

# Ables Springs Special Utility District

30100 FM 429 Terrell, TX 75161  
972-563-9704 Fax 972-563-7048

## Agenda

### Regular Board of Directors Meeting

January 21, 2026

7:00 PM

30100 FM 429 Terrell, TX 75161

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1. Call to order and establish quorum.
  2. Open Discussion. Recognition of visitors and Public Comment. (limited to 5 minutes per guest.) No action will be taken.
  3. Items for discussion/consideration and possible action/approval:
    - a) District's November 19, 2025 meeting minutes.
    - b) Engineer's Report – Provide an update on the completion and close-out of the 300,000 gallon elevated storage tank and any other projects within the District.
    - c) Legal Report
      - Finalize Resolution No. 2025-03 – Approval of Enchanted Oaks Non-Standard Service Agreement.
      - Resolution 2026-01 Authorizing the General Manager and Board President of the District to execute the engagement letter submitted by MCPA, PC Certified Public Accountants to perform the financial compliance audit for fiscal year ending December 31, 2025.
      - Approve Ordinance No. 2026-001 ordering a General Election for the purpose of electing two (2) candidates to the Board of Directors.
      - Review and update District Personnel Policy for a fee of \$6,000.00 with Hagan Law Group.
    - d) Development – Update on the Enchanted Oaks subdivision and any other development activities within the District.
    - e) Financial Report – Discuss NTMWD rebate, SRA \$30,00.00 grant, accept the Year Ending December 31, 2025 Financial Report and Approve Accounts Payable.
    - f) Operations Report – Update on the District's monthly activities, in-house construction projects, and any other matters relating to the District's operations.
  4. Discuss items for next Board meeting to be held on February 18, 2026.
  5. Adjournment.

**CERTIFICATE**

I certify this agenda was posted on January 15, 2026 at 3:00 p.m. (i) in the front window of the Ables Springs Special Utility District's (SUD) regular office, located at 30100 FM 429, Terrell, TX 75161, facing the front, and visible to the public at all times, and (ii) on Ables Springs SUD's official website: <https://www.myh2odistrict.com/board-of-directors.html>.

  
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Tammy Wilson, Assistant General Manager

1. The Board of Directors reserve the right to enter into Executive Session pursuant to Chapter 551 of the Government Code: Sections 551.071 consultation with the District's Attorney; Section 551.072 deliberations regarding real property; Section 551.074 relating to personnel matters; or Section 551.075 relating to conference with employees and consideration of any appropriate action necessary.
2. The Board of Directors may vote or act on each item listed on this agenda.