

**Seis Lagos Utility District**  
**NOTICE OF PUBLIC HEARING OF BOARD OF DIRECTORS**  
**Monday September 22, 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

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**AGENDA**

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**1. Call to Order:**

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 Financials
- 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 the resignation of the Board President, including acceptance of resignation, appointment of a new President and officers, and any related administrative actions.
- b. The Board will discuss, consider, and may act on negotiating a month-to-month lease for the current SLUD Office space and evaluating options for relocating the District Office.
- c. The Board will discuss, consider, and may act on hiring an Office Manager to support meeting preparation, budget preparation, and other essential office-related duties when the other office staff members are unavailable.
- d. The Board will discuss, consider, and may act on evaluating a new IT Support Management Vendor due to concerns with the current vendor, JustCallITGuy, who operates as a one-man business, lacks a written contract, and has provided substandard service. This evaluation will also include consideration of a new website management strategy, as the current service lacks a written contract and the SLUD website content is outdated and non-compliant and discontinuing paying for VoIP phone services that SLUD can buy directly.
- e. The Board will discuss, consider, and may act on all matters related to roads, including maintenance, repairs, and future planning including townhall meetings with the public.
- f. The Board will discuss, consider, and may act on Hearing the final GMP work package from felix construction and all WWTP related matters.
- g. The board will discuss consider and may act on the possibility of joining the city of Lucas police department if established.

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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.

b. The Board will confirm the next scheduled Special meeting on October 13, 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.

. 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:**

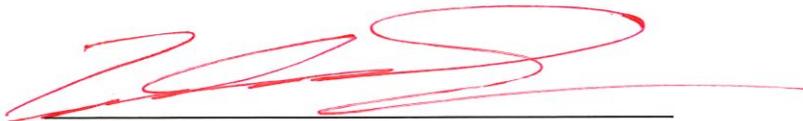
Adjournment of the Regular Meeting of the Seis Lagos Board of Directors.

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](http://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 17, 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).**

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