



Seis Lagos Utility District

**NOTICE OF BOARD MEETING OF BOARD OF DIRECTORS**

**Monday March 16, 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

**Note:** In accordance with the Texas Open Meetings Act, this meeting will be conducted in person. The public may attend at the location listed above. Testing of video-enabling equipment may occur. We appreciate your patience as we work with the Cabana to improve our setup.

1

---

**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 Financials
- b. Approval of regular meeting minutes.
- c. Approval of special meeting minutes.
- d. Approval of payment of bills.

**3. Announcement/Presentation**

- a. Press Release from the Collin County Sheriff's Office will read.
- b. Ryan Burns, Director of Cyber Services, Texas Municipal League, will discuss Cyber Insurance

**4. 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. or 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 brief statement of specific factual information, recite existing policy, or indicate that the matter will be placed on a future agenda for consideration. Discussions are generally not permitted.

**a. Treasurer's Report**

**b. General Manager's Report**

- i. Beeline Concrete Contract
- ii. Carlton Mowing Contract
- iii. Advanced Tree Care – removal of 2 red oak trees and stump grinding of the trees in Medians; evaluating the best action for the replacement of trees that are removed, reviewing existing trees for trimming and remediation
- iv. McManus & Payne Engineers (MPCE) Work Authorizations
- v. Seis Lagos Utility District – complaint with regulations is live
  - 1. Posting the Agenda and other documents – pending staff hiring
  - 2. Code of Conduct for Public Meetings – on Seis Lagos District Website
- vi. Open Employment Positions - Field Operator (1-2) ; PT Office Assistant (2)



Seis Lagos Utility District

**NOTICE OF BOARD MEETING OF BOARD OF DIRECTORS**

**Monday March 16, 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

**Note:** In accordance with the Texas Open Meetings Act, this meeting will be conducted in person. The public may attend at the location listed above. Testing of video-enabling equipment may occur. We appreciate your patience as we work with the Cabana to improve our setup.

2

**AGENDA**

---

- vii. Review of Town Hall Meeting – April 2026; date, time and agenda in development
  - viii. Finance Accounting Software Update – Quickbooks Online
  - ix. Utility Management Software Update – CUSI UMS
    - x. Future Workshop Planning – Roads, Ground Water Storage Tank Valves, Lago Grande Dam, Water Meters and ERTs, Valves, Lighting, Storm Water Management Plan and remediation for drainage areas and cleanup, Trees on Seis Lagos median
  - xi. District Office Lease status
  - xii. Volunteer Committee
  - c. **Superintendent’s and Operator’s Report:**
    - i. Generator and ATS Installation
    - ii. Wrought iron fence installation at Brockdale EST
    - iii. WWTP Project Update
    - iv. Upcoming concrete panel repairs in Seis Lagos, Brockdale
    - v. Sprinkler repair on Seis Lagos Trail
    - vi. Fence repair
  - d. **Board Member’s Report**
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. **Texas Municipal League Cyber Insurance Activation**

The Board will discuss, consider, and may take action to approve the interlocal agreement with TML for cyber insurance. The District’s prior coverage lapsed under previous board and staff oversight.
  - b. **USM Managed IT Service Provider Master Services Agreement**

The Board will discuss, the new Master Services Agreement with USM Technology as the new IT Managed Service Provider.
  - c. **Cyber Security Policy**

The Board will discuss, consider, and may take action to approve the new cybersecurity policy aimed at hardening the District’s technology environment and implementing additional security controls. Adoption of this policy will enable the District to work with USM to implement the necessary measures.
  - d. **McManus & Payne Master Services Agreement**

The Board will discuss, consider, and may take action to approve the 2026 Master Services Agreement with McManus & Payne Consulting Engineer.

2



Seis Lagos Utility District

**NOTICE OF BOARD MEETING OF BOARD OF DIRECTORS**

**Monday March 16, 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

**Note:** In accordance with the Texas Open Meetings Act, this meeting will be conducted in person. The public may attend at the location listed above. Testing of video-enabling equipment may occur. We appreciate your patience as we work with the Cabana to improve our setup.

3

---

**AGENDA**

---

**e. Riva Ridge Dam Assessment**

The Board will discuss, consider, and may take action to approve an expenditure to MPCE (McManus & Payne Consulting Engineers) to complete geotechnical sampling and analysis for the Riva Ridge Embankment Restoration Project.

**f. Lead and Copper Sampling Credit Increase**

The Board will discuss, consider, and may take action on a Utility Bill Credit in the amount of \$40.00 for residents who are willing to assist the District with required water sampling for Lead & Copper analysis.

**g. Rates and Rules Document – updated from 10 years and contains new credit for L&C sampling**

The Board will discuss, consider, and may take action to approve the 2026 Revisions to the Rates and Rules Policy, including the utility rate changes approved on September 8, 2025

**h. Voice over IP for the District**

The Board will discuss, consider, and may take action regarding the proposed VOIP contract presented by Director Caluatti.

**i. Public Meeting Space**

The Board will discuss, consider, and may take action regarding exploring other locations to host the public meetings and Townhalls. The current location within Seis Lagos does not have Internet access for public meetings. Alternative technology may not be viable to overcome the deficiencies with the current space.

**j. Scheduling the Town Hall and workshops for District-wide**

The Board will discuss, consider, and may take action on scheduling future Town Hall meetings to support community engagement; present information related to the FY 2026–2027 budget and the Stormwater Management Program (SWMP); launch workshops addressing road repairs and other critical infrastructure needs across all three neighborhoods within the District; and conduct a Risk Self-Assessment to identify and address current and emerging risks.

**k. District By-Laws**

The Board will discuss, consider, and may take action to authorize the consulting and legal services necessary to update the District's 13-plus-year-old bylaws to align with current laws and regulations. Proposed updates include simplifying the language; incorporating provisions related to the Stormwater Management Program (SWMP), volunteers, and a Code of Conduct for Board Members; and establishing clear definitions and standards for conflicts of interest, particularly for future board members who may also represent neighborhood associations, including the three HOAs within the District.

3



Seis Lagos Utility District

**NOTICE OF BOARD MEETING OF BOARD OF DIRECTORS**

**Monday March 16, 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

**Note:** In accordance with the Texas Open Meetings Act, this meeting will be conducted in person. The public may attend at the location listed above. Testing of video-enabling equipment may occur. We appreciate your patience as we work with the Cabana to improve our setup.

4

---

**AGENDA**

---

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 meeting on April 20, 2026, at 7:00 PM at Seis Lagos Cabana, 222 Seis Lagos Trail, Lucas, TX 75098 (location may be modified as necessary) and discuss any necessary adjustments.

7. **Executive Session:**

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

**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.

- b. This session will be closed to the public as authorized by 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: \_\_\_\_\_

4



Seis Lagos Utility District  
**NOTICE OF BOARD MEETING OF BOARD OF DIRECTORS**  
**Monday March 16, 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

**Note:** In accordance with the Texas Open Meetings Act, this meeting will be conducted in person. The public may attend at the location listed above. Testing of video-enabling equipment may occur. We appreciate your patience as we work with the Cabana to improve our setup.

5

---

**AGENDA**

---

*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).*



Seis Lagos Utility District

NOTICE OF BOARD MEETING OF BOARD OF DIRECTORS

Monday March 16, 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

Note: In accordance with the Texas Open Meetings Act, this meeting will be conducted in person. The public may attend at the location listed above. Testing of video-enabling equipment may occur. We appreciate your patience as we work with the Cabana to improve our setup.

AGENDA

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 March 16, 2026, 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 11 day of March, 2026.

[Handwritten signature]

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.