

Seis Lagos Utility District
NOTICE OF PUBLIC HEARING OF BOARD OF DIRECTORS
Monday, December 22, 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 November 2025 Financials
- b. Approval of meeting minutes that are overdue and outstanding
- c. Approval of payment of bills, including invoices that were not paid in fiscal year 2025 to Felix

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) Swearing in of Director Marc Johnson

- The Board will consider and take possible action on administering the oath of office to Director Marc Johnson.

B) Appointment of Appointive Officer – Greg Smith

- The Board will consider and take possible action on appointing Greg Smith as an Appointive Officer. Susie Harrison resigned from the Record Officer position, which leaves the position vacant.

C) Approval of "No Dumping into Creek" Signs for SWMP

- The Board will consider and take possible action on approving signage for the Storm Water Management Program.

D) High-Speed Internet Options at Ground Storage Tank (919 Southview Rd)

- The Board will consider and take possible action on options for providing high-speed internet service at the ground storage tank facility.

E) Road Repairs and other issues related to the roads

BOD Meeting 12/22/2025

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- o The Board will discuss road repair needs and consider possible action, including approval of a maintenance contract with Beeline and other items identified by our civil engineers, McManus & Payne

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 **January 12, 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 following sections of the Texas Government Code:

1) **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: _____

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

5. **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 December 17, 2025, at 7:00 PM and remained so posted at least 72 hours before said meeting was convened.

BOD Meeting 12/22/2025

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Date and Time of Posting: December 17, 2025

Executed this 17 day of December, 2025.



Zach
Seis Lagos Utility District

Flowers,

Superintendent

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).**