

Seis Lagos Utility District
NOTICE OF PUBLIC HEARING OF BOARD OF DIRECTORS
Thursday February 26, 2026, at 7:00 PM
Meeting to be held at 224 Seis Lagos Trail, Lucas, TX 75098
In the Seis Lagos Community Services Association Cabana

Please note that video conferencing will be tested during this meeting. Some delays may occur, and we appreciate your patience.

First 10 minutes will be for the public to meet and greet new District Employees.

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AGENDA

1. Call to Order

- a. Roll Call.
- b. Determination of a quorum present.
- c. Determination that all legal requirements have been met for posting of meeting notices.
- d. 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 January 2026 Financials
- b. Approval of meeting minutes that are overdue and outstanding
- c. Approval of Board-approved resolution(s) that were passed but not executed by the prior Board President

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 Operators' Report

7. Board Members' 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. Civil Engineering Report

The Board will consider and take possible action regarding recommended engineering services and related work proposed by McManus & Payne.

b. Election

The Board will consider and take possible action on approving election-related costs and other matters associated with the upcoming Board of Directors Election.

c. Relocation of District Office

The Board will consider and take possible action regarding a lease agreement for the District Office.

d. Trees on Seis Lagos Median

The Board will consider and take possible action on options for addressing diseased trees on the Seis Lagos median, including potential remediation measures, including removal and replacement nearby.

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e. Road Repairs and Other Issues Related to the Roads

The Board will discuss road repair needs within the District and consider and take possible action on related issues.

f. Cell Phone Stipend for District Employees

The Board will consider and possibly take action on approving a \$35 monthly cell phone stipend for District employees and Board Members who use their personal cell phones for District business and elect to be contacted via personal devices rather than District-issued phones.

g. Code of Conduct for Public Meeting

The Board will consider and take possible action on adopting and publishing a Code of Conduct for Public Meetings outlining expectations and appropriate behavior for Board Members and members of the public.

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 regular meeting on **March 16, 2026**, 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 applicable sections of the Texas Government Code, including but not limited to Chapter 551, as necessary based on items discussed in the Regular Agenda.
- 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: _____

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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 February 23, 2026, at 7:00 PM and remained so posted at least 72 hours before said meeting was convened.

Date and Time of Posting: February 23, 2026

Executed this 23 day of February, 2026.



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).**