



# MUSTANG SPECIAL UTILITY DISTRICT

## REGULAR MEETING MINUTES

7985 FM 2931

Aubrey, TX 76227

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

**Monday, April 27, 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.*

*President Michael Walker, open invocation*

***In Attendance:***

*President Michael Walker*

*John Alberts*

*Vice President Matt Gauntt*

*Emily Simon*

*Director Angela Zarallo*

*Mitch Haug*

*Director Ken Mitchell*

*Corey Fischer*

*Director Mark Millar*

*Shelly Schon*

*Director Jeff Stafford*

*Josh Young*

*Director Michael Bolton*

*Deke Jones*

***Absent:***

*Director Michael Skelton*

*Director Kim Lehere*

*Attorney Robert Harris*

*Chris Boyd*

**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 the Board Administrator. 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:***

*Rob Adams*

*Resident*

**CONSENT AGENDA:**

1. March 2026 Financial Report  
February 2025 Water Audit Report

- a. *Vice President Matt Gaunnt made a motion to approve the consent agenda as presented. Director Ken Mitchell seconded the motion. All present in favor.*
- 

**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. *Deke Jones gave updates on District Communication relating to public events and future outreach efforts.*
- 

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

4. **Regarding Amendment of the FY2026 Operating Budget.**

- a. *Vice President Matt Gaunnt made a motion to amend the FY2026 Operating Budget as presented. Director Michael Bolton seconded the motion. All present in favor.*

5. **Regarding Authorize CMAR Procurement for Building D Replacement.**

- a. *Vice President Matt Gaunnt made a motion to direct staff to reexamine the construction, to look at the design for the building, and to pursue design-bid-build as project delivery method. Director Michael Bolton seconded the motion. 3 In Favor, 4 Opposed. Motion did not pass.*
- b. *Director Mark Millar made a motion to go ahead and request the RFP for the CMAR Project as presented. Director Angela Zarallo seconded the motion. 5 In Favor, 2 Opposed. Motion passes.*

6. **Regarding Authorize Change Order for Cottonwood #1 Well Cleanout and Future Potential Change Orders.**

- a. *Director Jeff Stafford made a motion to authorize Change Order for Cottonwood #1 Well Cleanout and Future Potential Change Orders as presented. Director Mark Millar seconded the motion. All present in favor.*

7. **Regarding Second Amendment to Maverick Farms NSA.**

- a. *Vice President Matt Gaunnt made a motion to authorize the execution of the Second Amendment to Marverick Farms NSA as presented. Director Ken Mitchell seconded the motion. All present in favor.*

8. **Regarding the Interlocal Agreement between Mustang Special Utility District and the City of Oak Point.**

- a. *Vice President Matt Gaunnt made a motion to approve the Interlocal Agreement between Mustang Special Utility District and the city of Oak Point as presented. Director Ken Mitchell seconded the motion. All present in favor.*

9. **Regarding the Interlocal Agreement between Mustang Special Utility District and the City of Gunter.**

- a. Vice President Matt Gauntt made a motion to approve the Interlocal Agreement between Mustang Special Utility District and the City of Gunter as presented. Director Mark Millar seconded the motion. All present in favor.
10. Regarding the Amendment to the Non-Standard Service Agreement between Mustang Special Utility District and Lennar Homes of Texas Land and Construction, Ltd.
- a. Vice President Matt Gauntt made a motion to approve the Amendment to the Non-Standard Service Agreement between Mustang Special Utility District and Lennar Homes of Texas Land and Construction, Ltd as presented. Director Michael Bolton seconded the motion. All present in favor.
11. Regarding the Non-Standard Service Agreement between Mustang Special Utility District and GRBK Edgewood LLC, and Denton County MUD No.7.
- a. Vice President Matt Gauntt made a motion to approve the Non-Standard Service Agreement between Mustang Special Utility District and GRBK Edgewood LLC, and Denton County MUD No. 7 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.

*Attorney Robert Harris is retiring; May is his last meeting.  
The board will be interviewing Kristen Fancher to replace Robert Harris.  
The May board meeting has been moved to May 18<sup>th</sup>.*

- **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.

None

12. 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.)

13. Adjournment: 7:29 p.m.



**Michael Walker, Board President**