

Seis Lagos Utility District
NOTICE OF PUBLIC HEARING OF BOARD OF DIRECTORS
Wednesday, December 3, 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

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 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. 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 Purchase of a ¾ ton truck for District Water Operations use

The Board will consider and take possible action on acquiring a new work truck for district water operations. Currently, the field staff has only one truck capable of towing heavy equipment, and that vehicle has been out of service for an extended period.

b. Discussion and possible action on upgrading the District's water metering system

The Board will consider and take possible action on upgrading to a cloud-based water metering platform, transitioning from the current locally hosted system (Itron) to Temetra.

5. 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 regular meeting on December 15, 2025, at 7:00 PM at Seis Lagos Cabana, 222 Seis Lagos Trail, Lucas, TX 75098 and discuss any necessary adjustments.

6. Executive Session:

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

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- 1) **Section 551.074 – Employee Compensation and Holiday Bonus**
The Board will convene in executive session to deliberate personnel matters, including consideration of holiday bonus amounts for eligible employees. This discussion will address compensation structure and related personnel policies.
- 2) **Section 551.074 – Employee Holiday Schedule**
The Board will enter an executive session to deliberate personnel on matters related to employee holiday schedules, including work hours and time-off arrangements for the Christmas period and subsequent holiday.
- 3) **Section 551.074 – District Office**
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: _____

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

8. 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 November 28, 2025, at 7:00 PM and remained so posted at least 72-hours before said meeting was convened.

Date and Time of Posting: November 28, 2025

Executed this 28 day of November, 2025.

Choi
Choi
Seis Lagos Utility District
BOD Meeting 12/3/2025

Shepard,

Shepard
President

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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).**