



BEAR CREEK SUD

Telephone 1-972-843-2101 • P.O. Box 188
Lavon, Texas 75166

NOTICE OF MEETING OF BOARD OF DIRECTORS

Bear Creek SUD Board Meeting

Tuesday, November 18, 2025

Meeting to be held at 16881 C. R. 541, Lavon, TX 75166

AGENDA

Call To Order & Determine Quorum:

Tuesday, November 18, 2025 @ 6:00PM at 16881 C.R. 541, Lavon, TX 75166

Public Comment:

(Comments shall be limited to 3 minutes per speaker. This meeting segment is limited to a total of 30 (thirty) minutes.) The Board response regarding items that are not on the agenda may be to request items be placed on a future agenda or referred to staff.

Consent Agenda:

(Consent items are considered routine or non-controversial and will be voted on in one motion unless a separate discussion is requested by a member).

Approval of Minutes of Regular Meeting on October 21, 2025

Approval of October 2025 Financials and Budget

Approval of October 2025 General Manager Report

REGULAR AGENDA ITEMS:

- (A) Discuss and act upon Building Plan for office.
- (B) Discuss and act upon NTMWD Contract – Take Point #1.
- (C) Discussion of water purchases in BCSUD CCN.
- (D) Update on TXDOT Highway 552 Condemnation of Bear Creek SUD Property.
- (E) Discuss and act upon tiered water rates.
- (F) Discuss and act upon Commercial Project Construction.
- (G) Discuss and act upon Office Operating Procedures.
- (H) Discuss and act upon 2026 Budget.
- (I) Discussion of Personnel Matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee.

Board to Set Future Meetings and Agendas

ADJOURNMENT:



BEAR CREEK SUD

I certify this agenda was posted on November 12, 2025, not later than 6:30 p.m., in the front window of the regular offices of Bear Creek Special Utility District, located at 16881 C. R. 541, Lavon, Texas 75166 (Collin County), facing the outside and visible to the public at all times.

By: Camille Reagan
Camille Reagan, General Manager



BEAR CREEK SUD

NOTICE

The Board of Directors reserves the right to recess into executive or closed session if the discussion of any of the above agenda items concerns one or more of the following:

- (a) Contemplated or pending litigation or when legal advice is requested of the District's attorney on matters in which the duty of the attorney under the Texas Disciplinary rules of Professional Conduct of the State Bar of Texas conflicts with the Open Meetings Act regarding. (Section 551.071, Texas Open Meetings Act)
- (b) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with a third person. (Section 551.072, Texas Open Meetings Act)
- (c) A contract for a prospective gift or donation to the District, if the deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with a third person. (Section 551.073, Texas Open Meetings Act)
- (d) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee (Section 551.074, Texas Open Meetings Act)
- (e) Water system security procedures or devices. (Section 551.076, Texas Open Meetings Act)
- (f) Commercial or financial information that the District has received from a business prospect and to deliberate the offer or other incentives to a business prospect. (Section 551.087 Texas Open Meetings Act)

The Board of Directors may vote or act upon each and every item listed in this agenda.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or assistance should contact the General Manager of the District at least two working days prior to the meeting at (972)843-2101 or by facsimile at (972)853-2505.

"This institution is an equal opportunity provider, and employer."

BUDGET JANUARY 2026

ACC #	OPERATIONS FUNDS	APPR	JANUARY	YTD TOTAL
5010	<u>NTMWD</u>	<u>\$3,850,000.00</u>		
	<u>EMPLOYEE</u>			
5013	<u>EMPLOYEE SALARIES</u>	<u>\$1,650,000.00</u>		
5032	<u>EMPLOYEE DRUG TESTING</u>	<u>\$500.00</u>		
5041	<u>TEMP HELP SALARY</u>	<u>\$5,000.00</u>		
5116	<u>INSURANCE - HEALTH</u>	<u>\$450,000.00</u>		
5112	<u>TWC</u>	<u>\$2,000.00</u>		
5012	<u>IRA CONTRIBUTION</u>	<u>\$49,500.00</u>		
5049	<u>UNIFORMS</u>	<u>\$20,000.00</u>		
31/44/95	<u>TRAINING/TRAVEL</u>	<u>\$25,000.00</u>		
5032	<u>SAFETY EQUIPMENT</u>	<u>\$5,000.00</u>		
5020	<u>MILEAGE REIMBURSEMENT</u>	<u>\$2,500.00</u>		
5136	<u>FINANCIAL AUDIT</u>	<u>\$25,000.00</u>		
5120	<u>ENGINEERING SERVICES</u>	<u>\$2,000,000.00</u>		
5135	<u>LEGAL SERVICES</u>	<u>\$80,000.00</u>		
5117	<u>LAWN MAINTENANCE</u>	<u>\$3,500.00</u>		
5567	<u>INSPECTIONS/CSI/PROJECT</u>	<u>\$2,000.00</u>		
5581	<u>PEST CONTROL</u>	<u>\$800.00</u>		
5040	<u>PHONE SERVICE</u>	<u>\$48,000.00</u>		
5035	<u>TRASH PICK-UP</u>	<u>\$5,000.00</u>		
5030	<u>ELECTRICITY</u>	<u>\$165,000.00</u>		
5045/46	<u>EQUIPMENT/BLDG. REPAIRS</u>	<u>\$200,000.00</u>		
5058	<u>EQUIPMENT SMALL</u>	<u>\$10,000.00</u>		
5567	<u>TANK INSPECTIONS/CLEANING</u>	<u>\$15,000.00</u>		
5051	<u>SCADA SYSTEM UPGRADE</u>	<u>\$15,000.00</u>		
	<u>CONTRACT</u>	<u>-</u>		
	<u>SUB TOTAL</u>	<u>\$8,628,800.00</u>	<u>\$0.00</u>	<u>\$0.00</u>

BUDGET JANUARY 2026

ACC #	OPERATIONS FUNDS	APPR	JANUARY	YTD TOTAL
	VEHICLE EXPENSES			
5055	<u>VEHICLE FUEL</u>	<u>\$85,000.00</u>		
5088	<u>VEHICLE SERVICE</u>	<u>\$15,000.00</u>		
-		-		
		-		
ACC#	<u>NEW EQUIPMENT/TOOLS</u>	-		
5042	<u>TOOLS</u>	<u>\$18,000.00</u>		
5050	<u>CHLORINE TEST SUPPLIES</u>	<u>\$20,000.00</u>		
5042	<u>Replacement colorimeters</u>	<u>\$10,000.00</u>		
5047	<u>Computer repairs/Upgrades</u>	<u>\$20,000.00</u>		
5176	<u>Computer Software</u>	<u>\$80,000.00</u>		
ACC #	<u>SYSTEM MAINTENANCE REPAIRS</u>			
5050	<u>MATERIAL COST</u>	<u>\$1,000,000.00</u>		
5052	<u>EQUIP. CHARGES(rentals)</u>	<u>\$25,000.00</u>		
5566	<u>CONTRACTED LABOR</u>	<u>\$75,000.00</u>		
-		-		
ACC#	<u>MANDATORY EXPENSES</u>			
5065	<u>STATE REQUIRED TESTING</u>	<u>\$5,000.00</u>		
	SUB TOTAL	<u>\$1,353,000.00</u>	\$0.00	\$0.00

BUDGET JANUARY 2026

ACC#	OPERATIONS FUNDS	APPR	JANUARY	YTD TOTAL
5090	<u>ELECTION COSTS</u>	<u>\$25,000.00</u>		
5582	<u>OFFICE EXPENSES (security)</u>	<u>\$5,000.00</u>		
5090/91	<u>OFFICE OPERATING EXPENSES</u>	<u>\$130,000.00</u>		
5201	<u>POSTAGE & DELIVERY</u>	<u>\$60,000.00</u>		
5160	<u>ADVERTISEMENTS</u>	<u>\$3,000.00</u>		
5150	<u>DUES / SUBSCRIPTIONS</u>	<u>\$15,000.00</u>		
5151	<u>LICENSES / PERMITS</u>	<u>\$10,000.00</u>		
5113	<u>Commercial Ins.</u>	<u>\$200,000.00</u>		
5176	<u>BILLING & 3G MAINT CONTRACT</u>	<u>\$40,000.00</u>		
2180	<u>Independent Bank</u>	<u>\$153,600.00</u>		
	<u>GTUA - Loan</u>	<u>\$2,502,150.00</u>		
1424	<u>GTUA - PS2 Loan</u>	<u>\$355,000.00</u>		
2130	<u>STATE ASSESSMENT FEE</u>	<u>\$40,000.00</u>		
5565	<u>DIRECTORS COMPENSATION</u>	<u>\$10,000.00</u>		
ACC#		-		
5070	<u>Interest Expense/</u>	<u>\$20,000.00</u>		
5062	<u>Returned Check</u>			
	<u>SUB TOTAL</u>	<u>\$3,568,750.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
	<u>TOTAL OPERATING BUDGET</u>	<u>\$13,550,550.00</u>	<u>\$0.00</u>	<u>\$0.00</u>

STATEMENT OF EXPENDITURES BY ACCOUNT									
BUDGET JANUARY 2026									

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