

# **NORTH COLLIN SPECIAL UTILITY DISTRICT**

P.O. BOX 343 2333 Sam Rayburn Hwy.

MELISSA, TEXAS 75454

PH. 972-837-2331 [www.northcollinsud.com](http://www.northcollinsud.com) FAX 972-837-2930

## **Special Board of Directors' Meeting**

The North Collin Special Utility District ("NCSUD" or "District") Board of Directors will hold a Special Board of Directors' meeting on Thursday, February 22, 2024 at 7:00 p.m. at NCSUD office at 2333 Sam Rayburn Hwy., Melissa, TX 75454. This meeting will be held in accordance with the following:

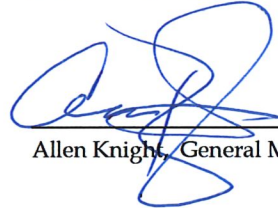
### Agenda

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. 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 98<sup>th</sup> 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. Other pending or contemplated litigation, and settlement offers.
  - e. Purchase of real property.
4. Reconvene into Regular Session and take appropriate action relating to the items of discussion in Executive Session.
5. Discuss and take appropriate action to approve minutes of previous meeting/s.
6. Discuss and take appropriate action to accept monthly financial report.
7. Discuss and take appropriate action regarding the New Hope area overhead storage tank.
8. Acceptance of Certification of Unopposed Candidates. Discuss and take appropriate action regarding Ordinance No. 2024-002, declaring two (2) unopposed candidates for the office of Director at-large in the District's General Election to be held on Saturday, May 4, 2024; adopting an Order to cancel the General Election; and providing for an effective date.
9. Discuss and take appropriate action regarding new transfer pumps at #1 Pump Station.
10. Discuss and take appropriate action regarding Resolution No. 2024-001, approving and adopting the District's Amended Annual Budget for fiscal year beginning January 1, 2024 and ending December 31, 2024; providing for severability, conflicts and savings, and an effective date.
11. Discuss and take action to approve the Non-standard Service Contract (NSC) by and between North Collin Special Utility District (District) and Venetian 141 Swisher, LLC, for Venetian Enclave Phase 1, a subdivision consisting of 611 single-family residential lots located along CR 206 near FM 543.
12. Discuss and take action to approve the NSC by and between the District and Honeycreek Venetian, LLC, for Venetian Enclave Phase 2, a 2,000 multi-family unit development located along CR 205 near FM 543.
13. Discuss and take action to revoke the Amendment to the NSC by and between the District and Chambers Grove MUD No. 1, approved by the Board of Directors on July 20, 2023.  
Discuss and take appropriate action regarding approval of the revised Amendment to the NSC by and between the District and Chambers Grove MUD No. 1, development with 668 single-family residential lots and 290 multi-family units located at CR 206 and CR 971.

14. Discuss and take action to revoke the NSC by and between the District and Texas Land & Building Company, LLC, approved by the Board of Directors on October 19, 2023.  
Discuss and take appropriate action regarding approval of the revised NSC by and between the District and Texas Land & Building Company, LLC for True Street Tech Center, two office/warehouses, located at FM 2933 and New Hope Road.
15. Discuss and take appropriate action regarding analysis of District rates by NewGen Strategies & Solutions due to increase of North Texas Municipal Water District rates.
16. Discuss and take appropriate action on applying late fee procedure.
17. Manager's Report, including but not limited to:
  - a. System maintenance and repairs
18. Future agenda items.

**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 by February 19, 2024 at 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.