

MINUTES

ACTON MUNICIPAL UTILITY DISTRICT

The Board of Directors of Acton Municipal Utility District met in regular session at 9:00 a.m., Wednesday, March 18, 2026. Notice of said meeting was posted as prescribed by Chapter 54, Article 109, of the Texas Water Code.

Regular Session

March 18, 2026

Directors Present

R. Lewis
J. Featherston
G. Rose
V. Vernon
D. Maunder

Staff Present

R. English
C. Neal
R. Evart
T. Riggio
S. Dollins

Visitors

C. Hay, P.E.,
Enprotec/Hibbs & Todd
C. Rich, P.E.,
Enprotec/Hibbs & Todd

Directors Absent

None

Call to Order

Ray Lewis, Board President, called the meeting to order at 9:00 a.m.

Recognition of Visitors

No visitors were present.

Invocation

By John Featherston.

A. After discussion, a motion was made to accept the minutes from the Regular Meeting February 18, 2026.

Motion: Featherston
Second: Maunder
Vote: All ayes

B. Public Comment on non-agenda items – No one was present.

C. Public Comment on Agenda Items – No one was present.

D. Richard English presented a letter dated February 22, 2026 from Mr. May, a Member of the Landings Airpark Owner’s Association Board of Directors requesting a waiver of fees for the connection of water and sewer service to an existing building located at 6817 Headquarters Circle in Pecan Plantation. For review, R. English included AMUD’s Policy on Fees and Charges for Non-Profit Organizations to Connect to the District’s Water and Sewer Facilities. Staff recommends waiving the water and sewer impact fees.

After discussion, a motion was made to approve waiving the water and sewer impact fees for the existing building at 6817 Headquarters Circle for the Landings Airpark Owners Association, Inc.

Motion: Vernon
Second: Rose
Vote: All ayes

- E. Richard English presented a memorandum dated March 13, 2026 regarding award of bid for the Laredo Sewer Line Relocation Project. As stated in the memo, three contractors were contacted, however Day Services, LLC is the only one able to meet the timelines needed for the project. They presented a quote for the project in the amount of \$100,278.00. Easement documents are being prepared for execution by the two affected property owners for the routing of the new sewer line, and as verbally agreed by the property owners.

After discussion, a motion was made to approve the quote from Day Services, LLC for the Laredo Court Sewer Line Relocation Project in the amount of \$100,278.00, contingent upon receipt of the executed easements.

Motion: Rose
Second: Vernon
Vote: All ayes

- F. The Engineer's Report was presented by Chris Hay, P.E. of Enprotec/Hibbs & Todd (eHT). He reported on the following:
- WWTP #2 Improvements – The current substantial and final completion dates are June 5, 2025 and July 10, 2025 respectively based on the approval of Change Order 2. BAR is working through some issues with the sludge pumps/dewatering system that came up during startup, expected to be completed in April. Anticipate final completion of the project will be in May or early June.
 - Pecan Plantation Elevated Storage Tank Improvements – The final completion date per the contract was March 26, 2025. The tank has passed final disinfection and is currently online. eHT and Staff performed a final inspection on February 6th and issued a punch list to Phoenix with items that remain outstanding for final completion and acceptance. Phoenix has been working towards getting the tank online. The Board determined that liquidated damages for the project will be assessed starting June 1, 2025 at the contract rate of \$1,000 per calendar day. As of March 3, 2026, liquidated damages have accrued totaling 275 calendar days, totaling \$275,000. eHT is working with the CFO to get this consolidated.
 - Acton Loop Water Line Extension Improvements – eHT and Staff met onsite with landowners who requested a change to the easement on the shopping center site to include modifications to the existing sewer service line from one of the buildings. The easement has been modified, eHT is adjusting plans and

project manual to reflect changes. Once plans are adjusted, eHT will submit for TxDOT utility permits and coordinate with Staff for County approval to move forward with advertising the project.

- Fall Creek Hwy. Water Line Improvements – eHT is finalizing design survey data to locate existing utilities and working on plans and specifications for review with Staff. Subsurface Utility Engineering (SUE) is complete to identify exact locations and depths of the existing raw water lines, discharge line, and other water lines that the proposed line will be crossing. eHT is moving forward with design based on the survey and SUE information.
- Lift Station 11 Improvements – The electrical improvements for the panel upgrade are close to getting started. The Contractor, Grimsley, has received the panel; the panel is being installed today. This should get the lift station back to normal operation. eHT has submitted a request to TWDB for unused funds from the previous WWTP #1 project to allow remaining funds be directed towards Lift Station 11 Improvements; waiting to hear back.

General Services Tasks

1. TWDB Reports

- a. 2025 Water Use Survey – eHT assisted Staff in preparation of this report that was submitted to TWDB in advance of the 3/1/2026 deadline.
- b. 2025 Water Loss Audit – eHT is in coordination with Staff to prepare this report due to the TWDB by 5/1/2026.
- c. 2025 Water Conservation Plan Annual Report – eHT is in coordination with Staff to prepare this report due to the TWDB by 5/1/2026.

Colden Rich, P.E. of eHT presented SWATS Project updates. He reported on the following:

- Phase 1 Capacity Restoration Project – The design of the proposed improvements for the Phase 1 Project are ongoing. Biwater (RO Train 5 Manufacturer) has a new proposal from RLC to complete the programming on the RO 5 control panel, waiting on delivery times to finalize the work schedule; anticipate them to be onsite the first part of May. eHT and SWATS Staff have been in coordination with H2O Innovations on the proposed improvements to RO Trains 1-4. Anticipate that work will begin on Train 4. An updated schedule will be developed for these improvements and presented to the Board in April.
- Direct Filtration Full-Scale Pilot – TCEQ is currently reviewing the pilot report for this mode of operation.
- Waste Discharge Pipe Repairs – Purcell Contracting completed fusing the pipe, the divers are scheduled to be onsite Friday and start installation next week.
- Solids Handling Improvements – eHT is proposing to pilot sludge dewatering units onsite to determine which technologies work the best with the sludge produced at the SWATS Facility. eHT will continue coordinating with other manufacturers to have additional pilot units run onsite to determine the dewatering capabilities.

R. English presented an email from C. Hay on the proposed modifications with regard to the SWATS expansion. Waiting to hear back from JCSUD to keep this project moving forward.

After discussion, a motion was made to accept the Engineers Report.

Motion: Featherston
Second: Maunder
Vote: All ayes

G. The Operational Report was presented by T J Riggio. He updated the Board on the following: Lift Station No. 11 in DCBE – Mechanical repairs are complete. Grimsley, the low bidder for electrical improvements is installing the new panel today; Lift Station No. 13 in PP – there was a power surge that created damage in the panel and knocked out a leg on the 3 phase; Lift Station No. 18 in PP – have to replace both pumps; and Lift Station No. 21 in PP – had to replace a pump.

T. Riggio reported during the month of February, WWTP No. 1 received 5.67 MG of flow (less than last month) and was at 22% of the average permit; WWTP No. 2 received 7.322 MG of flow (less than last month) and was at 54% of the average permitted flow under the existing 487K permit; under the future 820K permit this would be 32%. T. Riggio reported both plants are within permit for February.

T. Riggio reported there were no positive bacteriological samples in February. Under water wells, he reported on Well No's. 9 and 26, Well 9 will be down for the foreseeable future, working on reconfiguring the disinfection to get Well 26 back in service; Well No. 16 has electrical issues at the transformer and now there are SCADA issues as well; Well No. 18 started having an issue with colored water after cleaning, we flushed the well last week and now it seems clear; Well No. 21, there are electrical issues at the meter; Well No. 25, a power surge burnt up the booster pump motor and the cable lead for the well pump. The well pump still works, the cost to replace the cable and motor is approximately \$15,000.

T. Riggio reported the statistics on SWATS surface water. Total plant production for the month of February is 60,218,000 gallons; JCSUD took 39,090,000 gallons, or 65%. He reported the raw and finished Chlorides and Turbidity.

T. Riggio reported unaccounted water for the month of February is 18.75%, the 12-month rolling average is 10.76%. On the Major Projects List, he reported 63 meters were changed out during the month of February.

After discussion, a motion was made to accept the Operational Report for February, 2026.

Motion: Rose
Second: Vernon
Vote: All ayes

- H. Richard English presented a memorandum dated March 12, 2026 from Stefan Dollins and T J Riggio regarding the purchase of a trailer mounted pump. As stated in the memo, the SWATS facility has relied on contracted services to relocate lagoon sludge. The annual average costs for contracted services is approximately \$50,000 per year. The SWATS plant expansion includes lagoon restoration and improvements to the sludge removal system and is anticipated to take approximately 2 years to complete. There is a large trailer mounted pump at the wastewater plant that could support the effort at the SWATS facility, however it is currently being used as an emergency lift station response and not available for this project. Staff presented a quote for Board consideration from Odessa Pumps & Equipment, Inc. & Flexflow to purchase a trailer mounted pump in the amount of \$67,275.73, a Buy Board contract price. Currently there is \$210,000 budgeted for sludge removal costs in the SWATS Department that could be allocated to the purchase of the pump. Once the lagoon improvements project is complete, the pump could be used at the wastewater plants as an additional emergency bypass pump.

After discussion, a motion was made to approve the purchase of the trailer mounted pump from Odessa Pumps & Equipment, Inc. & Flexflow in the amount of \$67,275.73.

Motion: Maunder
Second: Rose
Vote: All ayes

- I. Richard English presented a memorandum dated February 26, 2026 regarding the semi-annual review of water and wastewater impact fees for Board consideration. No discrepancies were found and no changes are recommended at this time.

After discussion, a motion was made to accept the Impact Fee Advisory Committee memorandum dated February 26, 2026.

Motion: Vernon
Second: Featherston
Vote: All ayes

- J. Bob Evart presented the Financial Report for February, 2026. He reviewed the revenues and changes for overall water and sewer, water revenues from customers, wholesale water, sewer revenues from customers, other sewer revenues and impact fees and reported no changes to the Balance Sheet. Under the SWATS expenditures,

he informed the Board that he and S. Dollins are working on a SWATS comparison chart using historical data to be included in the revenue and expense report. He informed the Board that bond payments will be coming up next month.

After discussion, a motion was made to accept the Financial Reports for February, 2026.

Motion: Rose
Second: Vernon
Vote: All ayes

K. The General Manager's Report was presented by Richard English. He reported on the following items:

1. The Regular Meeting for April is scheduled for 9:00 a.m., Wednesday, April 15, 2026. Committee meetings are scheduled for Thursday, April 9th.
2. AMUD Office is closed Friday, April 3rd for Good Friday.
3. Texas Water 2026 Conference in San Antonio – April 27-30. Ray, John and Denny are attending.
4. Appraisal Report – Presented the certified appraisal from Edgestone Realty Valuation for our 5.6 acres at WWTP No. 1 site. The market value based on the appraisal is \$188,179, approximately \$34,000 per acre. R. English informed the Board that Mr. Hericks plans to have a separate independent certified appraisal done as well.
5. Articles – “Commissioners Court delivers double whammy” and “Industrialization Boom or trainwreck?” from Hood County News; “Is There Something I Should Know” from Texas H2O; numerous articles from state, local, officials throughout regarding data centers - “Temporarily banning data centers draws interest from some state, local officials”, “Data Center Moratorium Bills Are Spreading in 2026”, “Brakes on Data Centers. Can the AI Industry Handle It?”, “Texas county rejects a moratorium on data center development amid AI boom”.

Open Items

1. SWATS Expansion discussion.

R. English presented a hand-out for the Board to review regarding a Professional Services Agreement in preparing a pricing strategy for a wholesale contract with JCSUD. A special call meeting may be scheduled to consider action on the agreement.

After discussion, a motion was made to accept the Managers Report.

Motion: Vernon
Second: Featherston
Vote: All ayes

L. Items from Board Members:

Maunder:

None

Vernon:

None

Featherston:

None

Rose:

1. Noticed that with all the articles regarding data centers, no discussion on how much water or electricity will be used.

Lewis:

1. Commented in conjunction with separate meetings, it was brought to his attention that we have some customers in Pecan Plantation that we sell Orchard water to and asked why. R. English informed the Board that this goes back to the Settlement Agreement signed in the early 2000's. As a part of the Agreement, there are certain lands, new development within the Orchard, that we are allowing them to sell Orchard water to those customers, this is water only for irrigation, not potable water. Along the periphery, we are allowing customers to tie onto Orchard water meters, but we are charging them for it. We bill for it and reimburse a portion of the proceeds to Orchard.

Adjournment

A motion was made to adjourn at 10:15 a.m.

Motion: Rose
Second: Featherston
Vote: All ayes



Secretary, Board of Directors
Acton Municipal Utility District