



MUSTANG SPECIAL UTILITY DISTRICT

REGULAR MEETING MINUTES

7985 FM 2931
Aubrey, TX 76227

www.mustangwater.com

Monday, November 24, 2025 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 Micheal 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
Director Michael Bolton
Chris Boyd
Shelly Schon
Emily Simon
Josh Young
Helena Henretty
Rico Rogers
Marco San Miguel
Ryan Pignot
Ben Williford
Michael Kivlan
Mitch Haug
Teresa Hayduk
Corey Fischer
Heather Mize

Absent:

- Director Michael Skelton
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.

None

CONSENT AGENDA:

- 1. October 2025 Financial Report
September 2025 Water Audit Report

- a. *Vice President Matt Gauntt made a motion to approve the consent agenda as presented. Director Ken Mitchell seconded the motion. Seven in favor, one abstained (Kim Lehere).*
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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. **Compliance Water Sampling Presentation**

- a. *Helena Henretty gave a presentation on the insight into Compliance Water Sampling.*

4. **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:

5. **Regarding the Non-Standard Service Agreement between Mustang Special Utility District & 55 Grayson Investment LLC.**

- a. *Vice President Matt Gauntt made a motion to approve the Non-Standard Service Agreement between Mustang Special Utility District & 55 Grayson Investment, LLC., as presented. Director Jeff Stafford seconded the motion. All present in favor.*

6. **Regarding the Non-Standard Service Agreement between Mustang Special Utility District & Lackland Massey Rd Investments, LLC.**

- a. *Vice President Matt Gauntt made a motion to approve the Non-Standard Service Agreement between Mustang Special Utility District & Lackland Massey Rd. Investments, LLC., as presented. Director Michael Bolton seconded the motion. All present in favor.*

7. **Regarding the Non-Standard Service Agreement between Mustang Special Utility District & Lennar Homes of Texas Land and Construction, Ltd.**

- a. *Vice President Matt Gauntt made a motion to approve the Non-Standard Service Agreement between Mustang Special Utility District & Lennar Homes of Texas Land and Construction, Ltd., as presented. Director Michael Bolton seconded the motion. All present in favor.*

8. **Resolution 112425-01 Authorizing the General Manager to Execute Well Permitting Reimbursement Agreements.**

- a. *Vice President Matt Gauntt made a motion to approve Resolution 112425-01 Authorizing the General Manager to Execute Well Permitting Reimbursement Agreements as presented. Director Ken Mitchell seconded the motion. All present in favor.*
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EXECUTIVE SESSION:

9. Executive Session:

The Board of Directors will Recess to Executive Session Pursuant to Tex. Gov't. Code Section 551.072, regarding granting or acquisition of easements, rights-of-way, and other property, including leases, for water resource development and system facilities.

President Michael Walker convened to Executive Session at 7:11 p.m.

10. Return to Regular Session:

President Michael Walker called the meeting back to order at 7:30 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 551.072 to discuss regarding granting or acquisition of easements, rights-of-way, and other property, including leases, for water resource development and system facilities.

a. Vice President Matt Gauntt made a motion to Authorize the General Manager to proceed with negotiations and/or condemnation for the acquisition of a sanitary sewer easement related to the Highland Park Development. Director Jeff Stafford seconded the motion. All present in favor.

THE BOARD WILL DISCUSS AND ACT ON THE FOLLOWING INDIVIDUAL ITEMS:

11. Regarding the Agreement for Reimbursement of Easement Costs between Mustang Special Utility District & GRBK Edgewood, LLC.

a. Vice President Matt Gauntt made a motion to approve the Agreement for Reimbursement of Easement Costs between Mustang Special Utility District & GRBK Edgewood, LLC., as presented. Director Jeff Stafford seconded the motion. All present in favor.

12. Regarding new review tasks to Policy & Procedure Committee.

No Motion Made

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.

December Board Meeting moved up to December 15, 2025.

- **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.

Josh Young was promoted to Director of Customer Support. All Director roles are filled.

13. **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

14. **Adjournment:** 7:39 p.m.



Michael Walker, Board President