

# 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

## 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, December 18, 2025 at 3:00 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 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. 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.
  - f. Other pending or contemplated litigation, and settlement offers.
  - g. Purchase of real property.
  - h. Personnel matters/Personnel Policy amendments.
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 to ratify the purchase of an excavator.
8. Discuss and take appropriate action regarding the future NCSUD office building.
9. Discuss and take appropriate action regarding a Non-Standard Service Contract by and among NCSUD, D.R. Horton - Texas, Ltd., and Double R DevCo, LLC, for Silvertrails subdivision, containing 471 single-family residential lots located along FM 1827 near CR 409.
10. Discuss and take appropriate action regarding a Non-Standard Service Contract by and between NCSUD and OPP-Colmena, LP, for Colmena Ranch being single-family residential, multi-family, mixed-use, and commercial development on approx. 2,450 acres at Weston Road and CR 205 in McKinney, Texas.
11. Discuss and take appropriate action regarding a Non-Standard Service Contract by and among NCSUD, Silk Road Invest LLC, and Techno Group, Inc. for commercial service to operate AA Hail repair services at 2800 E. University Drive, McKinney, TX.
12. Discuss and take appropriate action regarding a Non-standard Service Contract by and between NCSUD and Frontier 380 LLC, for commercial service to operate a recycling facilities on 14.99 acres along Hwy 380, adjacent to 2540 E. University Drive, McKinney, Texas 75069.
13. Discuss and take appropriate action regarding SCADA security protocol.
14. Discuss and take appropriate action regarding approval of revised Operations and Maintenance Agreement with Weston Water Supply Corporation.

15. Discuss and take appropriate action regarding storage tank maintenance contract with Maguire Water.
16. Management 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 December 12, 2025 at or before 4:30 p.m., and remained so posted at least three (3) business days before said meeting was convened.

  
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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.