

HIGH POINT SPECIAL UTILITY DISTRICT  
16983 Valley View Road, Forney, Texas 75126  
(972) 564-3801

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

DATE: Thursday, September 18, 2025  
TIME: 2:00 p.m.  
PLACE: 16983 Valley View Road, Forney, Kaufman County, Texas

**AGENDA**

1. Call meeting to order.
2. Public Forum. (3 minutes per speaker; see Notice below).
3. Discuss a customer dispute regarding disconnection fees applied to the account in August 2025.
4. Approval of the August 21, 2025, Regular Meeting Minutes.
5. Review and accept the July 2025 and August 2025 monthly financial reports.
6. Discuss and take action on the Notice of Award for the relocation of the waterlines along Highway 205 as part of the Utility Relocation project in Kaufman and Rockwall counties.
7. Discuss and act on Resolution 2025-005, adopting the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026.
8. Discuss and act on an emergency authorization by John Washburn to sign the TxDOT Standard Utility Agreement and Statement Covering Utility Construction Contract Work for the waterline relocation project on FM 548.
9. Discuss and approve Non-Standard Service Contracts for the following developments:
  - (a) HEB
  - (b) Villages at Gateway
  - (c) Villages at Gateway West Multi-Family
  - (d) Texas Health Hospital
10. Discuss and act on filing a loan application with the United States Department of Agriculture to finance water system improvements.
11. Discuss and act on an engagement letter retaining Wick Phillips Gould & Martin, LLP as Special Legal Counsel to represent the District in certain eminent domain proceedings filed in the County Court at Law of Kaufman County, Texas.
12. Recess into Executive Session pursuant to Texas Government Code Section 551.071 to consult with the District's general or special legal counsel:
13. Reconvene into an open session and take appropriate action on matters discussed in the executive session.
14. Attorney's report. Attorney James Wilson may report on the following District-related matters: easements; vendor contracts; interlocal governmental agreements and relations; developments and subdivisions; non-standard service contracts; regulatory compliance issues; district policies and rules; customer disputes; open meetings and public information acts; employees; and matters related to the District's certificate of convenience and necessity and boundaries.
15. Engineer's report: Tyler Hendrickson, P.E., may report on the following matters: standard drawings and details; comprehensive planning; future and ongoing water facilities construction projects; storage capacity issues; new or proposed subdivisions and commercial developments; relocating waterlines to

accommodate widened roads, streets, and highways; project bids and proposals; project costs and financing.

16. General Manager and Assistant General Manager's Report: John Washburn and Erica Parnell may report on water loss; water system maintenance and status; meters set; funding, planning, and construction of new facilities; monthly billing; service accounts; water supply matters; updates on residential and commercial developments; easements; contracts; customer relations; equipment status and needs; staff policies and general personnel matters; revenues and expenses; and other matters related to the foregoing items.
17. Adjourn.

#### CERTIFICATION

I certify that this Agenda was posted on September 11, 2025, at approximately 1:00 p.m., as follows: (i) in the front window of the High Point SUD's regular offices located at 16983 Valley View Road, Forney, Kaufman County, Texas, facing the front and visible to the public at all times for at least 72 continuous hours prior to the scheduled meeting; (ii) with the County Clerks of Kaufman and Rockwall Counties; and, (iii) on High Point SUD's official website: [www.highpointsud.com/agendas](http://www.highpointsud.com/agendas).



Erica Parnell, Office Manager/Assistant Secretary

#### NOTICE

1. The Board of Directors reserves the right to recess into executive or closed session to consult with the High Point 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 may vote or act on any item listed on this Agenda.
3. During Public Comment, individuals may address the Board about matters not listed on this Agenda. Each speaker shall be limited to 3 minutes. The Board is prohibited from deliberating or acting on any matter presented during Public Comment.
4. Persons with disabilities who plan to attend a Board meeting and may need auxiliary aid or assistance should contact the Office Manager, Erica Parnell, at least two working days prior to the scheduled meeting by telephone at (972) 564-3801 or by email to [erica@highpointsud.com](mailto:erica@highpointsud.com). Braille is not available.
5. One or more members of the Board of Directors may participate remotely by telephone or video conference in compliance with the Texas Open Meetings Act. The location identified on this Agenda is the location at which the presiding officer and a quorum of the Board will be physically present during the meeting.