

## NORTH COLLIN SPECIAL UTILITY DISTRICT

P.O. BOX 343 2333 Sam Rayburn Hwy.

MELISSA, TEXAS 75454

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### Special 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, July 10, 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. Sheryl Lynn Bates, Eminent Domain Proceedings in the Collin County Court at Law No. 4, Cause No. 004-02260-2025.
  - b. Other pending or contemplated litigation, and settlement offers.
  - c. Purchase of real property.
  - d. Personnel matters.
4. Reconvene into Regular Session and take appropriate action relating to the items of discussion in Executive Session.
5. Discuss and take appropriate action regarding employee dependent health insurance benefits.
6. Discuss and take appropriate action regarding Texas County & District Retirement System (TCDRS).
7. Discuss and take appropriate action to approve a Non-Standard Service Contract by and among NCSUD, One Mark Realty, L.L.C., and Vineyard Hill Estates, LLC, for Vineyard Estates development, a subdivision containing 236 single-family residential lots located along CR 1217 near FM 2933.
8. Discuss and take appropriate action to approve a Non-Standard Service Contract by and among NCSUD, D.R. Horton - Texas, Ltd., Patel and Patel LLC, Poonuru, LLC, Bade LLC, Duggi LLC, Kuthuru LLC, and Gouri Duggi, for development of an unnamed subdivision's Phase 1 and the portion of Phase 2 located in NCSUD's water service area (CCN), containing over 325 single family residential lots located along FM 1827 near CR 409.
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 to approve an Interlocal Contract for Billing and Collecting Sewer and Garbage Service Charges by and between NCSUD and Chambers Grove Municipal Utility District No. 1 for the Century Farms subdivision.
12. Manager's Report, including but not limited to:
  - a. System maintenance and repairs
13. Future agenda items.
14. 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 July 7, 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.