

Seis Lagos Utility District
NOTICE OF PUBLIC HEARING OF BOARD OF DIRECTORS
Monday October 20, 2025, at 7:00 PM
Meeting to be held at 224 Seis Lagos Trail, Lucas, TX 75098
In the Seis Lagos Community Services Association Cabana

Format: In-person with remote participation by one Board Member

Note: In accordance with the Texas Open Meetings Act, this meeting will be conducted in person, with remote participation by Vice President, Omar Naji, via video conference. The public may attend in person at the above location.

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AGENDA

1. Call to Order

- Roll Call
- Determination of a quorum present
- Swearing-In of Newly Appointed Director: Mike Worley
- Determination that all legal requirements have been met for posting of meeting notices.
- Reminder to silence all electronic devices.

2. Consent Items: Routine items recommended for single approval. Items may be removed for separate discussion and vote if desired.

- a. Approval of September 2025 Financials
- b. Approval of September 7, 2025 regular meeting minutes.
- c. Approval of September 22, 2025 special meeting minutes.
- d. Approval of payment of bills.

3. Citizen Input

In accordance with Texas Government Code § 551.007(b), members of the public shall be permitted to address the Board regarding items listed on the agenda either before or during the Board's consideration of each item. Additionally, members of the public may address the Board on non-agenda items.

Each speaker shall be limited to a maximum of three (3) minutes. Pursuant to Texas Government Code § 551.042, the Board may not deliberate or take action on matters not included in the posted agenda. However, the Board may provide a statement of specific factual information, recite existing policy, or indicate that the matter will be placed on a future agenda for consideration.

4. Treasurer's Report

5. General Manager's Report

6. Superintendent's and Operator's Report:

7. Board Member's Report

8. 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. Discussion and Possible Action Regarding Townhalls (Nick's request from 9/2025 Meeting)

The Board will discuss, consider, and may take action on scheduling Townhall meetings in October and January to facilitate community engagement, present information related to the Stormwater Management Program (SWMP), and launch workshops addressing road repairs and other critical infrastructure needs within the district.

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b. Discussion and Possible Action on Hiring Design, Plumbing, Electrical Services for Storage Tank Modifications (Omar's request from 9/2025 Meeting)

The Board will discuss, consider, and may take action on initiating a project to address design, plumbing, and electrical work related to the newly installed storage tank, which differs in height and capacity from the original two tanks. The goal is to optimize functionality and ensure proper coordination with the existing infrastructure.

c. Discussion and Possible Action Regarding SWMP Public Outreach Flyer

The Board will discuss, consider, and may take action to approve a public education flyer developed in support of the District's Stormwater Management Program (SWMP), consistent with Minimum Control Measure 1 (Public Education and Outreach) under the TCEQ Phase II MS4 General Permit.

d. Discussion and Possible Action Regarding SLUD.US website improvements

The Board will discuss, consider, and may take action to evaluate web development firms for the purpose of improving and modernizing the SLUD.US website, including enhancing functionality and uploading updated content.

e. Discussion and Possible Action Regarding Mass Notification Communication Platform

The Board will discuss, consider, and may take action to authorize the use of a communication tool for distributing newsletters, Stormwater Management Program (SWMP) information, and emergency preparedness notifications to the community.

f. Discussion and Possible Action Regarding Appointment of Appointive Officers

The Board will discuss, consider, and may take action to appoint individuals from within the District who have expressed interest in serving as Records Management Officer and Elections Officer, in accordance with the District's Bylaws.

g. Discussion and possible action regarding road repairs

The Board will discuss, consider, and may take action on all if any road repairs are needed in the district.

9. 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 November 17, 2025, at 7:00 PM at Seis Lagos Cabana, 222 Seis Lagos Trail, Lucas, TX 75098 and discuss any necessary adjustments.

10. Executive Session:

A. The Board will convene into Executive Session pursuant to the following sections of the Texas Government Code:

- | | | | | | |
|--|----------------|----------------|----------|------------------|----------------|
| 1) | Section | 551.074 | - | Personnel | Matters |
| The Board will convene in executive session to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee. This includes discussion of the Superintendent's performance and review of key performance indicators related to merit-based and performance-based compensation structures; evaluation of the Customer Service Representative's performance and compensation; | | | | | |

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and consideration of engaging a human resources outsourcing firm to assist with updates to the employee handbook and calibration of market-based compensation.

2) **Section 551.072 – Deliberation Regarding Real Property**

The Board will convene in executive session to deliberate the lease of real property, including discussion of the terms and conditions of the current office lease. Public discussion of these matters would have a detrimental effect on the District's position in negotiations.

B. This session will be closed to the public as authorized by the Texas Government Code.

. Time into session: _____

11. **Reconvene into open session:** Reconvene open session and take any appropriate action on matters discussed in executive session. Time reconvened: _____

12. **ADJOURNMENT:**

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

Time adjourned: _____

CERTIFICATION OF POSTING

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 October 15, 2025, at 7:00 PM and remained so posted at least 72-hours before said meeting was convened.

Date and Time of Posting: [Insert Date and Time]

Executed this 15 day of October, 2025.

BOD Meeting 10/20/2025

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Zach Flowers
Superintendent
Seis Lagos Utility District



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).