

**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, August 25, 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 MINUTES OF THE JULY 22, 2025, REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS;**
- IV. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING BALANCE SHEET & INCOME STATEMENT FOR JULY 2025;**
- V. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE BILLS PAID IN JULY 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 ON *WANTREPRENEURS, INC. D/B/A RUSTIC WATERS RV RESORT V. SPRINGS HILL WATER SUPPLY CORPORATION, ET AL.*, CAUSE NO. 24-0894-CV-E IN THE GUADALUPE COUNTY DISTRICT COURT, 25<sup>TH</sup> JUDICIAL DISTRICT;**
  - D. DISCUSS, CONSIDER, AND TAKE ACTION ON *PRERNA, LLC AND BEST DRIVE 777, LLC V. SPRINGS HILL WATER SUPPLY CORPORATION ET AL.*, CAUSE NO. 23-0379-CV IN THE DISTRICT COURT AT LAW, GUADALUPE COUNTY;**

- E. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING STATUS OF TERMINATION OF SPRINGS HILL WATER SUPPLY CORPORATION AND TRANSITION OF OPERATIONS TO SPRINGS HILL SPECIAL UTILITY DISTRICT; AND**
- F. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING OPERATING AGREEMENT WITH THE CITY OF SEGUIN;**

**VII. NEW BUSINESS:**

- A. DISCUSS, CONSIDER, AND TAKE ACTION ON NON-STANDARD SERVICE REQUESTS AND CONTRACTS;**
  - 1. PECAN PARKWAY CENTER, LLC;**
- B. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING GROUNDWATER SUPPLY CONTRACTS AND LEASES;**
- 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 AN ORDER TO ADOPT THE LAND USE ASSUMPTIONS AND WATER CAPITAL IMPROVEMENT PLAN;**
- E. DISCUSS, CONSIDER, AND TAKE ACTION TO ADOPT AN ORDER CALLING A PUBLIC HEARING REGARDING AMENDMENT OF WATER IMPACT FEES;**
- F. DISCUSS, CONSIDER, AND TAKE ACTION TO APPOINT A MEMBER TO THE IMPACT FEE ADVISORY COMMITTEE;**
- G. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING PERMANENT EASEMENT AGREEMENT AND ENCROACHMENT AGREEMENT WITH GUADALUPE BLANCO RIVER AUTHORITY FOR PROPERTY ID 55413;**
- H. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING AUTHORIZING CONDEMNATION TO ACQUIRE AN EASEMENT IN GUADALUPE COUNTY FOR THE RIVER BORE PROJECT; 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;**

**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**

**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](http://www.springshill.org), at least 72 hours immediately preceding this meeting.



(SEAL)

Springs Hill Special Utility District

  
Michael Andrews, General Manager

Dated: 8/20/25