.00)**	$0.00	**Total**	$577.58