

SPRINGS HILL SPECIAL UTILITY DISTRICT
NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS

TO: THE BOARD OF DIRECTORS OF SPRINGS HILL SPECIAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to Texas Government Code, Chapter 551, that the Board of Directors of Springs Hill Special Utility District (the "District") will hold a special meeting, open to the public, on Monday, October 27, 2025, at 5:30 p.m., at the offices of Springs Hill Special Utility District, located within the District at 5510 S. State Hwy. 123 - Bypass, Seguin, Texas 78155, for the following purposes:

AGENDA

- I. CALL TO ORDER AND ESTABLISH QUORUM;**
- II. RECEIVE PUBLIC COMMENT (3 minutes per speaker to address the Board of Directors);**
- III. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE THE FOLLOWING:**
 - A. MINUTES OF THE SEPTEMBER 30, 2025, PUBLIC HEARING ON ADOPTION/AMENDMENT OF IMPACT FEES;**
 - B. MINUTES OF THE SEPTEMBER 30, 2025, SPECIAL MEETING OF THE BOARD OF DIRECTORS; AND**
 - C. MINUTES OF THE OCTOBER 9, 2025, SPECIAL MEETING OF THE BOARD OF DIRECTORS;**
- IV. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING BALANCE SHEET & INCOME STATEMENT FOR SEPTEMBER 2025;**
- V. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE BILLS PAID IN SEPTEMBER 2025 (check register);**
- VI. OLD BUSINESS:**
 - A. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING CANYON REGIONAL WATER AUTHORITY WELLS RANCH PHASE III PROJECT;**
 - B. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING WATER SUPPLY PLANNING;**
 - C. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING MATTERS BEFORE THE PUBLIC UTILITY COMMISSION OF TEXAS, INCLUDING, BUT NOT LIMITED TO:**
 - 1. DOCKET NO. 58445 – PETITION OF A-L 97, LP TO AMEND SPRINGS HILL SPECIAL UTILITY DISTRICT’S WATER CERTIFICATE OF**

**CONVENIENCE AND NECESSITY IN GUADALUPE COUNTY BY
STREAMLINED EXPEDITED RELEASE;**

- D. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING OPERATING AGREEMENT WITH THE CITY OF SEGUIN;**
- E. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING PERMANENT EASEMENT AGREEMENT FROM GUADALUPE BLANCO RIVER AUTHORITY FOR PROPERTY ID 143345;**
- F. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING PERMANENT EASEMENT AGREEMENT AND ENCROACHMENT AGREEMENT WITH GUADALUPE BLANCO RIVER AUTHORITY FOR PROPERTY ID 55413;**
- G. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING PERMANENT EASEMENT AGREEMENT WITH GUADALUPE BLANCO RIVER AUTHORITY FOR LAKE PLACID, PROPERTY ID 0;**
- H. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING WATERLINE CROSSING AGREEMENT WITH MAGNOLIA SOLAR DEVELOPMENT;
AND**
- I. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING SPRINGS HILL SPECIAL UTILITY DISTRICT'S ASSUMPTION OF OBLIGATIONS OF SPRINGS HILL WATER SUPPLY CORPORATION TO COBANK, ACB, INCLUDING, BUT NOT LIMITED TO:**
 - 1. INSTRUCTION LETTER;**
 - 2. CREDIT AGREEMENT NO. 00159993SLA;**
 - 3. PROMISSORY NOTE NO. 00159993T02;**
 - 4. SECURITY AGREEMENT; AND**
 - 5. BENEFICIAL OWNERSHIP CERTIFICATE;**

VII. NEW BUSINESS:

- A. DISCUSS, CONSIDER, AND TAKE ACTION ON NON-STANDARD SERVICE REQUESTS AND CONTRACTS;**
- B. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING APPLICATIONS FOR PRODUCTION AND TRANSPORT PERMITS AT EVERGREEN UNDERGROUND WATER CONSERVATION DISTRICT;**
- C. DISCUSS, CONSIDER, AND TAKE ACTION CONCERNING THE ENGAGEMENT OF MASTERSON ADVISORS LLC FOR FINANCIAL ADVISORY SERVICES; AND**

D. DISCUSS, CONSIDER, AND TAKE ACTION ON AMENDMENTS TO THE DISTRICT INVESTMENT POLICY;

VIII. STANDING AGENDA ITEMS (The Board of Directors utilizes Standing Agenda Items to address issues that are frequently or periodically discussed. This section allows the Board to open the item when a need for discussion arises):

A. RECEIVE GENERAL MANAGER'S REPORT;

B. RECEIVE ENGINEERING REPORT (Malone/Wheeler) AND DISCUSS, CONSIDER, AND TAKE ACTION ON MATTERS RELATED THERETO, INCLUDING BUT NOT LIMITED TO:

- 1. RECOMMENDATION OF AWARD FOR GMP1 FOR THE LAKE PLACID AND GAMECOCK WTP PROJECTS;**
- 2. PAY APPLICATION NO. 2 FOR THE ELEVATED WATER STORAGE TANK REHAB PROJECT; AND**

C. RECEIVE CANYON REGIONAL WATER AUTHORITY REPORT;

IX. SPRINGS HILL SPECIAL UTILITY DISTRICT RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTIONS 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations, 551.074 (personnel matters), 551.076 (deliberations about security devices), AND 551.087 (deliberations regarding economic development negotiations; AND

X. ADJOURNMENT.

I certify that I posted this Agenda in a place readily accessible to the public at the Springs Hill Special Utility District office and at the District's website, www.springshill.org, at least three business days immediately preceding this meeting.

Springs Hill Special Utility District



Michael Andrews, General Manager

Dated: 10/21/25

(SEAL)

