

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF COLLIN §

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 6 §

The Temporary Board of Directors (the "Board") of Collin County Municipal Utility District of Collin County (the "District") met in regular session, open to the public, on Wednesday, February 12, 2025, at 11:00 a.m., at 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240, an official meeting place located outside the boundaries of the District, for which notice was given as required by Chapter 551, Government Code, and Chapter 49, Texas Water Code.

The roll was called of the members of the Board to-wit:

Will Droese	President
Ryan Duffie	Vice President
Hayley Birmingham	Secretary
Genna Skolnik	Assistant Secretary
Alec Johns	Assistant Secretary

All members of the Board were present, thus constituting a quorum. Also present were Mr. Brian Hunnicutt of Green Brick Partners, Inc., developers in the District; Ms. Alexandra Dollahite of Kimley-Horn & Associates; Inc., the District's Engineers; Ms. Stefani Chastain of Dye & Toverly LLC, the District's Bookkeepers; Mr. Luisenrique Aranda-Beyer of Robert W. Baird & Co., the District's Financial Advisors; and Mr. Ross Martin and Ms. Darsey Norton, Attorneys, and Ms. Melisa Montague, Paralegal, of Winstead PC, the District's Attorneys.

1. Call to Order. The meeting was called to order at 11:05 p.m.
2. Public Communication and Comment. The Board opened the meeting to public comment. Hearing none, Director Droese at the Board close the public communication and comment session of the meeting. Director Birmingham seconded said motion, which carried unanimously.
3. Minutes of January 8, 2025 Board of Directors Meeting. Following a discussion, Director Droese moved that the Board approve the minutes of the January 8, 2025 meeting. Director Birmingham seconded said motion, which carried unanimously.
4. Financial Advisor's Report. No report was given.
5. Engineer's Report. Ms. Dollahite presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as Exhibit "A."

- (a) Ms. Dollahite discussed the status of construction projects within the District. She reported that the construction for Nicholson Ranch, Phase 1, Utilities with KCK Utility Construction, Inc. ("KCK") was ongoing.
- (b) Next, Ms. Dollahite then requested authorization of preparation of construction plans and specifications and authorization to bid for: Nicholson Ranch, Phases 4B and 4C Internal Improvements, Clearing and Grading, Utilities, and Paving.
- (c) Then Ms. Dollahite requested approval of the following award of contracts:
 - (i) Phase 4A – Grading to Serve Nicholson Ranch – Collector Road to FM 2755. Award to Chris Harp Construction, LLC in the amount of \$535,577.00.
 - (ii) Phase 4A – Utilities to Serve Nicholson Ranch – Collector Road to FM 2755. Award to C.W. Young Construction, L.P. in the amount of \$2,023.50.
 - (iii) Phase 4A – Paving to Serve Nicholson Ranch – Collector Road to FM 2755. Award to Chris Harp Construction, LLC in the amount of \$2,771,930.70.
 - (iv) Collector Road Bridge – to Serve Nicholson Ranch. Award to McMahon Contracting in the amount of \$3,381,855.69.
 - (v) Phase 1 Wastewater Treatment Facility to Serve Nicholson Ranch – Construction. Award to Schofield Civil Construction in the amount of \$4,413,920.00.
 - (vi) Phase 1 Wastewater Treatment Facility to Serve Nicholson Ranch – Equipment. Award to AUC Group of Houston, Texas in the amount of \$2,235,600.00.

She noted that award of the bids for the contracts would be subject to the District's Attorneys' approval of the Certificates of Insurance and Payment and Performance Bonds.

- (d) Ms. Dollahite then presented Pay Estimate No. 1 in the amount of \$1,305,656.73 and Change Order No. 1 in the amount of \$398,526.35 for Utilities to serve Nicholson Ranch, Phase 1 with KCK.

Following a discussion, Director Droese moved that the Board accept the Engineer's Report and all items listed therein as recommended by the District's Engineer. Director Birmingham seconded said motion, which carried unanimously.

6. Developer's Report. Mr. Hunnicutt discussed the status of development within the District. He reported that construction of the electric, gas, and telecom was being completed for Nicholson Ranch, Phase 1. He then reported that the next phase of lots should be ready for delivery to the homebuilders by the fourth quarter of 2025, and he said that construction of the amenity center should begin in the fourth quarter as well. Next, Mr. Hunnicutt stated that the construction contract for the Wastewater Treatment Plant (the "WWTP") had been re-bid because there had been some discrepancies in the original bid documents. He said that the District needed to be in compliance with the Texas Commission on Environmental Quality rules for bidding for reimbursement, and he stated that he expected that the WWTP should be online by March 2026.

7. Bookkeeper's Report. Ms. Chastain then presented to and reviewed with the Board copies of a Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B." Following a discussion, Director Droese moved that the Board (i) approve the Bookkeeper's Report; and (ii) authorize payment of invoices. Director Birmingham seconded said motion, which carried unanimously.

8. Resolution Adopting Prevailing Wage Rate Scale for Construction Projects (the "Resolution.") The Board next discussed approval of the Resolution. Ms. Norton noted that Chapter 2258, Texas Government Code, requires the District to determine the general prevailing rate of per diem wages for each craft or type of worker in the locality in which a construction project for the District is to be performed and the general prevailing rate of per diem wages for legal holiday and overtime work. She noted that the District has determined that the Resolution should be an "evergreen" resolution and once the Department of Labor determines a new wage scale rate, the engineer will update the Board and the District's files will be updated with the new exhibit to the Resolution. Following a discussion, Director Droese moved that the Board approve the Resolution as presented. Director Birmingham seconded said motion, which carried unanimously. A copy of the Resolution is attached hereto as Exhibit "C."

9. Insurance Renewal Proposal. Consideration was next given to an insurance renewal proposal. Ms. Norton noted that the premium for the insurance had not changed from the following year and the premium was \$1,795.00. Following a discussion, Director Droese moved that the Board approve and accept the insurance renewal proposal as discussed. Director Birmingham seconded said motion, which carried unanimously. A copy of the insurance renewal proposal is attached hereto as Exhibit "D."

10. Date for the Next Meeting. Upon motion duly made by Director Droese, and seconded by Director Birmingham, the Board scheduled the next meetings at 11:00 a.m. for Wednesday, March 12, 2025, or until further call.

There being no further business to conduct, Director Droese moved that the meeting be adjourned at 11:14 a.m. Director Birmingham seconded said motion, which carried unanimously. The Board adjourned until further call.

APPROVED AND ADOPTED this 12th day of March, 2025.



A handwritten signature in blue ink, appearing to be "John R.", written over a horizontal line.

Secretary, Board of Directors

LIST OF EXHIBITS

Exhibit "A" – Engineering Report

Exhibit "B" – Bookkeeping Report

Exhibit "C" - Resolution Adopting Prevailing Wage Rate Scale for Construction Workers

Exhibit "D" – Insurance Renewal Proposal