

NEVADA SPECIAL UTILITY DISTRICT
108 N. Warren Street
Nevada, Texas 75173
(972) 843-2608

MINUTES OF REGULAR CALLED MEETING OF BOARD OF DIRECTORS

Date: Thursday, March 20, 2025
Time: 6:00 pm
Place: 108 N. Warren Street, Nevada, Texas 75173

AGENDA

1. Call to order and Declaration of Quorum.
Call to order at 6:00 pm by Board President, Debra Caldwell. All members present; quorum declared. Employees present – Johnny Rudisill and Margaret Martin. Visitor/Customer present – Joe Cleveland.
2. Review and approve minutes: February 20, 2025
Motion to approve minutes made by Debra Strickland; seconded by Joe McGahan. All in favor; carried.
3. Approve February 2025 Directors Report.
Motion to approve made by Chad Forsyth; seconded by Debra Strickland. All in favor; carried.
4. Public Comment. (Speakers are limited to 3 minutes each)
No public comment
5. Staff Reports:
 - a) General Manager's report:
Elevon Tower – filling with water delayed due to no power. Waiting on Oncor Building – First design has been red lined. Civil engineering is in process. Funding options are USDA which could take 2 years to complete. Bond is option, which could take 6 months. Bond would allow us to pay off ANBTX and Ditch Witch, build new office and complete Capital Improvement project in Linrock Estates.
MUDs/PID – waiting on Developers
 - b) Office Manager's report:
Directors Pay for first quarter
6. Old Business:
No Old Business

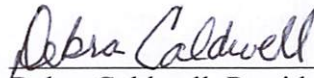


7. New Business:
 - a) President to receive and execute the Certification of Unopposed Candidates.
Certification received and executed.
 - b) Discuss and act on Ordinance No. 2025-002 Cancelling 2025 General Election and declare one candidate elected to the Board of Directors.
Motion to adopt made by Chad Forsyth; seconded by Debra Strickland. All in favor; carried.
 - c) Discuss and act on purchase of new equipment trailer.
Motion to approve purchase, up to \$25,000, made by Debra Strickland; seconded by Vickie Gracy. All in favor; carried.
 8. Executive Session: The board may recess into closed or executive session to discuss the following:
No session.
 9. Reconvene into Regular Session and take any action as a result of the Executive Session.
 10. Future agenda items.
 - a) NSSA – Preserve
 - b) NSSA – Green Wood
 - c) NSSA – Green Developers Inc
 11. Adjourn.
Adjourned at 6:58 pm by Board President, Debra Caldwell.
1. Session under Texas Government Code, Chapter 55, Subchapter D.
 2. The board of directors may vote or act on each of the items listed in this agenda.
 3. During Public Comment person(s) may address the board regarding an item that is not listed on this agenda. Each speaker shall be limited to three (3) minutes. The board is prohibited from deliberating or acting on any matter presented during Public Comment.

CERTIFICATION

I certify that these Minutes were accepted and approved by the Board of Directors on [4/17/25](#)




Debra Caldwell, President

ATTEST:


Margaret Martin, Assistant Secretary

NEVADA SPECIAL UTILITY DISTRICT
108 N. Warren Street
Nevada, Texas 75173
(972) 843-2608

NOTICE OF REGULAR CALLED MEETING OF BOARD OF DIRECTORS

Date: Thursday, March 20, 2025
Time: 6:00 pm
Place: 108 N. Warren Street, Nevada, Texas 75173

AGENDA

1. Call to order and Declaration of Quorum.
2. Review and approve minutes: February 20, 2025
3. Approve February 2025 Directors Report.
4. Public Comment. (Speakers are limited to 3 minutes each)
5. Staff Reports:
 - a) General Manager's report:
 - b) Office Manager's report:
6. Old Business:
7. New Business:
 - a) President to receive and execute the Certification of Unopposed Candidates.
 - b) Discuss and act on Ordinance No. 2025-002 Cancelling 2025 General Election and declare one candidate elected to the Board of Directors.
 - c) Discuss and take action on purchase of new equipment trailer.
8. Executive Session: The board may recess into closed or executive session to discuss the following:
9. Reconvene into Regular Session and take any action as a result of the Executive Session.
10. Future agenda items.
- .11. Adjourn.

CERTIFICATION

I, the undersigned, certify that this Agenda was posted on the bulletin board in front of the regular office of Nevada Special Utility District at 108 N. Warren Street, Nevada, Collin County, Texas on the 17th, of March, 2025 at 4:00 p.m., and that it remained posted and visible to the general public for at least seventy-two (72) hours before said meeting was convened.

By: Margaret Martin
Margaret Martin, Assistant Secretary

NOTICE

1. The Board of Directors reserves the right to adjourn into executive session on any of the items listed on this Agenda, if an item meets the criteria which allows for executive session under Texas Government Code, Chapter 55, Subchapter D.
2. The board of directors may vote or act on each of the items listed in this agenda.
3. During Public Comment person(s) may address the board regarding an item that is not listed on this agenda. Each speaker shall be limited to three (3) minutes. The board is prohibited from deliberating or acting on any matter presented during Public Comment.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or assistance should contact the General Manager of the district at least two (2) working days prior to the meeting at (972) 843-2608 or by facsimile at (972) 843-2609. Braille is not available.

NEVADA SPECIAL UTILITY DISTRICT
108 N WARREN ST
NEVADA, TX 75173
(972) 843-2608

BOARD OF DIRECTORS MEETING
March 20, 2025

CUSTOMER SIGN-IN

CUSTOMER	SERVICE ADDRESS
Printed Name: <u>Joe G. Lovelace</u> Signature: <u>[Signature]</u>	<u>120 Warren St</u> <u>Nevada</u>
Printed Name: _____ Signature: _____	
Printed Name: _____ Signature: _____	
Printed Name: _____ Signature: _____	
Printed Name: _____ Signature: _____	
Printed Name: _____ Signature: _____	

3/20/25

- ① Call to order @ 6:00 pm - Debra Caldwell
Members present - All - quorum declared
Employees - Johnny & Margaret
Visitor - Joe Cleveland
- ② Motion to approve - Debra Strickland
Second - Joe Mc Gahan; All in favor; carried
- ③ Motion to approve - Chad Forsyth
Second - Debra Strickland; All in favor, carried
- ④ No comments
- ⑤a Eleven Tower - delayed due to no power
Building - 1st design - red lined
Civil Engineering in process
Funding - in process
USHA - could take up to 2 yrs
New Bond - ^{6 mths} payoff ANBTX, Ditch
Witch, ^{Cap. Improvements} ~~Upstate~~ Linrock Estates,
MUDs/PID - waiting game
- ⑤b Pay for directors
- ⑥ None
- ⑦a Certification received and executed

3/20/25 Continued

(7b) Motion to adopt - Chad Forsyth; seconded - Debra Strickland; all in favor - carried

(7c) Motion to approve up to \$25,000 - Debra Strickland; seconded - Vickie Gray; all in favor; carried

(8-9) None

(10) NSSA - The Preserve - 771 homes
NSSA - Green Wood - 448 homes
NSSA - Green Developers Inc

(11) Adjourned at 6:58 pm