

**Seis Lagos Utility District**  
**NOTICE OF PUBLIC HEARING OF BOARD OF DIRECTORS**  
**Monday November 24, 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

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**AGENDA**

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

- a. Approval of October 2025 Financials
- b. Approval of October 7, 2025 regular meeting minutes.
- c. Approval of October 22, 2025 special meeting minutes.
- d. Approval of payment of bills, including legal fees that were not paid in fiscal year 2024-2025.

**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. 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 on Director Resignation and Appointment**

The Board will acknowledge the resignation of Jerod Hangartner and consider the appointment of a new SLUD Director.

**b. Discussion and Possible Action on Appointment of Records and Elections Officer**

The Board will consider the appointment of officers for Records and Elections.

**c. 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. This includes a presentation and interaction with McManus and Payne and the roads near the Lagos Grande dam.

**d. Discussion and Possible Action on utility billing software migration**

The Board will discuss and consider the potential migration from the current on-premise CUSI UMS billing software to the cloud-based version (CUSI Ub4) and may take action.

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e. **Discussion and Possible Action on Pump Upgrade and Maintenance Contract**

The Board will discuss and consider upgrading the motor, pump, and related components for Pump #2 at the Ground Water Storage Tank, as well as approving a maintenance agreement for all four pumps.

f. **Discussion and Possible Action on purchase of an Automatic Transfer Switch for the lift station at Barranca Trail**

The Board will discuss and consider the potential purchase of an Automatic Transfer Switch (ATS) for the Barranca Trail lift station. The existing switch is over 20 years old and nearing the end of its service life.

8. **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.

9. **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 opening a new requisition for an Assistant General Manager position.

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 and considerations of a virtual office. 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: \_\_\_\_\_

10. **Reconvene into open session:** Reconvene open session and take any appropriate action on matters discussed in executive session. Time reconvened: \_\_\_\_\_

11. **ADJOURNMENT:**

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

Time adjourned: \_\_\_\_\_

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**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 November 19, 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 19 day of November, 2025.



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).**

BOD Meeting 11/24/2025