

NORTH COLLIN SPECIAL UTILITY DISTRICT

P.O. BOX 343 2333 Sam Rayburn Hwy.

MELISSA, TEXAS 75454

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Special Board of Directors' Special Meeting

The North Collin Special Utility District ("NCSUD" or "District") Board of Directors will hold a Board of Directors' meeting on Thursday, August 14, 2025 at 7:00 p.m. The meeting will be held at NCSUD office at 2333 Sam Rayburn Hwy., Melissa, TX 75454. This meeting will be held in accordance with the following:

Agenda

1. Call to order and Roll Call.
2. Hear public comments. (The NCSUD Board will hear public comments for items not listed on the agenda, but any discussion shall be limited to the item being placed on a future agenda for further consideration or, if appropriate, direct the speaker to District staff for more information. Limit individual comments to three minutes with a maximum of fifteen minutes total for public comments.
3. Discuss and take appropriate action regarding Texas County & District Retirement System (TCDRS) and possible employee retirement benefits.
4. Recess into Executive Session according to Tex. Gov't Code Section 551.071-Private consultation with the District's attorney, Section 551.072 Discussing purchase, exchange, lease, or value of real property, and Section 551.074 Personnel Matters in regards to the following:
 - a. North Collin Special Utility District v. Public Utility Commission of Texas, et. al; Cause No. D-1-GN23-002095 in the 98th District Court of Texas (Travis County) to appeal Public Utility Commission of Texas, Docket No. 52442; Petition of Meritage Homes of Texas, LLC to amend North Collin Special Utility District's Certificate of Convenience and Necessity in Collin County by Expedited Release.
 - b. North Collin Special Utility District v. Commissioners of the Public Utility Commission of Texas (PUC); Executive Director of the PUC; Meritage Homes of Texas, LLC, in the United States District Court for the Western District of Texas (Austin Division); Case 1-21-cv-807-RP; including issues regarding Meritage/GRBK Edgewood removal of the District's 2" waterline on the related Meritage property.
 - c. North Collin Special Utility District v. City of Princeton, Texas, in the United States District Court for the Eastern District of Texas (Sherman Division); Case 4:23-cv-00002-ALM.
 - d. North Collin Special Utility District v. City of Princeton, Texas, in the United States District Court for the Eastern District of Texas (Sherman Division); Case 4:25-cv-00052-ALM.
 - e. Petition of Weston Water Supply Corporation (WSC) and North Collin Special Utility District (SUD) for approval of a service area contract under Texas Water Code (TWC) § 13.248 and to amend certificates of convenience and necessity (CCNs) in Collin County; PUC Docket No. 56386 (11 acres of 141-acre tract).
 - f. Petition of Weston WSC and North Collin SUD for approval of a service area contract under TWC § 13.248 and to amend CCNs in Collin County; PUC Docket No. 56387 (16.2 acres of 159-acre tract).
 - g. North Collin Special Utility District v. Sheryl Lynn Bates, Eminent Domain Proceedings in the Collin County Court at Law No. 4, Cause No. 004-02260-2025.
 - h. Other pending or contemplated litigation, and settlement offers.
 - i. Purchase of real property.
 - j. Personnel matters.
5. Reconvene into Regular Session and take appropriate action relating to the items of discussion in Executive Session.
6. Discuss and take appropriate action regarding employee dependent health insurance benefits.
7. Discuss and take appropriate action to approve minutes of previous meeting/s.
8. Discuss and take appropriate action to accept monthly financial report.
9. Discuss and take appropriate action regarding the New Hope area overhead storage tank.
10. Discuss and take appropriate action regarding the future NCSUD office building.
11. Discuss and take appropriate action regarding terms and penalties for violation of NCSUD Drought Contingency Plan.
12. Discuss and take appropriate action regarding Ordinance No. 2025-004, ratifying, reaffirming, and re-approving the monthly rates and gallonage charges; amending and restating Section G. 6 of the District's Rate Order accordingly; providing for severability, conflicts and savings, and an effective date.
13. Discuss and take appropriate action regarding NCSUD participation in health insurance for employee dependents.
14. Discuss and take appropriate action regarding possible amendment to NCSUD 2025 annual budget.

15. Discuss and take appropriate action regarding a Potable Water Supply Contract by and between North Texas Municipal Water District and North Collin Special Utility District, superseding and replacing previous water supply contracts between the parties.
16. Discuss and take appropriate action regarding an Operation and Maintenance Agreement between the District and Chambers Grove Municipal Utility District No. 1, for sewer service in the Century Farms subdivision.
17. Discuss and take appropriate action to ratify and approve the revised Non-standard Service Contract by and between North Collin Special Utility District and TFBP Investors LLC, for the proposed Trinity Falls Business Park located at 7532 CR 202, in McKinney, Texas.
18. Manager's Report, including but not limited to:
 - a. System maintenance and repairs
19. Future agenda items.
20. Adjournment.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the District's website and on the front door of the North Collin Special Utility District office/building, facing the outside, at 2333 Sam Rayburn Hwy., in Melissa, Texas, a place convenient and readily accessible to the general public at all times, and that said Notice was posted on August 11, 2025 at or before 4:30 p.m., and remained so posted at least 72 hours before said meeting was convened.



Allen Knight, General Manager

EXECUTIVE SESSION

The North Collin Special Utility District Board of Directors reserves the right to retire into a closed or executive session concerning any of the items listed on this Agenda whenever it is considered necessary and legally justified under the Texas Open Meetings Act, Texas Government Code 551.001 et. seq., for any and all purposes permitted by the Act, including, but not limited to the following: (1) Section 551.071 - Private consultation with the attorney for North Collin Special Utility District.; (2) Section 551.072 - Discussing purchase, exchange, lease or value of real property; (3) Section 551.074 - Discussing personnel or to hear complaints against personnel. Notice is hereby given that the North Collin Special Utility District Board of Directors reserves the right to discuss, consider, and take all necessary action, including expenditure of funds, regarding each of the agenda items.