FORT GRIFFIN SPECIAL UTILITY DISTRICT

1180 C.R. 109
Albany, TX 76430

FORT GRIFFIN SPECIAL UTILITY DISTRICT Board of Directors met in a Regular Meeting, Wednesday, June 10, 2026, at 609 Railroad Street, Albany, Texas.

President Snyder presided and called the meeting to order at 12:21 p.m. Board members present: Ted Tidwell, Robert Montgomery, Trent Tankersley, Mike Bartock, and Burrel McKelvain. Employees present: Tyler George and Carrie Holson. Visitors present: Joe Roberson, Derek Weinkauf, Lorie Rohloff, Beverly Campbell, and Engineer Derek Turner.

President Snyder asked Derek Turner to speak first so he could attend another engagement. Turner explained that he was submitting a request to USDA for approval to have the interest payments on the construction projects paid from the funding. He also informed the board that principal payments will not be required until at least 1 year after construction is complete, giving the board more time to prepare for those payments. Turner also noted that the TWDB-allocated funds are earning interest, and once the IRS payment is made and 10 years have passed (by 2029), the interest could be applied to debt payments. Turner stated he expects construction to be complete by the end of September 2026 and that plumbing and electrical are currently being installed. Snyder asked Turner to remind the board where the funding is coming from, and Turner stated it is all loan because the cost had decreased from the original amount, and when it falls below the loan amount, the grant is dropped.
Turner explained and presented Resolutions to the board for participation in HB 500 funding and naming an authorized representative. Montgomery made a motion to approve the Application Resolution (requesting financial participation from TWDB) and the Application Filing and Authorized Representative Resolution (naming Tyler George as authorized representative). Tidwell seconded the motion; all voting for; motion carried.

Visitor Lorie Rohloff questioned the number of RV's allowed per meter, stating she thought there was an issue with RV's moving in against policy. George stated the TCEQ regulations had changed, but he was monitoring the issue. Bartock stated that some jurisdictions require approval to be an RV park. George agreed, stating it depends on whether it is regulated by the city/county. Rohloff also said she had called the WCTMWD regarding a customer illegally dumping raw sewage. George stated that FGSUD has no authority over that, nor is it near an FGSUD potable water line. Rolhoff stated she just wanted FGSUD to know there was a problem.

George informed board members that a warranty had been secured for the backhoe for 36 months or 1000 hours. No action was taken.

After review, Montgomery moved to approve the minutes of the May Regular meeting. Bartock seconded the motion; all voting for; motion carried.

Board discussed financials for May, including an increase in contracted jobs, with Holson noting those jobs are being billed out to the related customer, resulting in no actual cost to FGSUD. After review, Bartock moved to approve the financial reports. Motion seconded by Tankersley; all voting for; motion carried.

Tidwell made a motion to enter a Closed Session at 12:45 PM; Montgomery seconded the motion; all voting in favor; motion carried. All visitors left.

The Board resumed the open session at 2:37 PM.

Board resumed Open Session at 2:37 PM.

Tidwell moved to have Holson prepare revisions to the existing policy manual regarding the procedures for paying comp time and overtime; and adjusting the employee pay schedule to biweekly; allowing changes to be implemented immediately; allowing overtime pay (for hours worked beyond 40 hours per week) unless comp time is requested by the employee. Tankersly seconded the motion; all voting for; motion carried. The Board agreed that the Revised Policy Manual will be reviewed and voted on at a future meeting.

President Snyder requested that the July Meeting be rescheduled to July 22, 2026, due to a foreseen lack of quorum on the regular meeting date. Board agreed it was better to reschedule now so as not to inconvenience anyone.

Snyder stated he would like to appoint Mike Bartock, Robert Montgomery, and Ted Tidwell to a budget committee to begin reviewing budget needs for FY 26-27. Snyder also stated Holson would like to implement more board involvement and have Secretary Bartock review invoices monthly.

George announced that he would like the SUD to host an employee and board family night on July 23rd to encourage team building and strong relationships. Board members stated they appreciated all George is doing to help improve the SUD.

There were no further comments, and McKelvain moved to adjourn at 3:10 pm. Bartock seconded the motion; all voting for, motion carried.

Sam Snyder, Certifying Official
Fort Griffin Special Utility District

Attest:
Carrie Holson, Office Administrator

FORT GRIFFIN SPECIAL UTILITY DISTRICT

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Albany, TX 76430

FORT GRIFFIN SPECIAL UTILITY DISTRICT Board of Directors met in a Regular Meeting, Wednesday, July 22, 2026, at 609 Railroad Street, Albany, Texas.

President Snyder presided and called the meeting to order at 12:24 p.m. Board members present: Sam Snyder, Ted Tidwell, Trent Tankersley, Mike Bartock, Burrell McKelvain, Ben Hale. Employees present: Tyler George and Carrie Holson. Visitors present: Cody Ellis, Derek Weinkauf and Lorie Rohloff.

Citizens' comments began with visitor Lorie Rohloff, who asked about account activation pricing and if there was a vacation fee or anything for accounts not used all the time.

After review, Mike Bartock moved to approve the minutes of the July meeting; seconded by Burrell McKelvain; all voting in favor; motion approved.

After review, Tidwell moved to approve the minutes of the July meeting; seconded by Mike Bartock; all voting in favor; motion carried.

Board discussed revisions to the Personnel Policy. George asked for board thoughts on the gun policy. Board requested Holson get legal counsel and discuss it again at next meeting. No action taken on the Personnel Policy.

George opened discussion regarding updates to the Operating Procedures. Specifically regarding RPZ requirements/responsibilities; multiple dwellings and tampering fees. No action taken; tabled until next meeting so that board may have time to review more in-depth.

George gave the Manager's Report; beginning with discussion of the water allotment from BRA. Tyler is getting options on brokering the SUD allotment for 1 year and 5 years. We have 353 acres currently. WCT bought the line we were going to hook on to around a decade ago. We had a contract with BRA for lake water. WCT wants a hookup on the south side. Abilene decided they wanted access to PK water, and they own the largest part of water rights. Tyler suggested we market our BRA allotment to Abilene. Abilene built a plant next to the Breckenridge plant, but when Hubbard Lake filled up, they stopped. It was said that when the lake hits 40%, Abilene will start bringing the plant back online. They stated that they will not turn on until the lake hits 25%. Abilene will complete the link for SUD; they bring water from PK, treat across the lake to our side, and merge into the line that already comes to us at our plant. Tyler suggested that, at some point, Abilene and FGSUD will work together and to offer them an allotment now.

George discussed that there has been a great deal of speculation regarding water and the Data Center. FGSUD has sold a small amount of raw water but has had no real involvement. Despite posts on FB, etc. FGSUD is not involved, and the data center has not affected the SUD's ability to provide to customers. Tyler assumes the AI plant will tie into the WCT line and install its own treatment system at some point. George speculates it could lower Hubbard levels at some point.

Turner gave the operating cost of the plant at around $2.84/1,000 to produce its own water. Those figures are based on 1 person's salary and would change once we have someone with a license to operate.

George discussed that we had a few job applications, but they want to be above the pay rate he had planned, so he is still looking at options.

Tyler says will be discussing the TRWA salary reports with budget committee. He also stated some changes had been made at the WTP. The raw water sends a lot of silt downstream, so he and Turner are working on how to handle it. Since FGSUD has massive ponds that aren't needed now. Instead of being used for effluent, consideration is being given to using ponds as holding ponds with small pumps and the tank as clear water storage. That way, the silt should go into earth ponds. Would also make ponds deeper to account for evaporation.

There was no further discussion or action.

Trent Tankersley moved to adjourn at 2:52 pm. Motion seconded by Burrell McKelvain; all voting for, motion carried.

Sam Snyder, Certifying Official
Fort Griffin Special Utility District

Attest:
Carrie Holson, Office Administrator