



# MUSTANG SPECIAL UTILITY DISTRICT

## REGULAR MEETING MINUTES

7985 FM 2931

Aubrey, TX 76227

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

Monday, October 28, 2024

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:**

*President Michael Walker*

*Vice President Matt Gauntt*

*Secretary Kim Lehere arrived at 6:03 p.m.*

*Director Angela Zarallo*

*Director Ken Mitchell*

*Director Mark Millar*

*Director Michael Skelton*

*Director Michael Bolton*

*Attorney Robert Harris*

*Chris Boyd*

*Ken Skillman*

*Shelly Schon*

*Stephanie Bernard*

*Vince Romero*

*Robert Archer*

*Jacob Griffin*

*Aldo Zamora*

#### **Absent:**

*Director Jeff Stafford*

*Assistant General Manager Alyssa Bennett*

*Assistant General Manager Dustin Blank*

#### 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.

#### **Visitors:**

*Elebarra Snerta*

*Doug Scott*

*Alex Pfefferkorn*

*Donna & David Lee*

*Priscila Garcia*

*Bryant Caswell*

*Kristina Murthy*

*Matt Duenwald*

*Frasol Capital*

*Quiddim*

*Sandbrock Residents*

*Sandbrock Resident*

*BGE*

*Sandbrock Resident*

*KHA*

*Balawanth Reddy*

*Sandbrock Resident*

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### CONSENT AGENDA:

1. September 2024 Financial Report  
August 2024 Water Audit Report  
092324 Regular Meeting Minutes

*a. Vice President Matt Gauntt made a motion to approve the consent agenda as presented. Director Ken Mitchell seconded the motion. In favor seven and 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. Ken Skillman gave updates on current District projects.*
- b. Ken Skillman gave updates on Sandbrock Waste Water Treatment Plant odor.*

3. Communications Report:

Regarding public communications related to the District.

- a. Stephanie Bernard 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 Amendment of the Mustang Employee Handbook.

- a. President Michael Walker removed agenda item.*

5. Regarding PE Firm Selection.

- a. Secretary Kim Lehere made a motion to approve the authorization of the District Engineer to execute a master service agreement with the selected firms, Garver and Providence Engineering. Director Mark Millar seconded the motion. Seven approves, one opposed (Matt Gauntt).*

6. Regarding Consultant for Compensation Analysis.

- a. Vice President Matt Gauntt made a motion to authorize the General Manager to execute a contract with PayScale as presented. Director Michael Bolton seconded the motion. All present in favor.*

7. Regarding Renewal of Auditor Contract.

- a. Vice President Matt Gauntt made a motion to authorize the General Manager to execute an agreement with Mike Ward Accounting Financial Consulting, PLLC for the Single Audit and the Annual Audit for FY2024. Secretary Kim Lehere seconded the motion. All present in favor.*

8. Regarding the Non-Standard Service Agreement between Mustang Special Utility District & Pulte Homes of Texas, L.P.
  - a. *This agenda item was removed from the agenda.*
9. Regarding the Second Amendment to the Non-Standard Service Agreement between Mustang Special Utility District & The Lakes Fresh Water Supply District.
  - a. *Vice President Matt Gauntt made a motion to approve the Second Amendment to the Non-Standard Service Agreement between Mustang Special Utility District & The Lakes Fresh Water Supply District as presented. Director Ken Mitchell seconded the motion. All present in favor.*
10. Regarding the Amendment to the Non-Standard Service Agreement between Mustang Special Utility District & CF CSLK RDMN, LLC.
  - a. *Vice President Matt Gauntt made a motion to approve the Amendment to the Non-Standard Service Agreement between Mustang Special Utility District & CF CSLK RDMN, 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 & PVR Commercial, LLC.
  - a. *This agenda item was removed from the agenda.*
12. 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.*
13. Regarding the Non-Standard Service Agreement between Mustang Special Utility District & Fraser Capital, LLC.
  - a. *Vice President Matt Gauntt made a motion to approve the Non-Standard Service Agreement between Mustang Special Utility District & Fraser Capital, LLC as presented. Director Mark Millar seconded the motion. All present in favor.*

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**EXECUTIVE SESSION:**

14. Executive Session:

The Board of Directors will recess to Executive Session under 551.072 Texas Gov't Code regarding discussion of Purchase of real property and purchase agreement;

*President Michael Walker convened to Executive Session at 8:01 p.m.*

15. Return to Regular Session:

The Board will reconvene to open session to discuss and act regarding purchase of real property and purchase agreement.

*President Michael Walker called the meeting back to order at 8:43 p.m.*

- a. *No motion made.*
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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.

*Chris Boyd had a suggestion to add to the front agenda as public hearing section.  
Holiday board meetings, keeping 11/25 and moving 12/23 to 12/16.*

**16. 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.)

*Add update on Sandbrock WWTP as an agenda item.*

**17. Adjournment: 8:53 p.m.**

  
Michael Walker, VP For  
*Michael Walker, President*  
*MSUD Board of Directors*