

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: Thursday, September 18, 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 August 19, 2025 meeting.
4. Review and discuss the August 2025 financial transactions.
5. Old Business: None.
6. New Business:
 - (a) Specialized Public Finance, Inc. ("SPFI") to provide an update to the United States Department of Agriculture (USDA) loan plan.
 - (b) Discuss and act to identify the capital improvement project(s) to be financed by the USDA loan and terms of the loan plan.
 - (c) Discuss and act on Resolution No. 2025-05 approving preliminary action in connection with the proposed issuance of Buena Vista-Bethel Special Utility District Water System Revenue Bonds, Series 2025, and directing publication of an Official Notice of Sale of Revenue Bonds.
 - (d) Discuss and act on Resolution No. 2025-06 authorizing the Buena Vista-Bethel Special Utility District (District) to apply for financing under one or more of the USDA's loan programs to finance costs of expanding and upgrading the District's water system.
 - (e) Discuss and act on Resolution No. 2025-07 revising the daily and annual fees of office that board members receive for performing official District business.
 - (f) Discuss and act on Ordinance No. 003 cancelling a general election ordered to be held on Tuesday, November 4, 2025, and declaring the unopposed candidates elected to the board effective on November 4, 2025.
 - (g) Discuss and act on designing a new logo for the District.
 - (h) Discuss and act on NewGen's recommendations for increasing gallonage rates and base rates.

- (i) Discuss and act on proposals to install new meters and cellular repeaters system wide.
- (j) 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)
- (k) 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 September 11, 2025 at approximately 4:00 p.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.

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

BRAILLE IS NOT AVAILABLE.