

**County Line Special Utility District
Board of Directors**

SPECIAL MEETING



County Line
Special Utility District

BOARD MEMBER AGENDA

Tuesday, December 16, 2025 at 6:30 P.M.

**COUNTY LINE SPECIAL UTILITY DISTRICT
SPECIAL MEETING**

Tuesday, December 16, 2025 at 6:30 PM
8870 Camino Real, Umland, TX 78640 512-398-4748

This Notice is posted pursuant to the Texas Open Meetings Act (Texas Government Code Chapter 551). The County Line Special Utility District (CLSUD) Board of Directors will hold a special meeting at 6:30 PM, Tuesday, December 16, 2025, at the County Line Special Utility District Office, 8870 Camino Real, Umland, Texas. A quorum of the Board of Directors will be physically present at this location. The public may observe this meeting in person or by using the following broadcast link and/or calling the number and code provided:

(Clickable) TEAMS MEETING LINK

https://teams.microsoft.com/join/19%3ameeting_ZGRiZWRjZmUtMTIkMi00ZDEzLWFkZWUtNjZhY2YxNDQ0Mzc1%40thread.v2/0?context=%7b%22Tid%22%3a%22a28debf4-4687-487b-9f9f-08100e949fa5%22%2c%22Oid%22%3a%229994c429-ae13-4fc7-9193-0fd730ee9c0a%22%7d

**Meeting ID: 234 020 214 661
Passcode: Pq2dz7WR**

Members of the public wishing to make public comment during the meeting must be present at the public meeting location and register by emailing boardadmin@clsud.com or calling 512-398-4748 prior to 5:00 p.m. on the day of the meeting. Public comment is not allowed by call-in. A copy of the agenda will be available on CLSUD's website at the time of the meeting. Additional information can be obtained by calling CLSUD at 512-398-4748.

SPECIAL MEETING AGENDA

- A. CALL TO ORDER.
- B. ROLL CALL.
- C. PUBLIC COMMENT PERIOD (Note: Each person wishing to speak must register with CLSUD at boardadmin@clsud.com before 5:00 p.m. on the day of the meeting).
- D. CONSENT AGENDA:

The items included in the Consent Agenda portion of this meeting agenda can be considered and approved by the Board of Directors by one motion and vote. A Board member may request that an item included in the Consent Agenda be considered separately, in which event the Board of Directors will take action on the remaining Consent Agenda items and then consider the item removed from the Consent Agenda.

- D.1 November 17, 2025 Board of Directors' Meeting Minutes

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- E. ITEMS FOR ACTION OR DISCUSSION/DIRECTION:
- E.1 Discussion regarding County Line Special Utility District's water service area and potential decertification. – CLSUD Board of Directors
 - E.2 Discuss, consider, and take action to approve Rate Study prepared by NewGen Strategies & Solutions. – Humberto Ramos, Chris Ekrut (NewGen)
 - E.3 Discuss, consider, and take action to approve and adopt the new water acquisition fees. – Humberto Ramos, Chris Ekrut
 - E.4 Discuss, consider, and take action to approve and adopt the new water reservation fees. – Humberto Ramos, Chris Ekrut
 - E.5 Discuss, consider, and take action to approve CLSUD Employees Benefits. – France Alston
 - E.6 Discuss, consider, and take action to approve County Line Special Utility District's 2026 Budget. – France Alston
 - E.7 Discuss, consider, and take action to ratify the engagement of an independent financial auditor to conduct an audit of the existing Water and Wastewater Impact Fees. – France Alston
 - E.8 Discuss, consider, and take action concerning Order Setting a Public Hearing on the Results of the Independent Financial Audit of Impact Fees in accordance with Texas Local Government Code § 395.059. – David Klein, Samantha Tweet
 - E.9 Discuss, consider, and take action to approve a task order with Lochner to conduct a Water Impact Fee Study in accordance with applicable requirements for updating the District's Impact Fees. – Farah Najdawi
 - E.10 Discuss, consider, and take action to select the preferred future water supply option(s) from the 2025 Water Supply Plan. – Farah Najdawi, Adam Conner (FNI)
 - E.11 Discuss, consider, and take action to approve Freese & Nichols, Inc. (FNI) to assist with the preferred water supply option(s). – Farah Najdawi, Adam Conner (FNI)
 - E.12 Discuss, consider, and take action regarding CRWA's proposed amendments to Amended and Restated Regional (Hays/Caldwell Counties Area) Water Supply and Treatment Contract provided in furtherance of settlement of City of San Marcos v. CRWA, Maxwell Special Utility District (SUD), Crystal Clear SUD, County Line SUD and Martindale Water Supply Corporation, Cause No. 25-0782-CV-E (Guadalupe County District Court). – Humberto Ramos, Mike Gershon
 - E.13 Discuss, consider, and take action regarding above-referenced lawsuit initiated by City of San Marcos in Cause No. 25-0782-CV-E. – Mike Gershon

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- E.14 Discuss, consider, and take action authorizing the acquisition of the following easements and property in support of the District's water pipeline infrastructure projects. – Tracie Crowell
- A. Cotton Gin Road Easement
 - a. Tract 1
 - b. Tract 2
 - c. Tract 2A
 - d. Tract 2C
 - B. TCE on Bob White Ratify.
 - C. Extend TCE for FM 2720.
- E.15 Discuss, consider, and take action to change future CLSUD Board Meeting dates.
– Humberto Ramos

F. REPORTS - The Board of Directors will receive reports regarding the following:

- F.1 Wastewater Treatment Plant Report ~ Ronja Keyes
- F.2 Project(s) Management Report ~ Farah Najdawi
- F.3 Capacity Report ~ Humberto Ramos
- F.4 NSSA Tracking Report ~ Tracie Crowell
- F.5 Easement Report ~ Tracie Crowell
- F.6 Financial Report ~ France Alston
- F.7 Production & Operation(s) Report ~ Derrick Turley
- F.8 General Manager's / CRWA, GBRA, & ARWA Report ~ Humberto Ramos
- F.9 President's Report / Committee(s) Report ~ Toni Brewer
- F.10 General Counsel's Report ~ Mike Gershon

G. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS – Possible acknowledgement by Board Members of future area events and/or requests for item(s) to be placed on a future agenda where no action is required.

H. EXECUTIVE SESSION.

County Line 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), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (deliberations regarding economic development negotiations), or as otherwise authorized by law.

I. ADJOURNMENT.

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I certify that the above agenda for the December 16, 2025 Board meeting was posted at the front door of the office at 8870 Camino Real, Umland, Texas 78640 and online at www.clsud.com by December 10, 2025 by 11:59 p.m. pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in black ink, appearing to read "Humberto Ramos", written over a horizontal line.

Humberto Ramos
CLSUD General Manager