

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, May 28, 2026
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 April 16, 2026 meeting.
4. Review and discuss the April 2026 financial transactions.
5. Old Business: None.
6. New Business:
 - (a) Discuss and act on Nonstandard Service Contract by and between Buena Vista-Bethel Special Utility District and Waxahachie Two Development a Series of EIS Development II, LLC for Sunset Meadows, a subdivision consisting of 73 single-family residential lots located on Old Buena Vista & Richard Rd, Waxahachie, TX.
 - (b) Kelly Wick with National Utilisource to present contract options to secure current prices on electricity utility service before the current contract expires in 2030.
 - (c) Discuss and act on a proposed First Amendment to the Lease Agreement between the District and Legacy Internet to extend the term and increase the monthly rental amount for the wireless data communications facility located on the water tower located at 852 Hoyt Rd, Waxahachie, Texas.
 - (d) Discuss and act on signage for Capital Improvement Plan projects.
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) General Manager's report re: personnel; easements and contracts; existing and proposed developments; regulatory filings; customer matters; and, service policies.
 - (c) Project Manager's report re: planning and construction of new facilities; developments; easements; and/or, recommendations for system or district

improvements.

(d) Operations Manager's report re: water loss; water system maintenance and status; and/or recommendations for system or district improvements.

(e) Office Manager's report re: customer matters; and, service policies.

10. Future agenda items.

11. Adjourn.

CERTIFICATION

I certify that this Agenda was posted on May 21, 2026 at approximately 5:15 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, General 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 GeneralManager@bvbsud.com

BRAILLE IS NOT AVAILABLE.