

# Buena Vista-Bethel Special Utility District

312 S. Oak Branch Rd  
Waxahachie, Texas 75167-7832  
(972) 937-1212

## **NOTICE OF A REGULAR MEETING OF BOARD OF DIRECTORS**

DATE: Tuesday, August 19, 2025  
TIME: 6:00 p.m.  
PLACE: 312 S. Oak Branch Rd., Waxahachie, Texas 75167

### **AGENDA**

1. Call to order and declaration of quorum.
2. Public Comment. *(Speakers limited to 3 minutes)*
3. Approval of minutes from the July 10, 2025 meeting.
4. Review and discuss the July 2025 financial transactions.
5. Old Business: None.
6. New Business:
  - (a) Discuss and act on a proposed contract for Seven Seas to drill a water well at Plant #7 in the Cunningham Meadows subdivision.
  - (b) Discuss and act to approve the water well and infrastructure project or projects that will be financed with a loan from the United States Department of Agriculture.
  - (c) Discuss and act on a proposal from 5B Control Systems to purchase and configure computer equipment for the Supervisory Control and Data Acquisition (SCADA) System and for 5B Control Systems to install and configure the new SCADA system equipment.
  - (d) Discuss and act on a proposal to exchange certain portions of water service area between Buena Vista-Bethel Special Utility District (SUD) and Mountain Peak Special Utility District.
  - (e) Discuss and act Resolution No. 2025-04 to change the day and time for holding regular meetings of the Board of Directors to the third Thursday of each month at 6:00 p.m.
  - (f) Discussion on Base Rates and purchasing insurance to reimburse Buena Vista-Bethel SUD for financial losses resulting from leak adjustments.
  - (g) Recess into Executive Session pursuant to Texas Government Code Section 551.071 to consult with the District's general or special legal counsel about pending litigation:
    - (1) Petition of Lennar Homes of Texas Land and Construction, LTD to amend Buena Vista-Bethel Special Utility District's Certificate of Convenience and Necessity in Ellis County by Streamlined Expedited Release. (PUC Docket No. 58267)
    - (2) Petition of Highland Lakes Midlothian I, LLC to amend Buena Vista-Bethel Special Utility District's Certificate of Convenience and Necessity in Ellis County by Streamlined Expedited Release. (PUC Docket No. 58284)
  - (h) Reconvene into an open session and take appropriate action on matters discussed in the executive session.

7. Reports:

- (a) Attorney report re: status of easements, condemnation proceedings; service area and boundary updates; regulatory compliance; election matters; state legislation; and/or contracts.
- (b) Operations Manager's report re: water loss; water system maintenance and status; planning and construction of new facilities, easements; and/or recommendations for system or district improvements.
- (c) Office Manager's report re: personnel; easements and contracts; existing and proposed developments; regulatory filings; customer matters; and, service policies.

10. Future agenda items.

11. Adjourn.

**CERTIFICATION**

I certify that this Agenda was posted on August 14, 2025 at approximately 8:00 a.m., as follows: (i) in the front window of the Buena Vista-Bethel SUD's regular offices located at 312 S. Oak Branch Rd., Waxahachie, Texas 75167, facing the front and visible to the public at all times for at least 72 continuous hours prior to the scheduled meeting; and, (ii) on Buena Vista-Bethel SUD's official website: [www.bvbsud.com](http://www.bvbsud.com).

---

Tabatha Davis, Office Manager and Assistant Secretary

**NOTICE**

- 1. The Board of Directors reserves the right to recess into executive or closed session to consult with the Buena Vista-Bethel SUD's attorney about any item listed on this Agenda whenever it is considered necessary and legally justified under the Texas Open Meetings Act, Section 551.071 of the Texas Government Code.
- 2. The board of directors may vote or act upon each and every item listed in this agenda.
- 3. During Public Comment, individuals may address the board of directors about matters not listed on this agenda. Each speaker shall be limited to 3 minutes. The board is prohibited from deliberating or taking action on any matter presented during Public Comment.
- 4. The location identified on this Agenda is the location at which the presiding officer and a quorum of the Board will be physically present for the meeting. A member of the Board of Directors may participate remotely in compliance with the Texas Open Meetings Act.
- 5. Individuals with disabilities who plan to attend this meeting and who may need auxiliary aid or assistance should contact the Office Manager of Buena Vista-Bethel Special Utility District at least two (2) working days prior to the meeting by telephone at (972) 937-1212 or by email to [officemanager@bvbsud.com](mailto:officemanager@bvbsud.com)

**BRAILLE IS NOT AVAILABLE.**