

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

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

A: *EL CONSEJO DE ADMINISTRACIÓN DEL DISTRITO DE SERVICIOS PÚBLICOS  
ESPECIALES DE SPRINGS HILL Y A TODAS LAS OSTRAS PERSONAS INTERESADAS:*

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 regular meeting, open to the public, on Tuesday, January 27, 2026, 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:

*Por la presente se notifica, de conformidad con el Texas Government Code, Capitulo 551, que el Consejo de Administración del Distrito de Servicios Públicos Especiales de Springs Hill (el "Distrito") llevará a cabo una reunión regular, abierto al público, el 27 de enero de 2026, a las 5:30 p.m., en las oficinas de Springs Hill Special Utility District, ubicadas dentro del Distrito en 5510 S. State Hwy. 123 – Bypass, Seguin, Texas 78155, para los siguientes propósitos:*

**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 December 15, 2025 special meeting of the Board of Directors; and
  - B. Minutes of the December 29, 2025 special meeting of the Board of Directors;
- IV. Discuss, consider, and take action concerning election of officers of the Board of Directors;
- V. Discuss, consider, and take action regarding the November 2025 and December 2025 Balance Sheet & Income Statement;
- VI. Discuss, consider, and take action to approve bills paid in November 2025 and December 2025 (check register);
- VII. 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 matters;
  - C. Discuss, consider, and take action regarding applications for production and transport permits at Evergreen Underground Water Conservation District;
  - D. Discuss, consider, and take action regarding Notice of Claim against Springs Hill Water Supply Corporation and Notice of Claim to America's Construction, LLC;

- E. Discuss, consider, and take action regarding groundwater lease with Big T Ranch Partners, LLC; and
- F. Discuss, consider, and take action regarding 2026 Capital and Operating Budgets;

**VIII. New Business:**

- A. Discuss, consider, and take action on Non-Standard Service Requests and Contracts, including but not limited to:
  - 1. Pine Meadows;
  - 2. Aque Tract/New Braunfels 46;
  - 3. NewQuest; and
  - 4. First Baptist Church;
- B. Discuss, consider, and take action regarding issuance of Request for Applications for General Manager, and to establish a General Manager Search Committee;
- C. Discuss, consider, and take action to amend authorized signatories for the District's bank accounts;
- D. Discuss, consider, and take action to review and amend the members of the District Litigation Committee;
- E. Discuss, consider, and take action to amend the District's Representatives to the Board of Trustees and Board of Managers of Canyon Regional Water Authority;
- F. Discuss, consider, and take action to appoint Officer of Public Information;
- G. Discuss, consider, and take action to review duties of Interim General Manager and address compensation;
- H. Discuss, consider, and take action regarding Order Amending the District Service Policy Regarding Temporary Service;
- I. Discuss, consider, and take action regarding Terms Sheet with X-Caliber Rural Capital, LLC for \$8,730,000 Loan;
- J. Discuss, consider, and take action regarding engagement of NewGen Strategies & Solutions, LLC for rate-making services;
- K. Discuss, consider, and take action as necessary to adopt resolution appointing the District's agent, pursuant to Texas Election Code § 31.123, for the May 2026 Directors Election (*Analizar, considerar y tomar las medidas necesarias para adoptar la resolución que designa al agente del Distrito, de conformidad con el Código Electoral de Texas § 31.123, para la Elección de Directores de mayo de 2026*);
- L. Discuss, consider, and take action regarding Order Calling Director's Election and Authorize publication of notice (*Discutir, considerar y adoptar medidas que sean necesarias para adoptar una orden de elección de directores y autorizar la publicación del aviso*);
- M. Discuss, consider, and take action to authorize the execution of a Joint Election Agreement with Political Subdivisions in Guadalupe County and Wilson County, and

Election Services Agreements with Guadalupe County (*Discutir, considerar y adoptar medidas que sean necesarias para autorizar la ejecución de acuerdos de elección conjunta con subdivisiones políticas en el Condado de Guadalupe y el Condado de Wilson y acuerdo de servicios de elección con el Condado de Guadalupe*);

**IX.** 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. Payment Application No. 5 for the Elevated Water Storage Tank Rehab Project;
2. Change Order No. 1 for the Elevated Water Storage Tank Rehab Projects;
3. Pay Application No. 4 for the Lake Placid and Gamecock WTP Pre-Construction Services; and
4. Pay Application No. 2 for the Lake Placid and Gamecock WTP GMP 1;

**C.** Canyon Regional Water Authority Report;

**X.** 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

**XI.** 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](http://www.springshill.org), at least three business days immediately preceding this meeting.



Springs Hill Special Utility District

*Devan Montoya*

Devan Montoya, Interim General Manager

Dated: 1/21/26

(SEAL)