

**MINUTES**  
Monthly Board Meeting  
Chalk Bluff Water Supply Corporation  
**March 10, 2026**

The Board of Directors of Chalk Bluff Water Supply Corp. met in regular session at 6:00 PM. **TUESDAY, MARCH 10, 2026**, 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.

*Present in office: Board Members: Lem Brown, President; Noah Smith, Vice President; John Engelke, Secretary/Treasurer; Don Raybold, Ed Butler, Andrew Bourgeois; Employees: Jaime Rager, Operator; Chance Bradbury, Field Manager; Elizabeth Clinard, Office Manager; Members: Peggy Dobecka..*

*Present via Zoom: Kathleen Dow, Attorney; Chris Key, SPI Engineering; Vern Darlington, Board Member.*

*Absent: Mark Mitzel, Board Member.*

1. Call to order: Lem Brown called the meeting to order at 6:01 pm.
2. Members/Board Members Concerns:
  - a. Peggy Dobecka: AI Center, Ms. Dobecka read a letter from the Stop The Waco Data Center group asking CBWSC and our community to support them in their quest to stop the purposed data center. She stated there is a Facebook page Stop The Waco Data Center and Robinson Signs of Elm Mott is selling yard signed for \$5.00.
3. Information Items:
4. Kathleen Dow, Atty:
  - a. CBWSC CCN Update:
  - b. Ross WSC CCN Update: Kathleen reviewed the purposed CCN map from Ross WSC. She pointed out that Ross WSC wants CBWSC to accept the area that includes Homestead Heritage and that increases our area and possible population served. This may be a capacity issue. A motion was made by Noah Smith and seconded by Ed Butler to approve the purposed map with the dual ccn overlap with a thorough investigation report from SPI Engineering at next month's meeting giving us the green light to proceed and finalize. Motion passed unanimously. Vern Darlington questioned the 1996 letter giving permission to CBWSC to have Well 5 in Ross WSC ccn area. Kathleen stated we can include a document with the ccn stating CBWSC can continue to have the well in their area.
5. SPI Engineering Update: Chris Keys reviewed the monthly engineering report.
6. Consideration of February 2026 Minutes, February 2026 Director's Report and December 2025 & January 2026 Financials, [Pages 4, 5, 6 Omitted](#) (Consensus approval vote) A motion was made by John Engelke and seconded by Noah Smith to approve the February 2026 Minutes, February Director's Report, December 2025 and January 2026 Financials. Motion passed unanimously.
7. Office Manager Report:
  - a. Bank Balances:

American Bank Operating	\$ 104,997.20
Petty Cash	\$ 1,132.25
American Capital Imp:	\$ 43,615.51
American Bank: Cdars:	\$ 929,884.33
<b>Total:</b>	<b>\$ 1,079,629.39</b>
  - b. Customer Exceptional Use 50,000 plus gallons:
  - c. Zero Use:
  - d. 2025 Gallons Pumped YTD – STGWD Permitted Amount Used: **15.11%**
  - e. Monthly Reports:

Water Loss: <b>February – 33.81%</b>
Changed Meters Update: <b>February - 1</b>
New Customer Meter Installs: <b>February - 0</b>

New Inventory Meters Purchased: **February - 0**

- f. STGWD: Approved Application for Additional Permitted Water
- 8. Field Supervisor Report:
  - a. White Rock Well Pump: CBWSC is waiting for approval from TCEQ for the upgrade to the well.
  - b. System Leak Updates: Chance Bradbury reviewed leaks that have been repaired since the last meeting.
  - c. Outstanding Work Order Report:
  - d. GPS mapping system update: Chance Bradbury said he should have GPS completed by September.
- 9. Operators Report:
- 10. Action items:
  - a. Approve Ross WSC Purposed CCN Map: See item 4.b.
  - b. After a discussion a motion was made by John Englke and seconded by Ed Butler to raise the lock out fee from \$35.00 to \$75.00 effective on the March customer unpaid lockouts. Motion passed unanimously.
- 11. Executive Session if necessary:
- 12. Closing comments Presiding Director and/or Manager:
- 13. Adjournment: A motion was made by John Engelke and seconded by Don Raybold to adjourn the meeting. Motion carried and meeting was adjourned at 8:15 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.