

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, November 20, 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 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. 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.
 - j. Personnel matters, including employees' 2026 Salary and Bonus package.
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 funding for additional infrastructure projects and submission of related applications.
8. Discuss and take appropriate action regarding the future NCSUD office building.
9. Discuss and take appropriate action regarding Resolution No. 2025-006, adopting the District's Annual Budget for fiscal year beginning January 1, 2026 and ending December 31, 2026; and providing for an effective date.
10. Discuss and take appropriate action regarding a Non-Standard Service Contract by and among NCSUD, Vineyard Hill Estates, LLC, and One Mark Development, L.L.C. for the Vineyard Estates development, a subdivision containing 245 single-family residential lots located along CR 1217 near FM 2933.
11. Discuss and take appropriate action regarding possible amendments to the 2025 Potable Water Supply Contract with North Texas Municipal Water District.
12. Discuss and take appropriate action regarding SCADA security protocol.

13. Discuss and take appropriate action regarding the Interlocal Contract for Billing and Collecting Sewer Service Charges with the City of Melissa, Texas, including approval and execution of the version signed by the City and an effective date for said contract.
14. Discuss and take appropriate action regarding an Operations and Maintenance Agreement with Weston Water Supply Corporation (WSC) for its water system.
15. Discuss and take appropriate action regarding the request from Weston WSC to merge with NCSUD.
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 November 14, 2025 at or before 4:30 p.m., and remained so posted at least three (3) business days before said meeting was convened.



Cynthia Wills, Assistant 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.