

**Buena Vista-Bethel Special Utility District**  
312 S. Oak Branch Rd  
Waxahachie, Texas 75167-7832  
(972) 937-1212

**NOTICE OF A SPECIAL MEETING OF BOARD OF DIRECTORS**

DATE: Thursday, January 29, 2026  
TIME: 8:00 a.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 December 18, 2025 meeting.
4. Review and discuss the December 2025 financial transactions.
5. Old Business: None.
6. New Business:
  - (a) Discuss and act on Resolution No. 2026-01 approving a proposed engagement letter for Baker Moran Doggett MA & Dobbs LLP to serve as special counsel in litigation related to encroachment on a district waterline easement and ratifying prior execution of the engagement letter by Operations Manager Wayne Pratt.
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: planning and construction of new facilities, easements; and/or recommendations for system or district improvements.
  - (c) Operation Supervisor's report re: water loss; water system maintenance and status; and/or recommendations for system or district improvements.
  - (d) 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 January 23, 2025 at approximately 9:00 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).

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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.**