

**Regular Called Meeting  
Riverbend Water Resources District  
Board Meeting Minutes  
November 19, 2025**

228 Texas Avenue, Suite A, New Boston, Texas 75570

**MINUTES**

**I. Call to Order, Roll Call, and Establishment of Quorum and Certification of Notice**

Pursuant to a notice posted on the District website, the Chair, Sonja Hubbard, President of the Board, called the meeting to order at 12:01 p.m.

**Directors Present:**

Sonja Hubbard, President  
Van Alexander, Treasurer  
Lynn Davis, Past President

**Directors Absent:**

Tina Veal Gooch, Vice President  
Steve Mayo, Secretary

**Administration Present:**

Kyle Dooley, Executive Director/CEO  
Tara Houck, CFO  
Becky Melton, HR Manager/Executive Assistant

**Public Present:**

Please see the attached list for additional guests.

**II. Invocation & Pledge**

Sonja Hubbard led the invocation and the pledge of allegiance.

**III. Public Comments**

None.

**IV. Consent Agenda Items**

Item IV. A. was considered under a Consent Agenda for one single motion of approval.

**A. Discussion and possible action regarding October 22, 2025 Regular Called Meeting Minutes.**

A single motion was made by Van Alexander and seconded by Lynn Davis to approve the Consent Agenda Item as listed above. The motion passed unanimously.

**V. Regional Entity Reports**

**A. Discussion and possible action regarding activities with Sulphur River Basin Authority (SRBA).**

David Weidman provided an update. The SRBA board approved their new CRP Contract with Randy Rushin with WMS. The board passed a resolution requiring that the Board approve requests for letters of support. The board took no action on moving their meetings to quarterly so they will continue to have them monthly. Halff and Associates was selected as the consultant on the FIF grant application. Mr. Weidman also stated that he was not chosen to represent SRBA on the Region D board at this time. No action taken.

**B. Discussion and possible action regarding activities with TexAmericas Center (TAC).**

No report.

**C. Discussion and possible action regarding activities with Ar-TEX REDI.**

Sonja Hubbard provided an update. She stated that REDI is moving forward with negotiations on the new data center. No action taken.

**VI. Agenda Items for Individual Consideration**

**A. Discussion regarding the draft Fourth Quarter FY 2025 Financials.**

Presentation of the draft fourth quarter financials of FY 2025 was made by Tara Houck. These draft numbers will be finalized and included in the audit so no action will be required at this time. The audit will be brought before the board for review and approval at the January board meeting. No action taken.

**B. Discussion regarding the draft Fourth Quarter FY 2025 Investment Report.**

Presentation of the fourth quarter investment report for FY 2025 was made by Tara Houck. No action taken.

**C. Discussion and possible action regarding approval of a resolution authorizing the Executive Director/CEO to execute Lease Agreements with TexAmericas Center (TAC) for the lease of buildings located at 228 Texas Avenue Suite A, 164 Arkansas Avenue, and 167 Arkansas Avenue.**

Kyle Dooley provided information on the lease renewal with TAC. We originally entered into a lease agreement in 2016 with automatic renewals through April 30, 2026. With our administrative offices and maintenance facilities slated to be constructed as part of the regional water treatment facilities, we are in need to sign a new agreement until the facilities are

completed. The lease agreements are for a one-year term with 4 additional one-year extensions. This will give us flexibility as we construct the regional water treatment facility. The cost of the rent is held in future credits for water, as the original leases were. These agreements will be reviewed by counsel.

A motion was made by Van Alexander and seconded by Lynn Davis to approve RESO 20251119-01 authorizing the Executive Director/CEO to execute Lease Agreements with TexAmericas Center (TAC) for the lease of buildings located at 228 Texas Avenue Suite A, 164 Arkansas Avenue, and 167 Arkansas Avenue. The motion passed unanimously.

**D. Discussion and possible action regarding approval of a resolution granting the Executive Director/CEO additional authority regarding the funding, planning and construction of the Regional Water Facility.**

Kyle Dooley provided information regarding an update to Regional Water Facility project authority. In August 2020, the Board approved RESO 20200826-02, which gave the Executive Director/CEO authority to complete all actions needed to secure the necessary services within budget to complete the Regional Water Treatment Facilities. This current resolution would be an update to that 2020 resolution and would clarify three things from the 2020 resolution:

- 1) The ability to consider using a construction manager at risk contract as a possible necessary service option as part of the project.
- 2) Update the budget from the 2020 level of \$200M to the current funding levels approved by the Board in January of 2025 for up to \$65M, and in April of 2025 for up to \$250M, as part of the funding needed through TWDB. These amounts will be in addition to the original \$200M for the regional water treatment facilities project.
- 3) Clarify wording from the original resolution authorizing execution of the contracts for necessary service so long as the cost of those services are within budget.

Mr. Dooley also added that the engagement of a construction manager at risk (CMAR) will provide a more precise schedule and cost certainty. They will analyze the project cost and ensure that all possible savings are discovered. We are at a point in the project that hiring a CMAR will still be beneficial from a schedule and cost perspective.

A motion was made by Van Alexander and seconded by Lynn Davis to approve RESO 20251119-02 granting the Executive Director/CEO additional authority regarding the funding, planning, and construction of the Regional Water Facility. The motion passed unanimously.

**VII. Riverbend Reports**

**A. Board Members**

No reports.

**B. Executive Director/CEO**

Kyle Dooley provided the following updates:

Regional Water System Project: Mike Bennett with Pape Dawson provided the following updates:

#### Environmental Coordination

- Working with USACE on the mitigation concerns for the Outgrant. Three in-kind projects have been identified by USACE to mitigate the impact of tree losses at the intake site location. The agreement will become a part of the Outgrant (lease) package between RWRD and USACE.
- The Texas Water Development Board has paid the first set of design invoices.
- A progress meeting was held with Garver to discuss design options for the water treatment plant. The plant design is scheduled for 100% drawings in June 2026.
- A design presentation for the potable water transmission main will happen in December.

#### Land Acquisition

- Several property owners have obtained legal representation from Kyle Davis. Pape Dawson continues to work with his office on the lease acquisition process.
- Exhibits for TexAmericas locating the site of the Water Treatment Plant and Potable Water Transmission are being revised.

#### USACE Outgrant Process

- The Outgrant package (lease agreement) is under development, with biweekly meetings underway involving USACE real estate specialists and the lake office.
- The final Outgrant package will be submitted upon procurement of property in the flowage easement

#### Geotechnical Investigations

- Geotechnical reports are in review.
- The Water Treatment Plant Design team has asked for an additional test that could reduce foundation sizes due to poor soil conditions.

#### Power Coordination

- BCECs subcontractor, Power Engineering, started the design of the substation.
- Exploration on alternative power delivery is in progress. Several meetings were held to determine the feasibility at the raw water pump station.

Kyle Dooley added that the SRF Funding Application is still under review with TWDB. It is on the agenda for approval at their December meeting. We are working with Marti Shew at Hilltop to get Riverbend an indicative credit rating on the open bond market through Moody's. They needed some information and we have a meeting during the first week of December and have a report out to us by mid-December.

Industrial Wastewater Plant: We met with Garver this month on the final design and construction engineering and inspection scope. We're still negotiating the final draft and price. Discussions are moving forward.

Waggoner Creek Project: Mr. Dooley is working with the cities involved to finalize the contract language. We expect to have them finalized by the end of the year so that construction can begin.

Water Supply Contract Agreements: These amendments are regarding the responsibility of maintenance of the facilities beyond the point of delivery. A little more than half of the Member Entities have returned the contract amendment and the others have them on their

agendas for approval either this month or next. Mr. Dooley will send out a reminder to those that have not responded as of yet.

No action taken.

**VIII. Executive Session**

The board stood at ease at 12:42 p.m.

The board reconvened in Executive Session at 12:47 p.m. with quorum pursuant to section 551.072 and 551.074 of the Texas Open Meetings Act.

The board came out of Executive Session at 1:44 p.m.

The board reconvened with quorum at 1:45 p.m.

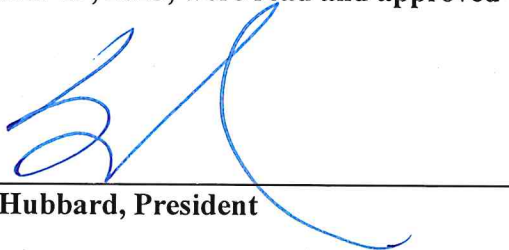
**IX. Next Riverbend Meetings**

Riverbend Regular Meeting, Wednesday, January 28, 2026, at 12:00 p.m. at Riverbend Offices, 228 A Texas Avenue, New Boston, Texas 75570.

**X. Adjournment**

With no additional business to be discussed, a motion was made by Steve Mayo and seconded by Sonja Hubbard to adjourn the meeting at 1:45 p.m. The motion passed unanimously.

The minutes of the Riverbend Water Resources District Board of Directors meeting, held on November 19, 2025, were read and approved on the 28<sup>th</sup> day of January 2026



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Sonja Hubbard, President

Attest:



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Kyle Dooley, Executive Director/ CEO

