

NOTICE OF PUBLIC MEETING of the
BOARD OF DIRECTORS of the SANDBRANCH DEVELOPMENT AND WATER SUPPLY CORPORATION

at the
Mount Zion Baptist Church
129 Burns Drive
Seagoville, TX 75159

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS
FILED: Apr 21, 2026, 2:29 pm
BY DEPUTY:
Brandon J. Mathurin

Our mission is to provide efficient, effective, and reliable water and wastewater utility services in a manner that respects the natural environment.

Public notice is hereby given that the Board of Directors of the Sandbranch Development and Water Supply Corporation (WSC) will hold a meeting on [Monday, April 27, 2026, at 6:30 p.m.](#)

Agenda:

1. Invocation
2. Call to Order, establish quorum, declare meeting open to the public
3. Receive Public Comments
4. Consider and act upon approving of the minutes from prior board meeting (Monday, March, 16, 2026 Board Meeting)
5. Receive Report from Government Partner(s)
6. Receive Report from Communities Unlimited
7. Receive Report from Water Finance Exchange
8. Receive Report from TYLin Engineering Firm regarding updates to Sandbranch Floodplain Study
9. President's Report: The President will brief the Board on the activities taken on behalf of the WSC.
10. New business to be placed on the next agenda
11. Confirm date of next meeting
12. Adjourn Open Session Meeting

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. These public meetings are available to all persons regardless of disability. If you require special assistance to attend the meeting, please call 972-880-3471 at least 24 hours in advance of the meeting to coordinate any special physical access arrangements. At any time during the meeting or hearing and in compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551, the WSC Board may meet in executive session on any of the above agenda items or other lawful items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); and deliberation regarding security devices (§551.076). Any subject discussed in executive session may be subject to action during an open meeting. Public comments may be limited to three (3) minutes from each individual desiring to speak. The public comment period will be limited to one hour. Board members are prohibited by law from discussing matters presented during the public comment period, except for placement on a future agenda.

BOARD OF DIRECTORS MINUTES of the
SANDBRANCH DEVELOPMENT AND WATER SUPPLY CORPORATION
at the

Mount Zion Baptist Church
129 Burns Drive
Seagoville, TX 75159

Monday, April 27, 2026, at 6:30 p.m.

The called regular meeting of the Sandbranch Development and Water Supply Corporation (SDWSC) was held on Monday, April 27, 2026, at 6:30 p.m., at the Mt. Zion Baptist Church. Invocation given by Rev. Frank Alexander. The meeting was called to order by the President, Cliff Freeney. President Cliff Freeney called the roll and announced a quorum with members in attendance: Cliff Freeney, Chess Jones, Shirley Bryant and Frank Alexander present at roll call. Board member Robert Brinston later in attendance.

The floor was opened for public comments. There were no public comments at this time.

On motion of Shirley Bryant and second by Chess Jones, the directors voted unanimously to approve the minutes from the March 16, 2026, meeting as written.

The floor was opened for government partner reports. Received an update from Ronnie Cox in response to inquiry regarding the status of the repair of the Beltline Bridge above the Trinity River. Mr. Cox advised Dallas County is aware of the importance of the bridge to the community, however, there is no ETA at this time for repair/completion of repair as funding is needed to initiate the process.

The floor was opened for Communities Unlimited reports. No report at this time.

The floor was opened for Water Finance Exchange (WFX) reports. Report received from Rogelio Rodriguez with an explanation of a requirement for the CWSRF application process through TWDB. Mr. Rodriguez covered the importance of creating a Financial Proforma of the potential operations of the SDWSC and the approval process and timeline with TWDB. WFX will deliver the projection in the near future in order to have approved to send to TWDB.

The floor was opened to TYLin Engineering Firm. Walt Walker, PE ENV SP, Project Director began with introductions and presentation overview regarding the purpose of the Sandbranch (TX) Floodplain Study which will evaluate the community's flood risk and the potential for a FEMA flood map boundary adjustment. Aria Harris, Project Engineer, did a deeper dive of the study discussing data collection, reviewing of the current flood maps of the area, and the types of data that can be retrieved from local agencies/entities and the community that will be useful as well. Monthly updates will be given on study progress. This study was a result of an introductory call on April 15, 2026 with SDWSC, US Water Alliance (Carrie Smith and Erin Riggs) and TYLin engineering to discuss Sandbranch Community needs.

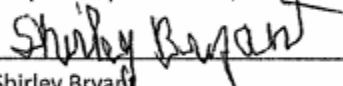
The floor was opened for the President's Report. Report given by Executive Administrative Assistant on behalf of President Clifford Freeney: 1. Update on the M4BL / SSR Tour Event from Friday, March 27. Tour buses were on site in the community to do a walking tour, meet/greet with community members and a Q&A session with the SDWSC Board and Sandbranch residents. The organization wants to continue to partner with SDWSC to bring awareness to others and assist in the efforts of bringing clean drinking water to Sandbranch. 2. Update on the UTA Community Engagement Workshop at Mt. Zion Missionary Baptist Church on Saturday, April 4, on Disaster Preparedness. The

data collected from this workshop will be shared once analyzed to understand the needs and possible next steps for the community. 3. Update on March 31, meeting with Julie Weachter and Daniel Goolsby from Dig Deep and Michael LaDue from JVA Engineering firm regarding the possibility of pro bono engineering services to get full spec engineering work done in order to assist in getting a CCN. 4. Advised DWSRF Emerging Contaminant application review and CWSRF application review is still in process. 5. Informed that the SDWSC IRS 990N form has been completed and submitted and is pending IRS acceptance/approval. 6. Informed of upcoming Sandbranch Community Engagement/Involvement event Juneteenth Celebration tentatively on June 20, 2026. More information to come to the community. 7. Informed that 2 SDWSC board members are invited through the efforts of Dig Deep to attend the 2026 U.S. WASH Convening event on May 5, 2026. This event is being sponsored by America's Domestic WASH Collective and hosted by Vessel. This convention is to bring together other leaders who are working collectively towards closing the gap in water access, sanitation & hygiene (WASH) for areas in need in the nation.

On motion of Chess Jones and second by Shirley Bryant, the board members unanimously voted to adjourn.

The meeting adjourned at 7:40 p.m.

Respectfully submitted,


Shirley Bryant
Secretary/Treasurer


Kencheska Howard-Jones
Assistant Secretary/Treasurer