

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 Special Board of Directors' meeting on Thursday, July 9, 2026 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. City of Princeton, Texas, in the United States District Court for the Eastern District of Texas (Sherman Division); Case 4:23-cv-00002-ALM.
 - b. 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.
 - c. Other pending or contemplated litigation, and settlement offers.
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 future NCSUD office building.
8. Discuss and take appropriate action regarding an Amendment to the Operations and Maintenance Agreement with Weston Water Supply Corporation (WSC) for its water system.
9. Discuss and take appropriate action regarding transfer of Weston WSC CCN to North Collin SUD CCN, including but not limited to approval of Resolution No. 2026-003, a resolution of the Board of Directors of North Collin Special Utility District, Collin County, Texas, approving a Transfer Agreement by and between Weston Water Supply Corporation and North Collin Special Utility District and other matters in connection therewith; providing for severability, conflicts and savings, and an effective date.
10. Discuss and take appropriate action regarding submission of an application and other documents for H.B. 500 grant, including but not limited to approving and adoption of Resolution No. 2026-004, a Resolution by the Board of Directors of North Collin Special Utility District requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.
11. Discuss and take appropriate action regarding a request for NCSUD granting an easement for Hike and Bike Trail on property at Hardin Road and Bloomdale Road.
12. Discuss and take appropriate action to approve a revised Non-standard Service Contract by and between North Collin Special Utility District and Balu Mahi Investments, LLC, for the Bailey Crossing subdivision containing 252 single-family residential lots located along CR 409 near FM 1827, and to revoke the previous version of the contract approved by the Board on May 21, 2026.
13. Discuss and take appropriate action regarding a Non-standard Service Contract by and between North Collin Special Utility District and Forestar Group Inc., for the Everstead subdivision containing 917 single-family residential lots, located at FM 2933 and CR 341.
14. Discuss and take appropriate action regarding a Non-standard Service Contract by and between North Collin Special Utility District and Kenneth Wayne Browder and Wanda Sue Browder, for the Madelynn Meadows subdivision containing 536 single-family residential lots, located at FM 2933 and CR 336.
15. Management Report, including but not limited to:
 - a. System maintenance and repairs
16. Future agenda items.
17. Adjournment.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting and Workshop 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 2, 2026 at or before 4:30 p.m., and remained so posted at least three (3) business days 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.