

NORTH COLLIN SPECIAL UTILITY DISTRICT

P.O. BOX 343 2333 Sam Rayburn Hwy.
MELISSA, TEXAS 75454
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Board of Directors' Regular Meeting

The North Collin Special Utility District ("NCSUD" or "District") Board of Directors will hold a Regular Board of Directors' meeting on Thursday January 16, 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:

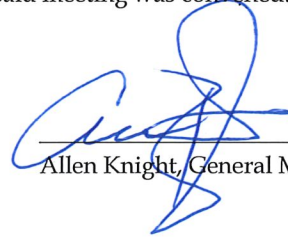
Agenda

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. 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. 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).
 - e. 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).
 - f. Other pending or contemplated litigation, and settlement offers.
 - g. 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 City of Melissa and Vineyard Hill Estates.
8. Discuss and take appropriate action regarding NTMWD water supply delivery point.
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 action to adopt Ordinance No. 2025-001, ordering the District's General Election to be held on Saturday, May 3, 2025, for the purpose of electing two (2) Directors at-large to the District's Board of Directors; appointing an Election Agent; providing for applications for place on the ballot; authorizing the Collin County Elections Administrator to administer and conduct the General Election in accordance with the county's contract for election services and approval thereof; appointing the Early Voting Clerk; designating the locations and times of early voting by personal appearance; providing for applications and submission of ballots for voting by mail; providing for voting by personal appearance on Election Day; providing for other matters in connection to the General Election.
12. Discuss and take action to approve the Legal Services Engagement with Baker Moran Doggett Ma & Dobbs LLP.
13. Discuss and take action to approve Resolution No. 2025-001, declaring a public necessity to acquire real property interests for the construction, relocation, operation, and maintenance of water utility facilities, pipelines, and appurtenances on property located at N. Hardin Blvd. and Bloomdale Rd.; authorizing the District's General Manager to obtain necessary surveys and appraisals, negotiate with landowners, and make offers on behalf of the District to

- acquire said real property interest; authorizing the institution and prosecution of condemnation proceedings to acquire said real property interests; providing for other matters in connection thereto; and providing an effective date.
14. Discuss and take appropriate action regarding a possible Non-standard Service Contract by and between North Collin Special Utility District and Melissa Realty Partners, LLC, for the proposed Armani Farms subdivision consisting of 49 lots located on FM 2933 near CR 1116/CR 412.
 15. Discuss and take appropriate action regarding a possible Non-standard Service Contract by and among North Collin Special Utility District, GRBK Edgewood LLC, Apexx 241AC McKinney Partnership LLC, and Parkwood Hill School Real Estate LLC, for the proposed Bainbridge development consisting of 1,100 to 1,300 lots located north of CR 408 and east of the Creekview Landing Addition.
 16. Manager's Report, including but not limited to:
 - a. System maintenance and repairs
 17. Future agenda items.
 18. 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 January 13, 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.