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Copeville SUD

Strengthening our community with quality and service

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NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

Date and Time: Thursday, August 13, 2026, 7:00 pm
Location: 16120 FM 1778 Nevada, Collin County, Texas

1. Call to Order and Declaration of a Quorum.

2. Consent Agenda:
   Approval of July 09, 2026, minutes.

   Approval of July 29, 2026, Special Meeting minutes.

3. Controller Reports:
   July 2026 Financial Reports.

4. General Manager Report:
   May include water loss, leaks, work orders, personal matters, water system maintenance, equipment status and needs, updates on current project, and other matters as it is related to the district.

5. Public comment on non-agenda items. (Limited to 3 minutes per speaker):

6. Regular Agenda Item:

   Discuss and approve revised proposal received from Carroll Architects regarding the new office

   Discuss LGI's First Contract Amendment for Montgomery Farms.

   Discuss and approve interlocal agreement with the Farmersville ISD for obtaining ownership without maintenance of the school's fire water line inside Lakehaven presented by Dunaway.

   Discuss and approve new North Texas Municipal District Water Contract presented by Dunaway.

   Review and sign the 2026 Audit Engagement letter for McClanahan & Holmes, LLP

   Review & Discuss Draft of the 2026-2027 Copeville SUD Budget

7. Executive Session: Recess into executive session pursuant to the following section(s)of the Texas Government Code:

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except: When the governmental body seeks the advice of its attorney about, pending, or contemplated litigation, a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Sec 551. 074 PERSONNEL MATTERS; CLOSED MEETING. This chapter does not require a governmental body to conduct an open meeting: to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

8. Reconvene open session: Reconvene open session and take any appropriate action on matters discussed in executive session.

9. Future Agenda Items:

10. Adjournment:

CERTIFICATION

I the undersigned, do hereby certify that I posted this agenda on the 7th day of August, 2026 at 5:00 pm in the front window of Copeville Special Utility District's regular office located at 16120 FM 1778, Nevada, Texas, 75173, facing the front, and visible to the public at all times and it remained posted at least 3 days before the board meeting was convened and on the official website: www.copevillewater.com.

By Ross Brookbank
General Manager

The Board of Directors reserves the right to recess into executive or closed session if the discussion of any of the above items concerns one or more of the following:

1. Contemplated or pending litigation or when legal advice is requested of the Copeville Special Utility District attorney on matters in which the duty of the attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Conflicts with Open Meeting Act regarding (Section 551.071, Texas Open Meeting Act.)

2. The purchase, exchange, lease, or value of the real property, if the deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with a third person (Section 551.072, Texas Open Meeting Act).

3. A contract for a prospective gift or donation to the District, if the deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with a third person (Section 551.073, Texas Open Meeting Act).

4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer, or employee or to hear a complaint against an officer or employee (Section 551.074, Texas Open Meeting Act).

5. Water system security procedures or devices (Section 551.076, Texas Open Meeting Act).

6. Commercial or financial information that the District has received from a business prospect and to deliberate the offer or other incentives to a business prospect (Section 551.087 Texas Open Meeting Act).

The Board of Directors may vote and/or act upon each of the items listed on the Agenda.

During Public, comment persons may address the Board regarding an item that is not listed on the Agenda. The Board is prohibited from deliberating or taking action on any matter presented during Public Comment.

NOTICE OF ASSISTANCE AT PUBLIC MEETING

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or assistance should contact the Office Manager of the District at least two working days prior to the meeting at (972) 853-4630 or by email at mywater@copevillewater.com. BRAILLE IS NOT AVAILABLE