



# MUSTANG SPECIAL UTILITY DISTRICT

## REGULAR MEETING MINUTES

7985 FM 2931

Aubrey, TX 76227

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

**Monday, November 25, 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.)

*Vice President Matt Gauntt called the meeting to order at 6:00 p.m. (President Michael Walker, Absent)  
Director Ken Mitchell, open Invocation*

#### **In Attendance:**

<i>Vice President Matt Gauntt</i>	<i>Dustin Blank</i>
<i>Secretary Kim Lehere</i>	<i>Shelly Schon</i>
<i>Director Angela Zarallo</i>	<i>Stephanie Bernard</i>
<i>Director Ken Mitchell</i>	<i>Vince Romero</i>
<i>Director Jeff Stafford</i>	<i>Francisco Merino</i>
<i>Director Michael Bolton</i>	<i>Aldo Zamora</i>
<i>Chris Boyd</i>	<i>Jacob Griffin</i>
<i>Ken Skillman</i>	<i>Emily Simon</i>

#### **Absent:**

*President Michael Walker  
Director Mark Millar  
Director Michael Skelton  
Attorney Robert Harris  
Assistant General Manager Alyssa Bennett*

#### 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:**

<i>Brian Hunnicut</i>	<i>GRBK</i>
<i>Dinesh Chinulachaiagari</i>	<i>Sandbrock Resident</i>
<i>Krishna Monty</i>	<i>Sandbrock Resident</i>
<i>Ty Penetic</i>	<i>Self</i>
<i>Shinto Joseph</i>	<i>Sandbrock Resident</i>
<i>Rod Sanders</i>	<i>Developer</i>

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**CONSENT AGENDA:**

1. October 2024 Financial Report  
September 2024 Water Audit Report  
102824 Regular Meeting Minutes

- a. *Director Ken Mitchell made a motion to approve the consent agenda as presented. Director Jeff Stafford 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. *Francisco Merino gave updates on current District projects.*

3. Regarding Sandbrock WWTP Update.

- a. *Ken Skillman and Dustin Blank gave updates on Sandbrock Waste Water Treatment Plant odor.*
  - b. *Perry Steger (Steger Bizzell Engineering) discussed how Mustang staff is finding and removing construction gravel and debris from the existing Sandbrock Ranch wastewater collections system. He explained that the construction debris is the ideal environment for bacteria to grow and cause H2S odors. He stated that Mustang staff are cleaning the system by flushing with water, jetting, and vacuuming, which he confirmed is the appropriate approach to mitigate the odor.*

4. 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:**

5. Regarding Safety Consultant.

- a. *Director Jeff Stafford made a motion to approve the General Manager to extend the contract with Link Safety as presented. Director Michael Bolton seconded the motion. All present in favor.*

6. Regarding the Non-Standard Service Agreement between Mustang Special Utility District & Pulte Homes of Texas, L.P.

- a. *Vice President Matt Gauntt removed agenda item.*

7. Regarding the Non-Standard Service Agreement between Mustang Special Utility District & GRBK Edgewood LLC.

- a. Director Jeff Stafford made a motion to approve the Non-Standard Service Agreement between Mustang Special Utility District & GRBK Edgewood LLC as presented. Director Michael Bolton 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:**

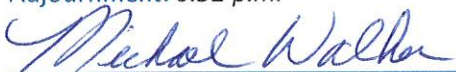
Regarding legislative and regulatory matters, budgets, current projects, daily operational matters, including water and wastewater services, future planning, personnel, and future events and functions.

The General Manager mentioned that we will start posting meeting minutes on the website and the next board meeting will be moved up to December 16, 2024, due to Christmas.

8. **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.)

*Sandbrock WWTP Update  
Rate increase wording*

9. Adjournment: 6:52 p.m.



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