



MUSTANG SPECIAL UTILITY DISTRICT

REGULAR MEETING MINUTES

7985 FM 2931
Aubrey, TX 76227

www.mustangwater.com

Monday, February 2, 2026

6:00 PM

Mustang SUD Offices

Meeting Agenda Mustang SUD Board of Directors

Call to Order: Invocation, Roll Call of Directors:

(The MSUD Board of Directors enforces Section 551.042 of the Texas Government Code in which no discussion or action can be taken on an item that is not properly noticed.)

*President Michael Walker called the meeting to order at 6:00 p.m.
Director Michael Skelton, open invocation*

In Attendance:

<i>President Michael Walker</i>	<i>Shelly Schon</i>
<i>Vice President Matt Gauntt</i>	<i>Emily Simon</i>
<i>Secretary Kim Lehere</i>	<i>Heather Morgan</i>
<i>Director Angela Zarrallo</i>	<i>Michael Kivlan</i>
<i>Director Ken Mitchell</i>	<i>Mitch Haug</i>
<i>Director Mark Millar</i>	<i>Corey Fischer</i>
<i>Director Michael Bolton</i>	<i>Josh Young</i>
<i>Director Michael Skelton</i>	<i>John Alberts</i>
<i>Chris Boyd</i>	

Absent:

*Director Jeff Stafford
Attorney: Robert Harris*

Visitor Comments: Recognition of Visitors and Visitor Comments:

(Visitors wishing to address the Board must complete a Speaker’s Request form and return it to Executive Assistant. Comments will be heard on a first-come first-serve basis. Visitors are allowed 3 minutes to speak. The Board is unable to respond to or discuss any issues that are brought up during this session that are not on the agenda, other than to make statements of specific information in response to a visitor’s inquiry or to recite existing policy in response to the inquiry. In addition, this is not the appropriate forum to address complaints against employees. Complaints of this nature should be addressed through the administration.

Visitor:

Brian Hunnicutt GRBK

CONSENT AGENDA:

- December 2025 Financial Report
November 2025 Water Audit Report
121525 Regular Meeting Minutes

- a. *Vice President Matt Gauntt made a motion to approve the consent agenda as presented. Director Ken Mitchell seconded the motion. All present in favor.*
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THE BOARD WILL DISCUSS THE FOLLOWING INDIVIDUAL ITEMS:

2. Engineer Report:
Regarding engineer matters, including current capital projects, planning recommended courses of action, specifications, proposed project reviews, operational requirements, and regulatory compliance.
 - a. *Mitch Haug gave updates on current District projects.*
 3. Communication Report
 - a. *Josh Young gave updates on District Communication relating to social media and future outreach efforts.*
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THE BOARD WILL DISCUSS AND ACT ON THE FOLLOWING INDIVIDUAL ITEMS:

4. Order 012626-01 Regarding General Election May 2, 2026.
 - a. *Vice President Matt Gauntt made a motion to approve Order 020226-01 Regarding General Election May 2, 2026, as presented. Director Michael Bolton seconded the motion. All present in favor.*
5. Order 012626-02 Regarding Amending the District Rate Order.
 - a. *Vice President Matt Gauntt made a motion to approve Order 020226-02 Regarding Amending the district Rate Order as presented. Director Michael Bolton seconded the motion. All present in favor.*
6. Regarding the Amendment of the FY2026 Capital Improvement Plan (CIP) Budget.
 - a. *Vice President Matt Gauntt made a motion to approve the Amendment of the FY2026 Capital Improvement plan as presented. Director Michael Bolton seconded the motion. All present in favor.*
7. Regarding Additional Facility Structure and Landscaping at Sandbrock WRF.
 - a. *Vice President Matt Gauntt made a motion to approve a contract with MTG Contracting for the additional facilities structure and landscaping at Sandbrock WRF as presented. Director Mark Millar seconded the motion. All present in favor.*
8. Regarding the Interlocal Agreement between Mustang Special Utility District & the City of Pilot Point.
 - a. *Vice President Matt Gauntt made a motion to approve the Interlocal Agreement between Mustang Special Utility District and the City of Pilot Point as presented. Director Michael Bolton seconded the motion. All present in favor.*
9. Regarding the Non-Standard Service Agreement between Mustang Special Utility District & GRBK Edgewood, LLC.
 - a. *Vice President Matt Gauntt made a motion to approve the Non-Standard Service agreement between Mustang Special Utility District and GRBK Edgewood, LLC, as presented. Director Michael Skelton seconded. All present in favor.*
10. Regarding the Non-Standard Service Agreement between Mustang Special Utility District & MM Aubrey 160, LLC.

- a. *Vice President Matt Gaunnt made a motion to approve the Non-Standard Service between Mustang Special Utility District and MM Aubrey 160, LLC, as presented. Director Michael Bolton seconded the motion. All present in favor.*

11. Regarding the Non-Standard Service Agreement between Mustang Special Utility District & Lackland Gunter Development, LLC.

- a. *Vice President Matt Gaunnt made a motion to approve the Non-Standard Service Agreement between Mustang Special Utility District and Lackland Gunter Development, LLC, as presented. All present in favor.*

12. Regarding the Purchase of 14.227 Acres for the Construction of a Water Reclamation Facility.

- a. *Vice President Matt Gaunnt made a motion to approve the Purchase of 14.227 Acres for the Construction of a Water Reclamation Facility as presented. Director Michael Bolton seconded the motion. All present in favor.*

13. Regarding Advanced Water Purification Facility Site related to Centurion American MOU.

- a. *Vice President Matt Gaunnt made a motion to table item 13. Director Michael Skelton seconded the motion. All present in favor.*

EXECUTIVE SESSION:

14. Executive Session:

The Board of Directors will Recess to Executive Session Pursuant to Tex. Gov't. Code Section 551.074 and 552.102 to discuss personnel matters related to General Manager's Annual review, compensation, and contract.

President Michael Walker convened to Executive Session at 7:10 p.m.

15. Return to Regular Session:

President Michael Walker called the meeting back to order at 8:02 p.m.

The Board of Directors will Reconvene to Open Session to discuss and act on Executive Session Pursuant to Tex. Gov't. Code Section 551.074 and 552.102 to discuss personnel matters related to the General Manager's Annual review, compensation, and contract.

- a. *Vice President Matt Gaunnt made a motion to amend the General Manager's compensation with an 8% increase in salary and an increase in the vehicle allowance to \$1,000 per month. Director Michael Skelton seconded the motion. All present in favor.*

16. Regarding a Proposal for Services with Align Public Affairs.

- a. *Vice President Matt Gaunnt made a motion to authorize the General Manager to engage Align Public Affairs for lobbyist services as presented. Director Michael Bolton seconded the motion. All present in favor.*

GENERAL REPORTS:

- **Legal Services Update:**

Regarding current legal projects. Recommended courses of action, review of any District legal matters with actions taken and potential future legal matters which may impact the District.

None

- **President's Report:**

Regarding the conduct of the meeting, posted agenda items, committee assignments, and matters of current and future interest to the District.

None

- **General Manager's Report:**

Regarding legislative and regulatory matters, budgets, current projects, daily operational matters, including water and wastewater services, future planning, personnel, and future events and functions.

Chris mentioned he has lunch with Upper Trinity tomorrow.

17. **Recommendations of Items / Issues to be added to the agenda of the next MSUD Board Meeting:**
(There can be no discussion of these items, only a listing.)

Adding solar panels to new facilities.
DPR communication.

18. **Adjournment: 8:31 p.m.**



Michael Walker, Board President