

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.

(District Seal)

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).

Seis Lagos Utility District Profit & Loss by Class February 2025

	General	Sewer	Water	TOTAL
Ordinary Income/Expense				
Income				
4005 · Service Revenue				
4020 · Fire Surcharge	53,797.68	0.00	0.00	53,797.68
4005 · Service Revenue - Other	0.00	60,092.59	61,948.13	122,040.72
Total 4005 · Service Revenue	53,797.68	60,092.59	61,948.13	175,838.40
4045 · Property Tax				
4047 · I&S	208.79	0.00	0.00	208.79
4048 · M & O	108,679.70	0.00	0.00	108,679.70
Total 4045 · Property Tax	108,888.49	0.00	0.00	108,888.49
4050 · Title and Transfer Fees	50.00	0.00	0.00	50.00
Total Income	162,736.17	60,092.59	61,948.13	284,776.89
Gross Profit	162,736.17	60,092.59	61,948.13	284,776.89
Expense				
5005 · Utility Cost	0.00	39,170.00	54,717.00	93,887.00
6105 · Insurance Expense	970.72	304.30	0.00	1,275.02
6610 · Salaries & Wages	11,402.05	9,056.81	8,848.30	29,307.16
6615 · Board Member Monthly Stipend	250.00	0.00	0.00	250.00
6620 · Payroll Taxes	947.55	771.77	714.45	2,433.77
6625 · Retirement Expense	610.02	492.92	473.38	1,576.32
6723 · Contract Services	4,820.86	297.50	0.00	5,118.36
6805 · Electricity & Gas				
6850 · Telephone Expense	778.83	0.00	0.00	778.83
6805 · Electricity & Gas - Other	1,207.39	547.96	1,392.98	3,148.33
Total 6805 · Electricity & Gas	1,986.22	547.96	1,392.98	3,927.16
6807 · Equipment Rental	0.00	3,982.30	0.00	3,982.30
6835 · Repairs & Maintenance	2,550.00	1,932.50	3,338.80	7,821.30
7110 · CCCAD Appraisal Fees	1,296.25	0.00	0.00	1,296.25
7130 · Election Exp./ Tax Advertising	4,440.99	0.00	0.00	4,440.99
7205 · Alarm System	0.00	0.00	25.00	25.00
7210 · Office Supplies	32.48	0.00	0.00	32.48
7212 · Payroll Processing Fees	73.50	156.74	0.00	230.24
7220 · Travel/Training Expense	559.33	0.00	0.00	559.33
7230 · Office Equipment/Furniture	255.23	0.00	0.00	255.23
7520 · Water Analysis	0.00	0.00	439.00	439.00
6729 · Phase I Water Line Debt Svc.	0.00	0.00	142,970.00	142,970.00
Total Expense	30,195.20	56,712.80	212,918.91	299,826.91
Net Ordinary Income	132,540.97	3,379.79	-150,970.78	-15,050.02
Net Income	132,540.97	3,379.79	-150,970.78	-15,050.02

(Seal)

Jeff Henderson, Secretary/ Treasurer

Date

Seis Lagos Utility District

Income Statement

February 2025

	Feb 25	Oct '24 - Feb 25
Ordinary Income/Expense		
Income		
4005 · Service Revenue		
4020 · Fire Surcharge	53,797.68	264,993.76
4025 · Late Charge	0.00	866.72
4005 · Service Revenue - Other	122,040.72	811,138.52
Total 4005 · Service Revenue	175,838.40	1,076,999.00
4032 · Tower Rental	0.00	2,800.00
4045 · Property Tax		
4047 · I&S	208.79	208.79
4048 · M & O	108,679.70	723,208.74
Total 4045 · Property Tax	108,888.49	723,417.53
4050 · Title and Transfer Fees	50.00	250.00
4105 · Misc. Income and Collections	0.00	2,719.62
4905 · Investment Income	0.00	118,721.36
Total Income	284,776.89	1,924,907.51
Gross Profit	284,776.89	1,924,907.51
Expense		
6731 · W-WW Project 2019-2020		
6731.1 · Engineering/Consulting W-WW Emp	0.00	43,682.12
6731 · W-WW Project 2019-2020 - Other	0.00	65,229.85
Total 6731 · W-WW Project 2019-2020	0.00	108,911.97
5005 · Utility Cost	93,887.00	560,748.29
6105 · Insurance Expense	1,275.02	10,357.27
6610 · Salaries & Wages	29,307.16	158,872.80
6615 · Board Member Monthly Stipend	250.00	1,250.00
6620 · Payroll Taxes	2,433.77	13,197.51
6625 · Retirement Expense	1,576.32	8,533.12
6705 · Professional Fees		
6722 · Engineering/Consulting Fees	0.00	2,235.00
6710 · Accounting	0.00	400.00
6720 · Auditor	0.00	25,575.00
Total 6705 · Professional Fees	0.00	28,210.00
6723 · Contract Services	5,118.36	50,690.96
6805 · Electricity & Gas		
6850 · Telephone Expense	778.83	4,172.80
6805 · Electricity & Gas - Other	3,148.33	9,606.22
Total 6805 · Electricity & Gas	3,927.16	13,779.02
6807 · Equipment Rental	3,982.30	6,830.06
6835 · Repairs & Maintenance		
Vehicle Maintenance	0.00	1,208.65
Shop Suplies	0.00	562.57

Seis Lagos Utility District
Income Statement
 February 2025

	Feb 25	Oct '24 - Feb 25
6835 · Repairs & Maintenance - Other	7,821.30	38,677.43
Total 6835 · Repairs & Maintenance	7,821.30	40,448.65
7110 · CCCAD Appraisal Fees	1,296.25	2,592.50
7130 · Election Exp./ Tax Advertising	4,440.99	18,328.39
7205 · Alarm System	25.00	124.80
7210 · Office Supplies		
Uniforms	0.00	966.51
7210 · Office Supplies - Other	32.48	6,517.38
Total 7210 · Office Supplies	32.48	7,483.89
7212 · Payroll Processing Fees	230.24	1,936.89
7215 · Postage and Delivery	0.00	2,658.37
7220 · Travel/Training Expense	559.33	1,840.71
7230 · Office Equipment/Furniture	255.23	1,403.59
7235 · Bank Fees	0.00	625.21
7240 · Dues and Subscriptions	0.00	739.50
7250 · Rent Expense	0.00	19,350.00
7520 · Water Analysis	439.00	1,292.00
7805 · Miscellaneous Expense	0.00	286.97
6729 · Phase I Water Line Debt Svc.	142,970.00	142,970.00
68800 · TCEQ	0.00	3,326.33
Total Expense	299,826.91	1,206,788.80
Net Ordinary Income	-15,050.02	718,118.71
Net Income	-15,050.02	718,118.71

Jeff Henderson, Secretary / Treasurer

(Seal)

Date

Seis Lagos Utility District

MINUTES OF THE REGULAR MEETING OF BOARD OF DIRECTORS

Tuesday February 25, 2025 | 7:00 PM

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

REGULAR MINUTES

1. **Call to Order:**

The meeting was called to order at approximately 7:03 PM with a quorum present (Nick, Scott, and Jeff). Attendees were reminded to mute phones and secure laptops. All legal requirements for the rescheduled meeting were met. Jerod and Omar were absent.

2. **Citizen Input:** Citizens may address the Board on agenda or non-agenda items (TX Gov't 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 (TX Gov't Code § 551.042).

The meeting opened for citizens' input, and several community members expressed concerns regarding drainage and fence placement issues within the neighborhood.

RJ's Concerns

RJ raised an issue about a neighbor installing a fence along the perimeter of their property, which he believes could exacerbate existing drainage problems. He explained that the fence is being placed within a drainage easement where he experiences significant runoff water. Despite installing a six-inch drain in addition to two French drains, he continues to experience water overflow.

RJ stated that McManus Engineering had reviewed the area and confirmed that the water should not be diverted onto his property. He emphasized that Phase 3 water runoff is flowing into Phase 1, causing potential long-term erosion issues. His primary concern is that, over time, the fence placement could worsen erosion at the footings due to the topography, with his property sitting on a lower lot compared to the neighbor's.

RJ stated that he had discussed this matter with the neighbors and contractors and was not looking to argue, but rather to propose a potential compromise—suggesting that the fence be placed before the easement, rather than within it.

Response from 306 Lago Grande Resident

A resident from 306 Lago Grande responded, stating that RJ's concerns about runoff and erosion were not accurate. He presented video and photographic evidence taken after heavy storms, documenting that RJ's section dries quickly and does not show visible signs of significant erosion.

He further argued that previous unauthorized backfilling in the easement area contributed to erosion issues. According to him, RJ and his former neighbor added dirt to the easement, which is not permitted. He explained that, based on easement regulations, the area must be maintained without modifications because it is designated for drainage flow. He stated that by adding dirt, RJ may have worsened his own drainage problems.

Community Drainage Issues & Past Petition Proposal

Discussion expanded to broader drainage problems in the C.H. Lagos community. Some attendees noted that drainage concerns are widespread, affecting multiple properties. A past suggestion was brought up, stating that a petition could have been pursued to propose a community-wide grading project to address these

issues. However, it was confirmed that no such petition was ever initiated due to lack of consensus among neighbors.

- 3. Consent Agenda:** 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.**

The board reviewed the consent items. No questions were raised. A motion to approve was made by Nick and seconded by Jeff. The motion passed unanimously.

- 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.

Chris Windsor, Superintendent presented the Superintendent's Report, covering various operational updates and ongoing projects.

Water Operations

- *Failed valves at the distribution center were replaced, with additional replacements planned as conditions allow.*
- *A soft starter was replaced, and a new variable frequency device was installed in the pump room.*
- *The flow meter failed during extreme cold, and a replacement was recommended. In the meantime, the district is relying on North Texas for flow data.*
- *Leak repairs: 15 meter leak checks and 8 leak repairs were completed due to the cold spell.*
- *Water usage for January: 5.59 million gallons, with a daily average of 180,000 gallons, reflecting an 8.76% decrease from last year.*

Sewer Operations

- *Hicks Trail Lift Station: Operating with one pump while awaiting vendor quotes for a replacement and a new motor for the transfer switch.*
- *Samantha Trail Lift Station: Awaiting repair of a backup pump; currently operating with two functional pumps.*
- *Increased grease control bacteria additive due to build up at Samantha Trail.*
- *Pump maintenance: Unclogged pump one due to wipes/rags and replaced the contactor inside the soft starter for pump two.*
- *Barranca Trail Generator: A contractor recommended replacement. Lofton Equipment will assess and provide a quote. A backup generator is in place for emergencies.*

Sewer Maintenance & Treatment Plant

- *Sewer manholes were inspected post-rain and cold weather.*
- *Two sewer cleanouts were performed at St. Louis Trail Homes.*
- *Waste Treatment Plant:*
 - *January sewer treatment: 7.16 million gallons, with a daily average of 231,000 gallons.*
 - *Draft geotechnical report for the Concrete Clarifier Foundation was submitted and is under review.*

Stormwater Management

- *Cleared stormwater inlets post-rain and continued infrastructure integrity checks.*
- *Advancing MS4 compliance in response to new permit requirements, which will be discussed later in the agenda.*

Streetlights & Signage

- Two streetlights (Lago Grande Trail cul-de-sac & Camden at Chapel/Connor) were repaired by Encore.
- Improved communication with Encore has expedited repairs.
- New signage: Procuring runway signs for Sais Lagos and Rockdale.
- Discussion on reflective or illuminated signage options was deferred to an agenda item.

General Operations

- Increased billing complaints due to late delivery by USPS.
 - Bills were mailed on the 27th but arrived late.
 - USPS has announced slower first-class mail delivery for 2025.
 - The board discussed expanding the billing window from 15 to 20 days.
- A promotional flyer for the district's SMS notification program was included in January bills and will continue through the quarter.

Staffing & Legal Coordination

- Hired an entry-level operator on January 6.
- Interviewed a second field operator and advertising for a utility clerk.
- Election preparations:
 - Working with legal counsel to update the website with candidate filing information.
 - Coordinating with bond attorneys for compliance on the bond election.
 - Submitted ballot language to the county.
- Financial compliance:
 - Addressing uncashed refund checks from customer deposits; funds will be submitted to the state in accordance with regulations.

5. Regular Agenda: The Board of Directors will discuss, consider, and act on the following agenda items.

- The Board of Directors will discuss, consider, and take appropriate action on the adoption of an official proclamation recognizing the retirement of Dewane Clark, Superintendent, in acknowledgment of his over 40 years of dedicated service to the Sais Lagos Utility District. The Board may further authorize the formal presentation of the proclamation to Mr. Clark in recognition of his exemplary contributions to the District's operations and the community it serves.**

The board considered and acted on the adoption of an official proclamation recognizing the retirement of Dewane Clark, Superintendent, in honor of his 40+ years of service to the Sais Lagos Utility District.

- **Acknowledgment & Appreciation:**
 - *The board expressed deep gratitude for Dewane Clark's dedication, expertise, and leadership.*
 - *Dewane reflected on his time with the district, thanking past and present boards and loyal customers for their support.*

Motion & Approval

A motion was made to officially proclaim Dewane Clark's retirement and adopt the proclamation honoring his service.

- *Motion by: Nick*
- *Seconded by: Jeff*
- *Vote: Unanimous approval*

Proclamation Highlights

The official proclamation was read into the record, recognizing Dewane Clark for:

- *Over 40 years of dedicated service to the district.*
- *His leadership in overseeing water, wastewater, fire protection, streets, lighting, and stormwater infrastructure.*

- *His mentorship and contributions to the reliability and efficiency of district operations.*
- *His lasting impact on the community through his expertise and commitment.*

Dewane's official retirement date was noted as February 28, 2025. A copy of the proclamation will be presented to him as a formal token of appreciation from the Board of Directors and the community.

Dewane thanked the board and reassured members that he remains available if ever needed.

- b. The Board of Directors will discuss, consider, and act on a dispute between customers regarding the installation of a fence and its potential impact on water flow, drainage, or erosion within the District. The Board will hear statements from the affected customers and review any relevant information or recommendations from District staff, if applicable.**

The board discussed a fence encroachment request related to the properties at 306 Lago Grande Trail and 202 Carriage Trail.

- *The property owner at 306 Lago Grande stated the fence would match the existing fencing around the town.*
- *The contractor explained that fence posts would be installed using six-inch auger bits, with approximately one-third of each post set underground.*
- *An engineering report found no anticipated issues with the fence placement.*
- *Discussion included concerns about drainage impacts and how silt accumulation over time can affect runoff.*
- *It was noted that state law allows property owners to place fences on property lines, though HOA and county regulations may impose additional requirements.*

The board reviewed the encroachment paperwork, which was acknowledged as an older document that is being updated in coordination with legal counsel.

Motion & Approval

A motion was made to approve the construction of the wrought iron fence along the five-foot easement between 306 Lago Grande Trail and 202 Carriage Trail.

- *Motion by: Nick*
- *Seconded by: Scott*
- *Vote: Unanimous approval*

- c. The Board of Directors will discuss, consider, and act on accepting the Collin County Election Services Contract for an election to be held on May 3, 2025, and authorize the Superintendent to execute the contract for said election. Discussion may include any road-related election matters.**

The board reviewed and considered the Collin County Election Services contract for the May 3, 2025, election.

- *The contract terms were noted as standard/boilerplate with no significant changes from previous years.*
- *The total cost for election services was approximately \$4,000.*

Motion & Approval

A motion was made to accept the Collin County Election Services contract and authorize the superintendent to execute the contract.

- *Motion by: Nick*
- *Seconded by: Scott*
- *Vote: Unanimous approval*

Clarification on District Properties & Voting Structure

- *Discussion followed regarding the number of properties within Sais Lagos and the broader S.L.U.D. (Special Utility District).*

- *Sais Lagos contains approximately 416 homes, while the entire district (including Brockdale and Commons) consists of 900+ properties.*
 - *It was clarified that road repairs and similar district-wide matters are not solely decided by Seis Lagos residents, but rather by the entire district.*
 - *Election requirements:*
 - *This type of election requires a two-third majority of those who vote, rather than a simple majority.*
 - *The board acknowledged the challenge of securing approval under these conditions.*
 - *Further discussion on alternative approaches was deferred, as it was not on the agenda.*
- d. 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.**

Traffic & Signage Discussion

The board discussed wrong-way traffic concerns and potential signage solutions. While some members were concerned about sign aesthetics, others emphasized safety as a priority.

- *Security reports indicate that wrong-way driving occurs multiple times per night, especially at dusk and dark, creating a safety risk.*
- *The board agreed to contact the HOA to track incidents for a month to assess the severity of the issue.*
- *Pricing will be obtained for regulatory signs that align with existing signage. Other options, such as road markers, were discussed but deemed ineffective for preventing wrong-way driving.*

Roadway Repairs & Erosion Control

The board also addressed road deterioration and erosion concerns, particularly gravel patches that failed to adhere due to cold weather.

- *Proposed solutions included:*
 - *Using crushed concrete as a stabilizing base before applying topsoil.*
 - *Compacting materials properly to prevent erosion.*
- *Concerns were raised about spending \$20,000 on repairs if homeowners do not plant grass, leading to continued erosion.*
- *The discussion was tabled to explore more effective, long-term solutions before committing them to repairs.*

- e. The Board of Directors will discuss, consider, and act on updates to the Employee Handbook, including, but not limited to, revisions, additions, and policy modifications, which will be codified in a later resolution, and authorize its implementation.**

The board discussed whether employee handbook items should be addressed in the open session or within the executive session.

- *Some members felt that employee handbook discussions could take place in an open meeting, as they did not necessarily require confidentiality.*
- *However, it was noted that there were other personnel matters to discuss beyond the handbook, which warranted an executive session.*

A motion was made to move into an executive session to discuss personnel issues.

- *Motion by: Nick*
- *Seconded by: Scott*
- *Vote: Unanimous approval*

After the executive session, the board reconvened the regular session at 8:41 PM.

Motion & Approval

A motion was made to return to regular session.

- Motion by: Nick
- Seconded by: Scott
- Vote: Unanimous approval

The meeting resumed in **an open session**.

The board discussed the employee handbook but decided not to act at this time.

Decision

- The handbook review will be tabled for now.
- No further action was taken on this matter.

f. The Board will discuss the Texas Commission on Environmental Quality (TCEQ) Levell Municipal Separate Storm Sewer System (MS4) permitting requirements and the necessary steps to complete and submit the Notice of Intent (NOI).

The board discussed the district's new requirement to comply with Texas Commission on Environmental Quality (TCEQ) MS4 stormwater permitting.

Key Points of Discussion:

- The district has now been classified as a separate storm sewer system (MS4) and must obtain a new stormwater permit.
- The previous exemption no longer applies, and TCEQ has notified the district of its compliance obligations.
- The district has never previously held a stormwater permit, so this is a new regulatory requirement.

Engineering & Budget Considerations:

- Initial discussions with engineers have begun, including input from North Texas Council of Governments stormwater committee members.
- The district will need to develop a Stormwater Management Program (SWMP) and submit a Notice of Intent (NOI) to TCEQ.
- Future budget adjustments may be needed for compliance-related expenses, such as infrastructure improvements and training.
- One known issue is that certain drainage structures do not meet 100-year flood standards, which may require future modifications.

Motion & Approval

A motion was made to authorize the superintendent, in consultation with engineers, to take necessary steps to ensure compliance with TCEQ MS4 permitting requirements, including:

1. Developing a Stormwater Management Program (SWMP).
2. Submitting the Notice of Intent (NOI).
3. Engaging legal counsel to review and draft a resolution for board adoption of the initial SWMP.

- Motion by: Nick
- Seconded by: Jeff
- Vote: Unanimous approval

The legal counsel's role will be to draft the resolution for adoption once the compliance plan is finalized. If completed in time, the full compliance package will be presented for approval at a future board meeting.

6. Future Agenda Items: Future agenda items to be added to a future agenda for discussion, consideration, or action:

The board will revisit the discussion on wrong-way signage.

- *Aesthetic considerations for sign design will be reviewed.*
- *The board will follow up on data collected from the HOA and security personnel to determine how frequently wrong-way incidents occur and whether signage is warranted.*

7. Adjournment

A motion was made to adjourn the meeting.

Motion & Approval

- *Motion by: Nick*
- *Seconded by: Jeff*
- *Vote: Unanimous approval*

The meeting was officially adjourned.

Witness my hand this _____ day of _____, 202__.

Nick Calautti, President

SEAL

Jeff Henderson, Secretary / Treasurer

Construction Project Meeting Summary 02.25.25

Topic

The team discussed key project challenges, including delays in shop drawings (especially for the FRP manhole), cost overruns, and rising material prices. A major decision needs to be made between the original clarifier design (\$5M) or moving forward with the concrete clarifier (\$5.6M, potentially reducible to \$5.4M). Scheduling and contingency fund usage were also reviewed, aiming to keep construction on track for an end-of-March milestone.

Discussion

- **Shop Drawings:** Still missing FRP manhole details; team will either receive updates this week or fix and submit internally.
- **Costs & Budgeting:** Current estimate is \$5.6M, with potential reductions to \$5.4M through value engineering.
- **Clarifier Decision:** The concrete clarifier is more durable long-term, but the board must decide whether the higher cost is justified.
- **Contingency Funds:** Mostly used, meaning cost-cutting options are limited.
- **Scheduling:** End-of-March target remains, focusing on the raw sewage line and bypass system setup.
- **Material Prices:** Suppliers warn of upcoming electrical and metal cost increases, urging faster procurement.

Next steps

Submit shop drawings, finalize cost-saving measures, and present the concrete clarifier recommendation to the board. With budget constraints and rising costs, timely decisions are crucial to keep the project on track.

Recommendation

Proceed with the concrete clarifier based on expert advice from Felix and Plummer, who confirm it is the more durable, long-term solution. The alternative option would require more frequent maintenance and deteriorate faster, leading to higher costs over time.



SEIS LAGOS WWTP UPGRADE

COST MODEL

Description	Current Design				Alternate - Concrete Clarifier				Change from Prior
	Quantity	Unit	Unit Cost	Total	Quantity	Unit	Unit Cost	Total	
Division 01 - General Conditions									
Mobilization / Demobilization - Phase I	1.00	LS	9,517.67	9,517.67	1.00	LS	9,059.32	9,059.32	(458.35)
Mobilization / Demobilization - Phase III	1.00	LS	31,843.37	31,843.37	1.00	LS	31,003.06	31,003.06	(840.31)
Permits & Environmental Controls - Phase I	1.00	LS	16,891.28	16,891.28	1.00	LS	16,295.60	16,295.60	(595.68)
Permits & Environmental Controls - Phase III	1.00	LS	35,870.08	35,870.08	1.00	LS	34,281.60	34,281.60	(1,588.48)
Temporary Facilities - Phase I	3.00	MO	4,200.00	12,600.00	3.00	MO	4,200.00	12,600.00	0.00
Temporary Facilities - Phase III	8.00	MO	8,379.65	67,037.20	8.00	MO	8,367.24	66,937.92	(99.28)
Temporary Controls - Phase I	3.00	MO	10,187.33	30,562.00	3.00	MO	10,017.57	30,052.72	(509.28)
Temporary Controls - Phase III	8.00	MO	6,754.00	54,032.00	8.00	MO	6,584.24	52,673.92	(1,358.08)
Engineering and Testing - Phase I	3.00	MO	7,250.00	21,750.00	3.00	MO	7,250.00	21,750.00	0.00
Engineering and Testing - Phase III	8.00	MO	6,750.00	54,000.00	8.00	MO	6,750.00	54,000.00	0.00
Site Support - Phase I	3.00	MO	5,222.27	15,666.80	3.00	MO	5,222.27	15,666.80	0.00
Site Support - Phase III	8.00	MO	4,895.85	39,166.80	8.00	MO	4,895.85	39,166.80	0.00
Project Close Out - Phase I	1.00	LS	12,954.00	12,954.00	1.00	LS	11,765.68	11,765.68	(1,188.32)
Project Close Out - Phase III	1.00	LS	29,062.00	29,062.00	1.00	LS	26,515.60	26,515.60	(2,546.40)
Equipment and System Start-Up / Commissioning - Phase I	1.00	LS	2,024.00	2,024.00	1.00	LS	1,783.36	1,783.36	(240.64)
Equipment and System Start-Up / Commissioning - Phase III	1.00	LS	8,096.00	8,096.00	1.00	LS	7,133.44	7,133.44	(962.56)
Project Supervision - Phase I	3.00	MO	35,260.05	105,780.16	3.00	MO	41,330.71	123,992.14	18,211.98
Project Supervision - Phase III	8.00	MO	35,260.06	282,080.44	8.00	MO	51,663.40	413,307.16	131,226.72
Division 01 - General Conditions Totals				\$828,933.80				967,985.12	139,051.32
Division 02 - Site Work									
Potholing / Private Locator	1.00	LS	13,517.92	13,517.92	1.00	LS	13,178.40	13,178.40	(339.52)
Prep for Temp Clarifier	1.00	LS	32,195.04	32,195.04					(32,195.04)
Civil Prep for Clarifier					1.00	LS	58,266.50	58,266.50	58,266.50
Misc Demo / Abandonment / Relocated Items	1.00	LS	47,220.99	47,220.99	1.00	LS	42,012.14	42,012.14	(5,208.85)
Burn Back & Patch Ex Anchor in Clarifier Structure	100.00	EA	40.47	4,046.50	100.00	EA	39.22	3,922.40	(124.10)
Demolish and Remove Ex Aeration Basin Slab on Slope	8.15	CY	616.56	5,024.96	8.15	CY	595.73	4,855.20	(169.76)
Demolish and Remove 4'x4'x4" Reinf Conc Rip Rap	0.22	CY	15,040.73	3,308.96	0.22	CY	14,269.09	3,139.20	(169.76)
Demolish and Remove Existing Scum Pump and Piping	1.00	DY	2,736.00	2,736.00	1.00	DY	2,516.80	2,516.80	(219.20)
Demolish and Remove Existing Sludge Trough and Supports	1.00	DY	3,448.96	3,448.96	1.00	DY	3,279.20	3,279.20	(169.76)
Demolish Existing LPA Piping and Diffusers	1.00	DY	3,323.96	3,323.96	1.00	DY	3,279.20	3,279.20	(44.76)
Demolish and Remove Ex 10"/ML/CI Pipe	1.00	DY	3,648.96	3,648.96	1.00	DY	3,479.20	3,479.20	(169.76)
Demolish and Remove Ex 10"/SRS/CI Pipe	0.25	DY	13,995.84	3,498.96	0.25	DY	13,316.80	3,329.20	(169.76)
Demolish and Remove Ex 1"/CS/PVC Pipe	0.50	DY	3,448.96	1,724.48	0.50	DY	6,558.40	3,279.20	1,554.72

Description	Current Design				Alternate - Concrete Clarifier				
	Quantity	Unit	Unit Cost	Total	Quantity	Unit	Unit Cost	Total	Change from Prior
Demolish and Remove Ex 6"/WAS & RAS/CI Pipe	1.00	DY	3,398.96	3,398.96	1.00	DY	3,279.20	3,279.20	(119.76)
Demolish and Remove Ex 8"/OF/RCP	1.00	DY	3,498.96	3,498.96	1.00	DY	3,229.20	3,229.20	(269.76)
Demolish and Remove Existing Traveling Bridge Mechanism and Associated Equipment & Electrical Festoon	5.00	DY	2,681.00	13,405.00	5.00	DY	2,461.80	12,309.00	(1,096.00)
Cleaning of Structures (Treatment System, Basin, Piping)	8.00	DY	6,173.96	49,391.68	8.00	DY	6,004.20	48,033.60	(1,358.08)
Relocated / Temporary Sludge Diversion Unit	4.00	DY	7,414.83	29,659.32					(29,659.32)
FRP Effluent Manhole	7.00	VF	2,803.37	19,623.57	7.00	VF	2,714.10	18,998.68	(624.89)
FRP Palmer Bowlus Flume Manhole	7.00	VF	6,203.37	43,423.57	7.00	VF	6,114.10	42,798.68	(624.89)
Bypass Pumping System - Phase I	1.00	MO	108,447.08	108,447.08	1.00	MO	64,929.86	64,929.86	(43,517.22)
Backwash SOG Ex / Prep / Backfill	57.78	CY	176.99	10,226.34	57.78	CY	170.04	9,824.65	(401.69)
Cofferdam for Aeration Basin Tie-In/Demo	1.00	LS	33,444.00	33,444.00	1.00	LS	22,567.20	22,567.20	(10,876.80)
Generator SOG Ex / Prep / Backfill	34.67	CY	175.06	6,069.26	0.00			5,777.69	(291.57)
RAS SOG Ex / Prep / Backfill	32.50	CY	270.55	8,792.89	32.50	CY	258.43	8,399.06	(393.83)
Sludge Trough Ex / Prep / Backfill	64.40	CY	260.08	16,749.03	1,600.00	SF	3.18	5,090.86	(11,658.17)
All Weather Access Road - ABC	8,000.00	SF	3.13	25,009.28	2,102.00	SY	128.00	269,056.00	244,046.72
Landscaping & Irrigation	1.00	LS	44,078.02	44,078.02	1.00	LS	23,029.20	23,029.20	(21,048.82)
Site Finishes (Ground Cover)	38,000.00	TB	0.29	11,008.30	38,000.00	TB	0.15	5,510.30	(5,498.00)
Demo Base Slab clarification Unit - M-007									
Demo Existing Mooring Posts - Jan 2025									
Clarification Unit Sump Pit - Structural Ex / Prep / Backfill									
Electrical Pad SOG 1 - Ex / Prep / Backfill - Jan 2025									
Electrical Pad SOG 2 - Ex / Prep / Backfill - Jan 2025									
Division 02 - Site Work Totals				\$549,920.95				687,369.82	137,448.87
Division 03 - Concrete									
Clarifier SOG					110.00	CY	828.64	91,150.16	91,150.16
Backwash Area Main SOG	4.24	CY	850.42	3,605.76					(3,605.76)
Chlorine Shed Area Sidewalk	0.72	CY	2,203.39	1,586.44					(1,586.44)
Cont Footing @ Backwash SOG	2.10	CY	2,605.93	5,472.45					(5,472.45)
Drive Unit Assembly Pad	0.64	CY	4,164.27	2,665.13					(2,665.13)
Electrical Pad	0.16	CY	15,023.25	2,403.72	0.16	CY	13,555.75	2,168.92	(234.80)
Electrical Pad @ Corner of Clarifier	0.48	CY	6,053.67	2,905.76	0.48	CY	5,366.79	2,576.06	(329.70)
Electrical Rack SOG	0.21	CY	13,624.19	2,861.08	0.21	CY	12,263.81	2,575.40	(285.68)
Generator SOG	7.15	CY	661.97	4,733.06	7.15	CY	619.71	4,430.94	(302.12)
Headwall SOG	0.78	CY	3,553.64	2,771.84	0.78	CY	3,249.81	2,534.85	(236.99)
MOW Strip @ Sludge Trough	3.80	CY	948.54	3,604.46					(3,604.46)
Raise Walls of Clarifier to 523.90	5.20	CY	5,360.65	27,875.40					(27,875.40)
RAS PS SOG	2.99	CY	1,263.35	3,777.41	2.99	CY	1,108.87	3,315.51	(461.90)
Replace Aeration Basin Slope	1.36	CY	4,537.65	6,171.21	1.36	CY	4,132.69	5,620.46	(550.75)

Description	Current Design				Alternate - Concrete Clarifier				
	Quantity	Unit	Unit Cost	Total	Quantity	Unit	Unit Cost	Total	Change from Prior
Clarifier Trough Walls					10.98	CY	3,686.26	40,475.09	40,475.09
Clarifier Walls					76.84	CY	3,023.04	232,290.67	232,290.67
Sidewalk @ Bldg	0.77	CY	1,644.88	1,266.56					(1,266.56)
Concrete Pipe Supports	0.85	CY	7,360.13	6,256.11					(6,256.11)
Backwash Area Containment Walls/Curb	1.44	CY	3,991.35	5,747.54					(5,747.54)
Headwall Walls	1.15	CY	4,010.70	4,612.31	1.15	CY	3,638.74	4,184.55	(427.76)
RAS Area Wall	4.00	CY	5,537.90	22,151.59	4.00	CY	5,174.40	20,697.58	(1,454.01)
RAS PS Containment Curb	0.24	CY	20,275.33	4,866.08	0.24	CY	18,924.79	4,541.95	(324.13)
Sludge Trough	47.33	CY	1,276.80	60,430.97					(60,430.97)
Galvanized Safety Chain & Posts Foundations	5.76	CY	1,797.69	10,354.71	5.76	CY	1,697.97	9,780.28	(574.43)
Clarifier Trough Supported Slab					10.98	CY	4,215.70	46,288.34	46,288.34
Concrete Wier Box in Chlorine Contact Basin	1.54	CY	9,823.41	15,128.05					(15,128.05)
Existing Clarification Unit Sump SOG - M-007									
Electrical Pad SOG 1 @ Basin - 8.5'x2.5x6" - Jan 2025									
Electrical Pad SOG 2 @ Basin - 4.5'x2.5'x6" - Jan 2025									
Electrical SOG - Next to Generator Pad - E-004 - Jan 2025									
Existing Clarification Unit Concrete Sump Walls - M-007									
Curb Around Aeration Basin - 370'x8"x2.1' - Jan 2025									
Division 03 - Concrete Totals				\$201,247.64				472,630.76	271,383.12
Division 04 - Masonry									
Stucco Repairs	1.00	LS	5,000.00	5,000.00					(5,000.00)
Division 04 - Masonry Totals				\$5,000.00					(\$5,000.00)
Division 05 - Metals									
Double Door Cylinder Storage Locker	1.00	LS	5,497.99	5,497.99					(5,497.99)
Flow Baffle Bent Plate in Chlorine Contact Basin	1.00	LS	26,883.94	26,883.94	1.00	LS	26,407.71	26,407.71	(476.23)
Galvanized Safety Chain & Posts	200.00	LF	116.71	23,341.25	200.00	LF	114.05	22,810.75	(530.50)
Handrail and New Corner Post Around Chlorine Contact Basin	62.00	LF	549.61	34,075.53	62.00	LF	533.58	33,081.80	(993.73)
Shade Canopy	2.00	SF	664.45	1,328.90					(1,328.90)
Handrail & Post - Around Clarifier and & RAS PS									
Metal Grating at Chlorine Contact Basin									
Division 05 - Metals Totals				\$91,127.61				82,300.26	(8,827.35)
Division 06 - Carpentry									
Rough Carpentry / Framing (Building Sub)	86.00	SF	150.00	12,900.00					(12,900.00)
FRP Grating and Structural Shapes	42.00	SF	193.85	8,141.50					(8,141.50)
Division 06 - Carpentry Totals				\$21,041.50					(21,041.50)
Division 07 - Thermal & Moisture Protection									
Roofing / Trim / Flashing	1.00	LS	3,200.00	3,200.00					(3,200.00)
Division 07 - Thermal & Moisture Protection Totals				\$3,200.00					(3,200.00)

Description	Current Design				Alternate - Concrete Clarifier				Change from Prior
	Quantity	Unit	Unit Cost	Total	Quantity	Unit	Unit Cost	Total	
Division 08 - Doors & Windows									
Doors	1.00	LS	20,000.00	20,000.00					(20,000.00)
Division 08 - Doors & Windows Totals				\$20,000.00					(20,000.00)
Division 09 - Finishes									
Painting and Pipe Identification	1.00	LS	40,000.00	40,000.00	1.00	LS	20,000.00	20,000.00	(20,000.00)
Division 09 - Finishes Totals				\$40,000.00			20,000.00		(20,000.00)
Division 10 - Specialties									
Temporary Signs	1.00	LS	5,098.36	5,098.36	1.00	LS	4,971.04	4,971.04	(127.32)
Permanent Signs	1.00	LS	4,462.85	4,462.85	1.00	LS	4,271.87	4,271.87	(190.98)
Division 10 - Specialties Totals				\$9,561.21			9,242.91		(318.30)
Division 11 - Equipment									
Temporary Clarifier Rental	6.00	MO	50,000.00	300,000.00					(300,000.00)
Clarifier Package / Mechanism					1.00	LS	308,794.48	308,794.48	308,794.48
Backwash Pumps	2.00	EA	40,786.95	81,573.90					(81,573.90)
Clarifier Equipment	1.00	LS	383,869.65	383,869.65					(383,869.65)
Chlorination Equipment	1.00	LS	29,636.30	29,636.30					(29,636.30)
Replace Gate In Kind per Specs	1.00	EA	18,582.28	18,582.28	1.00	EA	18,070.36	18,070.36	(511.92)
RAS Submersible Pumps	2.00	EA	36,479.95	72,959.90	2.00	EA	36,193.44	72,386.88	(573.02)
Filtration Unit	1.00	EA	339,634.85	339,634.85	1.00	EA	311,220.08	311,220.08	(28,414.77)
Mooring Cable Connection for Aerators	3.00	EA	3,743.00	11,229.00	3.00	EA	3,633.40	10,900.20	(328.80)
Weir Washer									
Sump Pump in Existing Clarification Unit									
Division 11 - Equipment Totals				\$1,237,485.88			721,372.00		(516,113.88)
Division 14 - Conveying Systems									
Jib Crane & Mounting Base	2.00	EA	6,075.80	12,151.60					(12,151.60)
Division 14 - Conveying Systems Totals				\$12,151.60					(12,151.60)
Division 15 - Mechanical									
Buried 10"/ML/DIP (North Side of Clarifier)	40.00	LF	748.19	29,927.44	40.00	LF	756.21	30,248.23	320.79
Buried 10"/SRS/PVC Line (Diversion Struct to FRP MH)	170.00	LF	318.38	54,125.12	170.00	LF	309.59	52,629.94	(1,495.18)
Buried 10"/SRS/PVC Line (Diversion Struct to Headwall)	20.00	LF	386.95	7,738.92	20.00	LF	257.28	5,145.64	(2,593.28)
Buried 12"/EFF/DIP	16.00	LF	1,024.11	16,385.82	16.00	LF	919.11	14,705.77	(1,680.05)
Buried 12"/SRS/PVC Line (FRP MH to Basin)	140.00	LF	247.10	34,593.85	140.00	LF	241.64	33,830.28	(763.57)
Buried 2"/CS/PVC (From Lab to CCB)	40.00	LF	192.98	7,719.39					(7,719.39)
Buried 4"/BWW/DIP (From BWW to FRP MH)	40.00	LF	300.96	12,038.30	40.00	LF	333.95	13,357.87	1,319.57
Buried 6"/RAS/DIP (RAS PS to Ex 6"/RAS/PVC)	25.00	LF	509.30	12,732.59	25.00	LF	577.13	14,428.13	1,695.54
Buried & Exposed 6"/D/PVC (In Ex 10"/SRS/CI Below Bldg)	20.00	LF	692.76	13,855.29					(13,855.29)
ARV Assembly @ 4" RAS	1.00	EA	4,746.56	4,746.56	1.00	EA	4,647.28	4,647.28	(99.28)
Emergency Eyewash / Shower	1.00	EA	5,775.50	5,775.50					(5,775.50)
Exposed 1" - 3"/LPA/SS System (Sludge Storage Unit)	1.00	LS	54,684.60	54,684.60	1.00	LS	53,777.19	53,777.19	(907.41)
Exposed 4"/BW/DIP	1.00	LS	44,850.50	44,850.50	1.00	LS	44,606.62	44,606.62	(243.88)

Description	Current Design				Alternate - Concrete Clarifier				
	Quantity	Unit	Unit Cost	Total	Quantity	Unit	Unit Cost	Total	Change from Prior
Exposed RAS / WAS Piping	1.00	LS	53,220.00	53,220.00	1.00	LS	54,691.34	54,691.34	1,471.34
Gas Chlorine Piping	1.00	LS	10,025.50	10,025.50					(10,025.50)
HVAC Scope in Existing Building	1.00	LS	45,000.00	45,000.00					(45,000.00)
Buried - 12/FCE/DIP - Conc Clarifier to Chlorine Contact Unit									
Buried 10"/SRS/PVC Line (From screen to overflow basin)									
Buried - 4"/ML/DI - From Clarification Unit to Aeration Unit									
Buried - 6/WAS/DIP - WAS to Sludge Containment									
Buried - 8/D/PVC - Extension to Peak Flow Basin									
Exposed - 4" ML/DIP from Sump Pump to Aeration Unit									
Pressure Relief Valves in Existing Clarification Unit									
Division 15 - Mechanical Totals				\$407,419.38				322,068.29	(85,351.09)
Division 16 - Electrical									
Electrical, Instrumentation & Controls	1.00	LS	500,000.00	500,000.00	1.00	LS	500,000.00	500,000.00	0.00
Emergency Generator & ATS	1.00	LS	75,000.00	75,000.00	1.00	LS	75,000.00	75,000.00	0.00
Division 16 - Electrical Totals				\$575,000.00				575,000.00	0.00
Totals				\$4,002,089.57				3,857,969.16	(144,120.41)
General Conditions of Estimated Construction Cost									
Materials Testing									
SWPPP									
Sub Total (General Conditions of Estimated Construction Cost)				\$4,002,089.57				\$3,857,969.16	(144,120.41)
CMAR Fees									
General Conditions of Estimated Construction Cost			4.40%	\$176,091.94			4.40%	\$169,750.64	
CMAR Fees			7.80%	\$325,898.16			7.80%	\$314,162.14	(11,736.01)
Sub-Total (CMAR Fees)				\$4,504,079.67				\$4,341,881.95	(162,197.72)
CMAR Contingency									
CMAR Contingency			10.00%	\$417,818.15			10.00%	\$402,771.98	(15,046.17)
Sub-Total (Allowances and Contingencies) Total				\$4,921,897.82				\$4,744,653.93	(177,243.89)
Previous Approved Contracts									
Plant Upgrade GMP #1									
Preconstruction Services Contract				\$132,563.00				\$132,563.00	
Sub-Total (Previous Approved Contracts) Total				\$5,054,460.82				\$4,877,216.93	(177,243.89)



Safe travels:

Traffic and Parking Control Co., LLC
5100 West Brown Deer Rd
Brown Deer, WI 53223
United States of America
Phone No.:800-236-0112
E-Mail: customerservice@tapconet.com

SALES QUOTE

SALES QUOTE DATE

2/27/2025

SALES QUOTE NUMBER

Q25003429

CUSTOMER NO.

C116905

Page: 1

BILL TO

Seis Lagos Utility District
Christopher Windsor
2730 Country Club Rd Ste E1
Lucas, TX 75002-8781
United States of America

SHIP TO

Seis Lagos Utility District
Christopher Windsor
2730 Country Club Rd Ste E1
Lucas, TX 75002-8781
United States of America

Table with 5 columns: Ext. Document No., SHIP VIA, TERMS, SALESPERSON, VALID UNTIL. Row 1: BLINKERSIGN, TAPCO FRET Quoted, Net 30 DAYS, Justin Young, 3/31/2025

Main item table with 6 columns: Item/Description, U/M, Quantity, Unit Price, Total Price. Includes items like 2x 24/7 17W 48"x36" R5-1A Wrong Way BlinkerSigns, 500571 Controller, 2180-C01021DF BlinkerSign, etc.

Estimated lead time: 4-6 Weeks

All prices are listed in US Dollar (USD)
For terms and conditions, please visit https://tapconet.com/terms-conditions



Safe travels:

Traffic and Parking Control Co., LLC
5100 West Brown Deer Rd
Brown Deer, WI 53223
United States of America
Phone No.:800-236-0112
E-Mail: customerservice@tapconet.com

SALES QUOTE

SALES QUOTE DATE

2/27/2025

SALES QUOTE NUMBER

Q25003429

CUSTOMER NO.

C116905

Page: 2

BILL TO

Seis Lagos Utility District
Christopher Windsor
2730 Country Club Rd Ste E1
Lucas, TX 75002-8781
United States of America

SHIP TO

Seis Lagos Utility District
Christopher Windsor
2730 Country Club Rd Ste E1
Lucas, TX 75002-8781
United States of America

Ext. Document No.	SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
BLINKERSIGN	TAPCO FRET Quoted	Net 30 DAYS	Justin Young	3/31/2025

Item/Description	U/M	Quantity	Unit Price	Total Price
Furnish only quote. Installation is not included. Solar powered equipment requires no shading or obstructions				
3200-0000 FREIGHT SALES		1	875.00	875.00

Subtotal:	9301.30
Invoice Discount:	0.00
Total Sales Tax:	0.00
Total:	9,301.30

All prices are listed in US Dollar (USD)
For terms and conditions, please visit <https://tapconet.com/terms-conditions>



WRONG
WAY

WOPAC Const. Inc.

P.O. Box 819
Prosper, TX 75078
972-562-8316
adamleachwopac@aol.com
wopacconst.com

Estimate

Estimate No: 2805
Date: 3/4/2025



Quote To:

Seis Logos Utility District
220 Seis Logos Trail
Wylie, TX 75098

WOPAC Construction Inc. hereinafter called the company, offers to furnish all labor, materials and equipment required for the performance of the following described work.

Job and Location: Asphalt level ups in various areas

Item	Description	Quantity	Unit	Rate	Amount
1	Scrape and remove existing asphalt. Clean, tack and install TY D asphalt level ups compacted in place in the following locations: Guard Shack - 72'x12', 70'x12' 505 Seis Lagos - 95'x24' 501 Seis Lagos - 85'x13', 38'x11' 403 Seis Lagos - 90'x24' 401 Seis Lagos - 220'x24' 402 Seis Lagos - 100'x24' 304 Seis Lagos - 118'x24' Club House - 44'x24', 80'x24', 26'x10', 75'x12' 205 Seis Lagos - 45'x10', 65'x12' Traffic Circle - 24'x18' Carriage Trail - 60'x22'	25297	SF	\$3.45	\$87,274.65

Grand Total \$87,274.65

WOPAC Const. Inc.

P.O. Box 819
Prosper, TX 75078
972-562-8316
adamleachwopac@aol.com
wopacconst.com

Estimate

Estimate No: 2806
Date: 3/4/2025



Quote To:

Seis Logos Utility District
220 Seis Logos Trail
Wylie, TX 75098

WOPAC Construction Inc. hereinafter called the company, offers to furnish all labor, materials and equipment required for the performance of the following described work.

Job and Location: Concrete Repairs at Brockdale Estates

Item	Description	Quantity	Unit	Rate	Amount
1	Samantha Dr. - Saw cut, remove and replace 6", 4000 psi concrete with 6" flexbase. 17'x12'	204	SF	\$30.50	\$6,222.00
2	629 Terry Dr. - Storm Inlet Repair - Saw cut and remove 32 LF of curb and gutter. Form and pour 4000 psi concrete curb and gutter including refacing inlet with new concrete.	1	LS	\$7,100.00	\$7,100.00

Grand Total \$13,322.00

Bee Line Services
 AP Black, LLC.
 P.O. Box 1612
 Wylie, TX 75098
 Office: (972) 442-0825
 Fax: (214) 295-9449



Estimate

Date	Estimate #
3/14/2025	12852

Customer:
Seis Lagos Utility District 2730 Country Club Rd suite E1 Lucas, Tx 75002-8781

Job:
Brockdale Community Brockdale Park Rd Lucas, Tx 75002

Purchase Order	Project Manager	Terms
	CNC	Due on receipt
Description		Amount
- AREA #1 CRR - (SEE ATTACHED PDF FOR AERIAL MAPS & STREET VIEWS) - CRR: APPROX. 138 SF WITH 12 LF OF CURB - SCOPE/TERMS - ***SAWCUT PERIMETER OF FAILURE, HAUL OFF DEBRIS, DOWEL INTO EXISTING ADJACENT SLABS AND PLACE #3 REBAR EVERY 18" EACH WAY, PLACE AND FINISH 6" OF 3500 PSI CONCRETE WITH BROOM FINISH*** ***BLS IS NOT RESPONSIBLE FOR BROKEN SPRINKLER HEADS, LINES OR WIRING. OR ANY OTHER UNFORESEEN UNDER GROUND UTILITIES*** ***CRR PRICING ONLY VALID IF ALL LINE ITEMS APPROVED, CRR MINIMUM MOBILIZATION FEE \$3500 PLUS TAX***		2,025.00T

www.beelineservices.com

DATE:

AUTHORIZED BY:

Bee Line Services
 AP Black, LLC.
 P.O. Box 1612
 Wylie, TX 75098
 Office: (972) 442-0825
 Fax: (214) 295-9449



Estimate

Date	Estimate #
3/14/2025	12852

Customer:
Seis Lagos Utility District 2730 Country Club Rd suite E1 Lucas, Tx 75002-8781

Job:
Brockdale Community Brockdale Park Rd Lucas, Tx 75002

Purchase Order	Project Manager	Terms
	CNC	Due on receipt
Description		Amount
- AREA #1 CULVERT TOUCH UP - (SEE ATTACHED PDF FOR AERIAL MAPS & STREET VIEWS) - APPROX. 750 SF OF CULVERT TOUCH UP, ROCK ADD/GRADE AND CEMENTED GROUT APPLICATION - SCOPE/TERMS - ***TOUCH UP EDGES OF CULVERTS, INSTALL LANDSCAPE MAT IN AREAS OF ROCK ADD, FURNISH/INSTALL 8" - 12" DIA. RIPRAP, APPLY 2500 PSI GROUT MIX IN BETWEEN RIPRAP***		7,500.00T

www.beelineservices.com

DATE:

AUTHORIZED BY:

Bee Line Services
 AP Black, LLC.
 P.O. Box 1612
 Wylie, TX 75098
 Office: (972) 442-0825
 Fax: (214) 295-9449



Estimate

Date	Estimate #
3/14/2025	12852

Customer:
Seis Lagos Utility District 2730 Country Club Rd suite E1 Lucas, Tx 75002-8781

Job:
Brockdale Community Brockdale Park Rd Lucas, Tx 75002

Purchase Order	Project Manager	Terms
	CNC	Due on receipt

Description	Amount
- AREA #2 CULVERT TOUCH UP - (SEE ATTACHED PDF FOR AERIAL MAPS & STREET VIEWS) - APPROX. 400 SF OF CULVERT TOUCH UP, ROCK ADD/GRADE AND CEMENTED GROUT APPLICATION - SCOPE/TERMS - ***TOUCH UP EDGES OF CULVERTS, INSTALL LANDSCAPE MAT IN AREAS OF ROCK ADD, FURNISH/INSTALL 8" - 12" DIA. RIPRAP, APPLY 2500 PSI GROUT MIX IN BETWEEN RIPRAP***	4,000.00T

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If the new balance is unpaid by the term date stated, then the past due balance is subject to finance charges. The finance charges are computed by a periodic rate of 1-1/2% per month, which is an annual percentage rate of 18% applied to the unpaid balance.

If exempt from Sales Tax, an exemption certificate will need to be provided to Bee Line Services.

IF AGREE, PLEASE DATE AND SIGN THEN FAX BACK TO (214) 295-9449 OR EMAIL TO info@beelineservices.com

Subtotal	\$13,525.00
Sales Tax (8.25%)	\$1,115.82
Total	\$14,640.82

DATE: _____ **AUTHORIZED BY:** _____

PREFERRED TIME FOR SCHEDULING: _____

AREA #1
CRR: 138 SF WITH 12' CURB
TOUCH UP EDGES OF BOTH
CULVERTS, ADD/GRADE ROCK

CULVERT TOUCH UP

CRR

Samantha Trail

Samantha Trail

Samantha Trail

Samantha Trail

Colt Trail

Colt Trail

1305

603

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A photograph of a concrete curb area. A yellow outline is drawn around a specific section of the curb. The outline is a complex polygon with several vertices. Three of these vertices are marked with red spray paint. The concrete surface shows signs of wear, including a large crack and some discoloration. The text in the top right corner provides details about the area.

AREA #1
CRR: 138 SF
12 LF OF CURB

AREA #1
CRR: 138 SF
12 LF OF CURB



AREA #1
CRR: 138 SF
12 LF OF CURB



AREA #1
CULVERT TOUCH UP,
ROCK ADD/GRADE,
CEMENTED GROUT ADD

***SUGGESTED**
TREE REMOVAL





AREA #1
CULVERT TOUCH UP,
ROCK ADD/GRADE,
CEMENTED GROUT ADD



AREA #1
CULVERT TOUCH UP,
ROCK ADD/GRADE,
CEMENTED GROUT ADD



AREA #2
TOUCH UP EDGES OF CULVERTS,
ADD/GRADE ROCK,
CEMENTED GROUTE ADD

STORM DRAIN
CONTACT CITY FOR
REPLACEMENT



AREA #2
CULVERT TOUCH UP,
ROCK ADD/GRADE,
CEMENTED GROUT ADD

AREA #2
CULVERT TOUCH UP,
ROCK ADD/GRADE,
CEMENTED GROUT ADD

***STANDING**
WATER



STORM DRAIN
CONTACT CITY FOR REPLACEMENT



STORM DRAIN
CONTACT CITY FOR REPLACEMENT



STORM DRAIN
CONTACT CITY FOR REPLACEMENT

EXPOSED REBAR

