

# NORTH COLLIN SPECIAL UTILITY DISTRICT

P.O. BOX 343 2333 Sam Rayburn Hwy.

MELISSA, TEXAS 75454

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## Board of Directors' Meeting

The North Collin Special Utility District ("NCSUD" or "District") Board of Directors will hold a Board of Directors' meeting on Thursday, June 19, 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 North Collin Special Utility District 2024 Annual Audit for fiscal year beginning January 1, 2024 and ending December 31, 2024 (FY2024), as prepared by Rutherford & Taylor Company, P.C.
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 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. 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.
5. Reconvene into Regular Session and take appropriate action relating to the items of discussion in Executive Session.
6. Discuss and take appropriate action to approve minutes of previous meeting/s.
7. Discuss and take appropriate action to accept monthly financial report.
8. Discuss and take appropriate action regarding the New Hope area overhead storage tank.
9. Discuss and take appropriate action regarding the future NCSUD office building.
10. Discuss and take appropriate action regarding 120 Water annual contract for lead and copper service line compliance.
11. Discuss and take appropriate action regarding a Non-Standard Service Contract by and between NCSUD and Duff Real Estate LLC, for commercial service to operate a Southern Tire Mart at 2974 University Drive, McKinney, TX.
12. Discuss and take appropriate action regarding a Non-Standard Service Contract by and between NCSUD and Silk Road Invest LLC, for commercial service to operate AA Hail repair services at 2800 E. University Drive, McKinney, TX.
13. Discuss and take appropriate action regarding Resolution No. 2025-004, adopting the District's Investment Policy; declaring the completion of the annual review of the Investment Policy and investment strategies by the Board; providing for a repealing clause, conflicts and savings, severability, and an effective date.

14. Discuss and take action to approve an escrow agreement between the District and GRBK Edgewood LLC, and to approve the Partial Assignment and Assumption of Non-standard Service Contract (NSC) by and between GRBK Edgewood LLC and Meritage Homes of Texas, LLC, related to the Bainbridge NSC.
15. Discuss and take action to approve an Interlocal Contract for Billing and Collecting Utility Service Charges with the City of Melissa, Texas, revised by the City from a previously approved contract for sewer service only.
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 June 16, 2025 at or before 6:30 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.