

Seis Lagos Utility District
NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS

Monday March 17, 2025, at 7:00 PM

Meeting to be held at 222 Seis Lagos Trail, Lucas, TX 75098
In the Seis Lagos Community Services Association Cabana

AGENDA

1. **Call to Order:**
 - Roll Call
 - Determination of a quorum present
 - Determination that all legal requirements have been met for posting of meeting notices.
 - Reminder to silence all electronic devices.

2. **Citizen Input:** *Citizens may address the Board on agenda or non-agenda items per Texas Government Code § 551.007(b). Under the Texas Open Meetings Act, the Board cannot discuss or act on non-agenda items but may provide factual information, state policy, or consider future agenda placement per Texas Government Code § 551.042.*

3. **Consent Items:** Routine items recommended for single approval. Items may be removed for separate discussion and vote if desired.
 - a. Approval of February 2025 Financials
 - b. Approval of February 2025 meeting minutes.

4. **Staff Reports:** The Superintendent may report on District issues including easements, vendor contracts, interlocal agreements, developments, compliance, policies, customer disputes, legislation, district boundaries, planning, construction projects, water storage and supply, system maintenance, customer service, equipment, staffing, and financials.

5. **Regular Agenda:** *Discussion and possible action on agenda items as posted in accordance with Texas Government Code § 551.041 and Texas Water Code § 49.192.*
 - a. The Board will hear from Ryan of Felix Construction and Jeff from Plummer Associates on clarifier options, project timeline, and budget considerations. Key challenges include delays in shop drawings (notably the FRP manhole), cost overruns, and rising material prices. The Board must decide between the original clarifier design (\$5M) or a concrete clarifier (\$5.6M, potentially reducible to \$5.4M), while also reviewing scheduling constraints, contingency fund usage, and procurement strategies to control costs.
 - i. Recommendation: Proceed with the concrete clarifier, as recommended by project experts, for its long-term durability and lower lifecycle costs.
 - b. The Board of Directors will discuss, consider, and act on all matters related to roads and signage within the District's boundaries, including but not limited to financing, planning, construction, maintenance, signage placement and modifications, contracts, and any other related matters.
 - i. HOA update on the number of cars entering Seis Lagos the wrong way
 - ii. Update on Wrong Way sign quote with lights
 - iii. SLT asphalt repairs estimate
 - iv. Brockdale repairs
 - c. The Board will discuss, consider, and act on extending the payment deadline for customer utility bills to account for ongoing USPS mail delays and to prevent late charges for payments that were mailed timely but not received by the due date.

6. **Future Agenda Items:** *Discussion of potential future agenda items per Texas Government Code § 551.042, with no action to be taken.*

- a. The Board will discuss and consider items for inclusion on future meeting agendas, including topics of interest, necessary action items, and recommendations from board members or the public. No formal action will be taken at this time.
- b. The Board will confirm the next scheduled meeting on April 21, 2025, at 7:00 PM at Seis Lagos Cabana, 222 Seis Lagos Trail, Lucas, TX 75098 and discuss any necessary adjustments.

7. **Adjournment:** *Adjournment upon proper motion and vote, as required by Texas Government Code § 551.102.*

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the front window of the regular offices of the Seis Lagos Utility District, located at 2730 Country Club Road, Ste. E1, Lucas, TX 75002 (Collin County), facing the outside and visible to the public, and posted on the Seis Lagos Utility District website, www.slud.us, a place convenient and readily accessible to the public always, and said Notice of Meeting was posted by the following date and time, in compliance with Texas Government Code § 551.043:

By March 14, 2025, at 7:00 PM and remained so posted at least 72-hours before said meeting was convened.



Chris Windsor
Superintendent



If during the course of the meeting covered by this notice, the Board of Directors should determine that a closed or executive meeting or session of the Board of Directors or a consultation with the attorney for the District should be held or is required, then such closed or executive meeting or session or consultation with an attorney as authorized by the Texas Open Meetings Act, Texas Government Code §§ 551.001 et seq., will be held by the Board of Directors at the date, hour, and place given in this notice or as soon after the commencement of the meeting covered by this notice as the Board of Directors may conveniently meet in such closed or executive meeting or session or consult with the attorney for the District concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following subjects and purposes:

Texas Government Code Sections Permitting Executive Session:

- § 551.071 – *Private consultation with the attorney for the District on an item listed on the agenda.*
- § 551.072 – *Discussing purchase, exchange, lease, or value of real property.*
- § 551.073 – *Discussing negotiated contracts for prospective gifts or donations to the District.*
- § 551.074 – *Discussing personnel matters, including appointments, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers or employees, or hearing complaints against them.*
- § 551.076 – *Discussing security personnel or devices, including network security, cybersecurity threats, or the deployment of security measures.*
- § 551.087 – *Discussing economic development negotiations, including financial incentives, public-private partnerships, and contracts.*

No final action or vote will be taken in the Executive Session. Any action resulting from discussions in Executive Session must be taken in Open Session, in compliance with the Texas Open Meetings Act (Texas Government Code § 551.102).