

Seis Lagos Utility District
NOTICE OF PUBLIC HEARING OF BOARD OF DIRECTORS
Monday September 8, 2025, at 7:00 PM
Meeting to be held at 222 Seis Lagos Trail, Lucas, TX 75098
In the Seis Lagos Community Services Association Clubhouse

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 July 2025 Financials
 - b. Approval of July 2025 meeting minutes.
 - c. Approval of August 2025 meeting minutes.
 - d. Approval of August 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 discuss, consider, and may act on all matters related to roads, including maintenance, repairs, and future planning.
 - b. Adopting Ordinance 09082025-FYB approving the budget of \$3,675,288.26 for the fiscal year beginning October 1, 2025, and ending September 30, 2026.
 - c. Adopting Ordinance 09082025-TXRA approving the 2025-2026 Collin County Certified Appraisal Roll \$456,693,389.00; a Maintenance and Operations Rate (M&O) of \$ 0.174755/\$100; a Debt Service Rate (I&S) of \$0.000000/\$100; total tax rate of \$ 0.174755/\$100
 - d. Adopting Ordinance 09082025-RATES approving the following:

Increasing the Sewer Base Rate to:	\$90.70
Increasing the Fire Surcharge Rate to:	\$91.21
0 – 10,000 gallons	\$5.24 per gallon
10,001 – 35,000 gallons	\$6.78 per gallon
35,001 – 50,000 gallons	\$10.48 per gallon
50,001 gallons and over	\$11.72 per gallon

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 and meetings, including topics of interest, necessary action items, and recommendations from board members or the public. No formal action will be taken at this time.

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- b. The Board will confirm the next scheduled meeting on September 22, 2025, at 7:00 PM at Seis Lagos Cabana, 222 Seis Lagos Trail, Lucas, TX 75098 and discuss any necessary adjustments.
7. **Executive Session:** Recess into executive session pursuant to the following section(s) of the Texas Government Code.
- A. Section 551.074 of the Texas Government Code, the Board may convene into closed Executive Session to review the roles, Duties and pay of the Superintendent Position. This meeting is closed to the public as provided in the Texas Government Code.
 - B. Section 551.071 of the Texas Government Code, the Board may convene into closed Executive Session to consult with their attorney to obtain legal advice regarding
 - 1. Director having an additional role in the day-to-day financial and management practices
- . Time into session: _____
8. **Reconvene into open session:** Reconvene open session and take any appropriate action on matters discussed in executive session. Time reconvened: _____
9. **ADJOURNMENT:**
Adjournment of the Regular Meeting of the Seis Lagos Board of Directors.
- Time adjourned: _____

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 September 8 , 2025, at 7:00 PM and remained so posted at least 72-hours before said meeting was convened.



Zach Flowers
Superintendent

(District Seal)



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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).