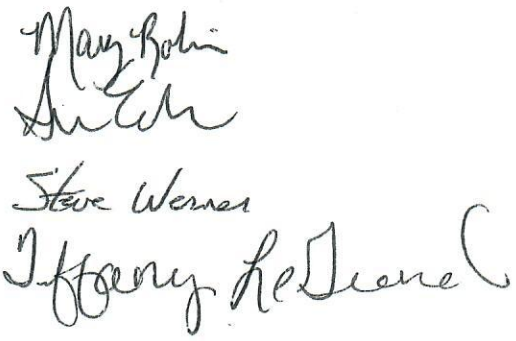
DEBERRY WATER SUPPLY CORPORATION DIRECTORS MEETING

Date: **September 8, 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
Billy McCracken – 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 August 11th board meeting were reviewed. Edwards motioned to approve minutes and Legrand 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 September 2026.
   - Water produced (pumped and treated) by the Corporation was 1,850,800 gallons, and water sold was 1,450,491 gallons, resulting in a percent sold figure of 78.4%. Another 7.0% was attributed to routine flushing operations, leaving 14.6% of the water produced being cited as lost.
   - Colton repaired six leaks this month and installed 1000' of 2" line for a customer.

e. TWDB Drinking Water State Revolving Fund (DWSRF) 2027 Scoring Update
   - DWSC came in with low points this year because of the improvements that have been made and taking care of our violations. Edwards is exploring other options for more points for a better score, including looking at an interconnect with another nearby system, this alone would add a good bit of points. Discussions with Engineer Kyle Stephens will continue to review application points.

f. Socioeconomic Survey – Progress Update
   - At the time of this meeting, DWSC has received 25 of the Socioeconomic Surveys back that were delivered to the PO Box, whereas at least 107 surveys need to be returned.

g. Update on Sabine River Authority /USDA Grant
   - Edwards went to Panola Groundwater this morning and paid $200 on permits for the test wells and they will have their meeting in two weeks, so the permits had to be paid today to get on that upcoming agenda.
   - DWSC is shooting for getting on C Miller's schedule for them to drill the test wells within the first couple of weeks of October.
   - After much discussion and looking at multiple options (a. take out a preconstruction loan at 6% interest or b. pull CD's and incur penalties), Edwards has decided to use her social security number to keep DWSC from taking out a loan and paying interest for the costs of the project until the USDA reimburses for the grant but will continue to reach out to other organizations for help. Federal USDA ECWAG guidelines state that preconstruction costs will be covered by USDA grant, however the Texas USDA office has stated that they have created their own guidelines, and pre-construction costs will not be paid until grant closing. Due to uncertainty of well production, land will not be purchased unless the amount of water produced is adequate for construction. Therefore, full engineering plans cannot be created, which is required for grant closing, which is why DWSC must float preconstruction costs.

Action/Discussion Items

h. Discussion/Possible Action: 3010 – Payment Plan
   - Account 3010 has an outstanding balance from January 2026 when they had a leak. Morgan sent the account holder a letter about non-payment. After that, they did pay $100 in June, but only the minimum since and not even the monthly bill in July. This makes the current amount owed $313. Edwards made the motion to send a certified letter to sign the account holder up on a payment plan, stating they must pay $50/month over current bill or risk disconnection. Werner seconded the motion and it passed with all in favor.

i. Discussion/Possible Action: Move Meter
   - There are two meters on a property (meters for account #2714 and account #180), that has a fence and locked gate that the DWSC meter readers are not able to read because the gate is locked. The property is owned by the account holder for #180. After discussion of the situation, Edwards made a motion to send the account holder for #180 a certified letter per the rules stated in the DWSC Tarriff. Robinson seconded the motion, and it passed unanimously.

j. Discussion/Possible Action: Test Well Funding
   - The USDA is not reimbursing pre-construction costs until after the project is complete. Brett at Vera Bank asked if it would cause any issues with the grant, if the water supply company

were to take on a revolving line of credit secured with a blanket lien on the equipment, fixtures, and inventory and accounts receivable of the water supply company? Edwards reached out to her contact at the USDA who indicated that it would interfere with the grant stipulations. So, Edwards will go to Vera Bank tomorrow to talk to Brett about using her personal credit to secure the line of credit. But DWSC is going to pull one of their CDs to cover the cost of one of the test wells, since the grant money from Sabine River Authority should cover one, as well.

k. Discussion/Possible Action: Lead and Copper Rule – Unknown Service Line Notification
   - According to new updates, DWSC must submit an update about the Lead and Copper Rule for 2026. Warner will work on pulling the accounts that are still unknown and work on sending letters out to those account holders. This motion is tabled for now until more progress is made on this.

l. Discussion/Possible Action: Approve 2025 Form 990
   - The board looked over the 990 from 2025. Edwards motioned to approve; Tillman seconded, and the motion passed with all in favor.

Adjourn

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