



## MUSTANG SPECIAL UTILITY DISTRICT

### REGULAR MEETING MINUTES

7985 FM 2931

Aubrey, TX 76227

[www.mustangwater.com](http://www.mustangwater.com)

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Monday, February 23, 2026

6:00 PM

Mustang SUD Offices

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#### Meeting Agenda Mustang SUD Board of Directors

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##### 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.*

*President Michael Walker, open invocation*

##### **In Attendance:**

*President Michael Walker*

*Vice President Matt Gauntt*

*Secretary Kim Lehere*

*Director Angela Zarallo*

*Director Ken Mitchell*

*Director Mark Millar*

*Director Jeff Stafford*

*Chris Boyd*

*Shelly Schon*

*Mitch Haug*

*Michael Kivlan*

*Corey Fischer*

*Josh Young*

*Teresa Hayduk*

*John Alberts*

*Emily Simon*

*Kelsey Walter*

*Deke Jones*

*Tim Ford*

##### **Absent:**

*Director Michael Skelton*

*Director Michael Bolton*

*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:**

*Mike Ward, CPA*

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#### CONSENT AGENDA:

1. January 2026 Financial Report

- 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 introduced Deke Jones, our new Public Relations employee, and 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. **Regarding Acceptance of FY2025 Annual Comprehensive Financial Report.**

- a. *Vice President Matt Gauntt made a motion to accept the Annual Comprehensive Financial Report for FY2025 as presented. Director Mark Millar seconded the motion. All present in favor.*

5. **Order 022326-01 Regarding Cancellation of General Election May 2, 2026.**

- a. *Vice President Matt Gauntt made a motion to approve Order 022326-01 Regarding Cancellation of General Election May 2, 2026, as presented. Director Jeff Stafford seconded the motion. All present in favor.*

6. **Regarding Certification of Unopposed Candidates.**

- a. *Vice President Matt Gauntt made a motion to Certify the Unopposed Candidates as presented. Director Jeff Stafford seconded the motion. All present in favor.*

7. **Regarding Award of the Mowing and Landscaping of Mustang Properties.**

- a. *Vice President Matt Gauntt made a motion to approve to authorize the General Manager to issue a notice of award to Pro Leaf landscaping for mowing and landscaping as presented. Director Ken Mitchell seconded the motion. All present in favor.*

8. **Regarding Workforce Operations Update.**

- a. *Removed from agenda.*

9. **Regarding the Non-Standard Service Agreement between Mustang Special Utility District & Platinum Ranch Subdivision as follows: MM PLATINUM RANCH, LLC; MM PLATINUM RANCH II, LLC; MM PLATINUM EAST, LLC; MM PLATINUM WEST, LLC; MM PLATINUM 75, LLC; MM TAYLOR RANCH 496, LLC; CELINA GUNTER ECR TRACK-3, LLC; 4SQUARE ELMCREEK LP LLC; CROOKED CROSS GUNTER LP LLC; SILEO SILOS LLC; RSMI ELITE HOLDINGS LLC;**

POURING RAIN LLC; AVANI CC RANCH LP; GUNTER PLATINUM RANCH DNT LP LLC; 4SQR PLATINUM GUNTER LP LLC; MTAK PROPERTIES LLC; FRISCO PAIN CENTER, LLC; AND CR60 PLATINUM RANCH LP LLC.

a. *Removed from agenda.*

10. Regarding Delegate Certification Form.

a. *Vice President Matt Gauntt made a motion to approve Chris Boyd as the delegate for TRWA. Director Jeff Stafford seconded the motion. All present in favor.*

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**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.

Cottonwood permits, now going in front of the Red River Groundwater District for final approval on March 12.

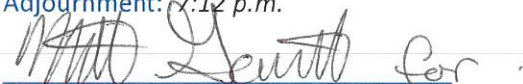
Lady in Gunter has filed a lawsuit against Mustang and the City of Gunter regarding the sale of the water system.

11. 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.)

*None*

12. Adjournment: 7:12 p.m.



**Michael Walker, Board President**