



## 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, March 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.)

*Vice President Matt Gauntt called the meeting to order at 6:00 p.m.*

*Director Michael Skelton, open invocation*

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

*Vice President Matt Gauntt*

*Secretary Kim Lehere*

*Director Ken Mitchell*

*Director Mark Millar*

*Director Jeff Stafford*

*Director Michael Bolton*

*Director Michael Skelton*

*Director Angela Zarallo (arrived at 6:03 p.m.)*

*Attorney Robert Harris*

*Chris Boyd*

*Shelly Schon*

*Mitch Haug*

*Josh Young*

*Michael Kivlan*

*Heather Morgan*

*Emily Simon*

*Deke Jones*

*John Alberts*

*Teresa Hayduk*

*Connor Santone*

*Tim Ford*

##### **Absent:**

*President Michael Walker*

##### 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:**

*Nick Saraceni*

*Chris Ekrut      NewGen*

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#### CONSENT AGENDA:

1. February 2026 Financial Report  
January 2026 Water Audit Report  
022326 Regular Meeting Minutes

- a. *Director Ken Mitchell made a motion to approve the consent agenda as presented. Director Mark Millar 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. *Deke Jones gave updates on District Communication relating to public events and future outreach efforts.*

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

4. Regarding Connection Fee Study and Order 032326-01 Amending the Rate Order.

- a. *Director Jeff Stafford made a motion to approve the Connection Fee Study and Order 032326-01, Amending the Rate Order as presented. Director Michael Skelton seconded the motion. All present in favor.*

5. Regarding Workforce Operations Update.

- a. *Heather gave an update on workforce operations; no motion made.*

6. Regarding Interlocal Agreements for Billing Services for Clear Sky MUD and Ribbonwood MUD No.1.

- a. *Director Jeff Stafford made a motion to approve the Interlocal Agreements for Billing Services for Clear Sky MUD and Ribbonwood MUD No.1 as presented. Director Michael Bolton seconded the motion. All present in favor.*

7. Regarding Award of Fleet Management System.

- a. *Director Jeff Stafford made a motion to authorize the General Manager to issue notice of Award and execute contract documents with Chevin Fleetware as presented. Director Michael Skelton seconded the motion. All present in favor.*

8. Regarding Award Construction Contract for Sandbrock Phase 3 Expansion.

- a. *Director Ken Mitchell made a motion to accept as presented the construction contract for Sandbrock 3 Expansion. Director Jeff Stafford seconded the motion. Seven in favor, one abstained.*

9. Regarding Generator Purchase for Sandbrock Phase 3 Lift Station.

- a. *Director Jeff Stafford made a motion to approve the Generator purchase for Sandbrock Phase 3 Lift Station as presented. Director Michael Skelton seconded the motion. All present in favor.*

10. Regarding Authorize Reimbursement for Construction of a Sewer Line.

- a. *Director Jeff Stafford made a motion to authorize the General Manager to reimburse for the new sewer line as presented. Director Michael Skelton seconded the motion. All present in favor.*

11. 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. *Director Jeff Stafford made a motion to approve the Non-Standard Service Agreement between Mustang Special Utility District and Platinum Ranch Subdivision as presented. Director Michael Skelton seconded the motion. All present in favor.*

12. Regarding Easement Agreement Between Mustang Special Utility District & Lackland Gunter Development, LLC (Grayson Crossing Development).

- a. *Director Jeff Stafford made a motion to approve the Easement Agreement between Mustang Utility District & Lackland Gunter Development, LLC as presented. Director Michael Bolton seconded the motion. All present in favor.*

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**EXECUTIVE SESSION:**

13. Executive Session:

The Board of Directors will Recess to Executive Session Pursuant to Tex. Gov't. Code Section 551.071 regarding consultation with attorney related to pending Anderson litigation in Grayson County.

*Vice President Matt Gauntt convened to Executive Session at 7:49 p.m.*

14. Return to Regular Session:

The Board of Directors will Reconvene to Open Session to discuss and act on Executive Session Pursuant to Tex. Gov't. Code Section 551.071 regarding consultation with attorney related to pending Anderson Litigation in Grayson County.

*Vice President Matt Gauntt called the meeting back to order at 8:11 p.m.*

*No action or 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.

*Sherman case found in our favor, and the Groundwater board granted our permits as filed.*

*Legislative, new alliance, we have four members*

*We did an Employee Appreciation lunch and used our pull out kitchen.*

*Chris will be in Arlington for Texas Rural Water has a session he will be presenting, Wednesday, Thursday, and Friday this week.*

15. 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*

16. Adjournment: 8:16 p.m.



**Michael Walker, Board President**