

**AGENDA**  
**TALLEY RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1**  
**OF DENTON COUNTY**

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Talley Ranch Water Control and Improvement District No. 1 of Denton County will meet in special session, open to the public, at **12:00 p.m., on Thursday, February 5, 2026, at the offices of Coats Rose, P.C., 16000 North Dallas Parkway, Suite 350, Dallas, Texas 75248**, at which meeting the following items will be considered and acted on:

1. Hear from Public;
2. Consider approving minutes of meeting of September 3, 2025;
3. Hear Bookkeeper's Report, including payment of bills;
4. Hear Developer's Report;
5. Hear Engineer's Report and authorize any necessary action, including:
  - (a) status of construction projects within the District;
  - (b) authorizing Engineer to proceed with the design of District facilities;
  - (c) approving plans and specifications of District facilities;
  - (d) authorizing Engineer to advertise for bids for District projects;
  - (e) authorizing construction contracts and related items;
  - (f) approving report, pay estimates, and change orders for construction projects in progress in the District;
6. Hear Attorney's Report and consider taking appropriate action, including:
  - (a) approval of an Order Calling Directors Election;
  - (b) ratify approval of Denton County Tax-Assessor Collector Agreement; and
  - (c) ratify approval of insurance renewal proposal from McDonald & Wessendorff.

Pursuant to V.T.C.A. Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, security devices and/or economic development negotiations. Pursuant to Section 49.062, Texas Water Code, a written request of at least five registered voters may be submitted to the Board of Directors requesting the Board of Directors to designate a meeting place within the District. If no suitable meeting place exists inside the District, the Board may designate a meeting place outside the District that is located not further than 10 miles from the boundary of the District. If the Board of Directors fails to designate a meeting place within the district or not further than 10 miles from the boundary of the District, after the receipt of such petition, five registered voters may petition the Texas Commission on Environmental Quality to designate a meeting location. Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 788-1600 at least three business days prior to the meeting so that appropriate arrangements can be made.

EXECUTED this 26<sup>th</sup> day of January, 2026.

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(DISTRICT SEAL)

By: Mindy L. Koehne  
Mindy L. Koehne,  
Coats Rose, P.C.,  
Attorneys for the District