

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

REGULAR MEETING



County Line
Special Utility District

BOARD MEMBER AGENDA

Wednesday, February 18, 2026 at 6:30 P.M.

**COUNTY LINE SPECIAL UTILITY DISTRICT
REGULAR MEETING**

Wednesday, February 18, 2026 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 regular meeting at 6:30 PM, Wednesday, February 18, 2026, at the County Line Special Utility District, 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 code provided:

[\(Clickable\) TEAMS MEETING LINK](#)

<https://teams.microsoft.com/meet/27544853046132?p=9hCB06V77FBhotqOZa>

**Meeting ID: 275 448 530 461 32
Passcode: V5ny36vL**

Members of the public wishing to make public comment during the meeting must be present at the public meeting location and register by emailing admin@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.

REGULAR MEETING AGENDA

- A. CALL TO ORDER.
- B. ROLL CALL.
- C. PUBLIC COMMENT PERIOD (Note: Each person wishing to speak must register with CLSUD at admin@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 January 22, 2026 Board of Directors' Meeting Minutes

**COUNTY LINE SPECIAL UTILITY DISTRICT
REGULAR MEETING**

Wednesday, February 18, 2026 at 6:30 PM
8870 Camino Real, Umland, TX 78640 512-398-4748

- E. ITEMS FOR ACTION OR DISCUSSION/DIRECTION:
- E.1 Discuss, consider, and receive an update on the Impact Fee Study process. – Farah Najdawi and Jennifer Sullivan, P.E. with HW Lochner
 - E.2 Discuss, consider, and take action to approve reallocation of 2025 Budget line items. – France Alston
 - E.3 Discuss, consider, and take action on streamlining the project cost approval process through upfront total project budget approval, including modification of procurement policy. – Farah Najdawi and Mike Gershon
 - E.4 Discuss, consider, and take action to approve Agreement for Professional Consulting Services with Dandy Planning, LLC dba Gap Strategies. – Humberto Ramos
 - E.5 Discuss, consider, and take action to appoint members to the County Line Special Utility District Impact Fee Advisory Committee. – Humberto Ramos
 - E.6 Discuss, consider, and take action to engage Kimley-Horn to pursue funding opportunities for non-impact fee eligible projects identified in the Lochner 2025 Water Master Plan, in order to maintain system pressure and ensure compliance with TCEQ pressure requirements. – Farah Najdawi
 - E.7 Discuss, consider, and take action to contract PCS consulting to provide inspection services for Bobwhite Booster Pump Station, GST and 30-inch water main. – Farah Najdawi
 - E.8 Discuss, consider, and take action to engage Lochner to update the Emergency Preparedness Plan (EPP) to include the High Road water supply and submit the updated plan to TCEQ. – Farah Najdawi
 - E.9 Discuss, consider, and take action to authorize negotiation of the Short-Term Option for Potable Water Reservation and Diversion Contract between the Nueces River Authority (NRA) and County Line Special Utility District. – Humberto Ramos
 - E.10 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 and Mike Gershon
 - E.11 Discuss, consider, and take action regarding above-referenced lawsuit initiated by City of San Marcos in Cause No. 25-0782-CV-E. – Mike Gershon

**COUNTY LINE SPECIAL UTILITY DISTRICT
REGULAR MEETING**

Wednesday, February 18, 2026 at 6:30 PM
8870 Camino Real, Umland, TX 78640 512-398-4748

- E.12 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

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 ~ Humberto Ramos
- F.5 Financial Report ~ France Alston
- F.6 Production & Operation(s) Report ~ Tiffeny Howe
- F.7 General Manager's / CRWA, GBRA, & ARWA Report ~ Humberto Ramos
- F.8 President's Report ~ Toni Brewer
- F.9 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.

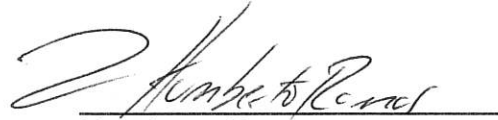
County Line Special Utility District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.076 (deliberations about security devices), and 551.087 (deliberations regarding economic development negotiations); the General Manager's operational duties under 551.074 (personnel matters); or as otherwise authorized by law.

I. ADJOURNMENT.

**COUNTY LINE SPECIAL UTILITY DISTRICT
REGULAR MEETING**

Wednesday, February 18, 2026 at 6:30 PM
8870 Camino Real, Umland, TX 78640 512-398-4748

I certify that the above agenda for the February 18, 2026 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 February 11, 2026 by 11:59 p.m. pursuant to Chapter 551 of the Texas Government Code.

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

Humberto Ramos
CLSUD General Manager