

MINUTES
Monthly Board Meeting
Chalk Bluff Water Supply Corporation
October 14, 2025

The Board of Directors of Chalk Bluff Water Supply Corp. met in regular session at 6:00 PM. **October 14, 2025**, at the Chalk Bluff Water Office, 6511 Gholson Road, Waco, Texas 76705 and via Zoom. The board reserves the right to take action on information items.

Office Attendance: Noah Smith, Vice President; John Engelke, Secretary/Treasurer; Board Members, Vern Darlington, Don Raybold, Ed Butler, Jaime Rager, 1st Operator; Chance Bradbury, Field Supervisor; Elizabeth Clinard, Office Manager; Zeke Martinez, Homestead Heritage; Nathaniel Klingensmith, system tenant; Robert Polansky, Resilient System.

Zoom Attendance: Frank Stephens, SPI.

Absent: Lem Brown, President; Kathleen Dow, Attorney.

1. Call to order: Noah Smith called the meeting to order at 6:01 PM,
2. Kathleen Dow, Atty: Kathleen is on vacation, unable to attend.
 - a. CBWSC CCN Update:
 - b. Ross WSC CCN Update:
 - c. Kevin Lander:
3. SPI Engineering Update: Frank Stephens stated that the signed Agreed Order has was sent into TCEQ for our violation. We will have 180 days to correct the issue after the commission approves the order.
4. Consideration of September 2025 Minutes, September 2025 Director's Report and August 2025 Financials, [Pages 4, 5, 6 Omitted](#) (Consensus approval vote) All was accepted by a consensus vote with one correction to the September Minutes.
5. Office Manager Report:
 - a. Bank Balances:
American Capital Improvement: \$ 39,527.81
American Bank Operating: \$ 112,762.19
American Bank Petty Cash: \$ 1,985.03
American Bank: Cdars: \$917,686.11
Total: \$ 1,071,961.14
 - b. Customer Exceptional Use 50,000 plus gallons:
 - c. 2025 Gallons Pumped YTD – STGWD Permitted Amount Used:
 - d. Monthly Reports:
September Water Loss: **% 17.78**
Changed Meters Update: **3**
New Customer Meters: **3**
New Meters Purchased: **0**
6. Field Supervisor Report: Robert Polansky, President of LTGWSC and owner of Resilient Systems spoke regarding his generator service company. TCEQ now requires water systems our size to have our generators to be serviced monthly and paperwork filed in our offices. After a discussion, the contract was tabled.
 - a. System Leak Updates:
 - b. Outstanding Work Order Report:
 - c. GPS mapping system update:
7. Operators Report:
8. Action items:
 - a. Homestead Heritage CCN: Possible purchase of HH water system. Noah Smith recused himself because of a conflict of interest, he attends the Homestead Heritage Church.

Zeke Martinez with Homestead Heritage presented an offer to sell the Homestead Heritage Water System to CBWSC. HH is asking \$5,000.00 per meter per their Engineer. The HH system is built as a community water system. HH has 9 million permitted gallons of water per STGWD that they would convey with the sale of the system. There is a possibility of an owner finance with HH. HH would like to make the sale of the system within 6 months. HH well is behind the Waco Waffle House, Well is 2,100 ft in the ground in 300 ft of water with a 2" pump. Zeke said HH is planning on building more trade shops. Vern agreed to be the point man to support the staff in evaluating the HH water system. Chance will work with Zeke to investigate all taps, dig mains, review all customer agreements, easements and TCEQ reports etc. Chance stated HH is storing chlorine in the well room and is using liquid chlorine that is 3 times more expensive than gas chlorine. A motion was made by John Engelke and seconded by Vern Darlington to have Chance Bradbury perform, investigate and work with Zeke and Engineer to research the HH water system. Motion passed.

b. Possible Rate Increase: Tabled

9. Information Items:

a. Grant Application Update: Ed Butler reported that on September 25, 2025, he and Elizabeth met with Svana Batson via zoom regarding funding from the Texas Water Development Board, state funded DFund. CBWSC will provide our Drought Contingency Plan for her to edit and update our Emergency Contingency Plan. Elizabeth will check to see if the Water Use Survey has been completed.

10. Members/Board Members concerns: Noah mentioned the annual Christmas Dinner. After a discussion, it was decided the dinner would be at Brazos Bluffs Ranch on the 1st or 2nd Tuesday in December at 6:00 pm. Noah asked Elizabeth to get a head count.

11. Executive Session if necessary:

12. Closing comments Presiding Director and/or Manager:

13. Adjournment: A motion was made by Don Raybold and seconded by Vern Darlington to adjourn the meeting. Motion passed. Meeting adjourned at 8:30 pm.

The Board of Directors may adjourn into executive session on the above items under Section 551.071 of the government code to discuss matters with the water system's attorney. No final action will be taken in executive session.