

NOTICE OF MEETING

COLE RANCH IMPROVEMENT DISTRICT NO. 3 OF DENTON COUNTY, TEXAS

The Board of Directors (the "Board") of Cole Ranch Improvement District No. 3 of Denton County, Texas will hold a regular meeting on **Friday, March 6, 2026, at 11:00 a.m., at the City of Denton Development Services Center, 401 N. Elm Street - Training Room, Denton, Texas**, to discuss and, if appropriate, act upon the following items:

1. Comments from the public.
2. Approve Sworn Statements, Oaths of Office and Official Bonds for members of the Board.
3. Reorganize the Board and elect officers.
4. Discuss Open Meetings Act and Public Information Act training requirements.
5. Discuss conflict of interest disclosures required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission, and adopt List of Local Government Officers.
6. Authorize execution of Texas Commission on Environmental Quality ("TCEQ") District Registration Form.
7. Adopt Code of Ethics and Travel, Professional Services, and Management Policies, appoint Audit Committee, and adopt Travel Reimbursement Guidelines.
8. Adopt Resolution Establishing Policy on Public Comment and Public Testimony at Open Meetings.
9. Approve Minutes of February 3, 2026, Board meeting.
10. Approve agreement with Dye & Toverly, LLC, to serve as bookkeeper for the District and authorize the bookkeeper to open District operating account.
11. Authorize posting of District name signs.
12. Developer's report; take any action necessary in connection with reimbursement agreements, consents to assignment, or other development-related items.

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 (713) 860-6400 at least three business days prior to the meeting so that the appropriate arrangements can be made.

13. Approval of Joinder Agreement by and between the District and Cole Ranch Improvement District No. 1 of Denton County, Texas, related to the Operating Agreement with the City of Denton, Texas, as amended.
14. Establish time and place for hearing on exclusion of land and authorize publication of notice of hearing; adopt Order Setting Public Hearing on the Exclusion of Certain Lands.
15. Engineering matters, including:
 - a. design;
 - b. approve plans and specifications and authorize advertisement for bids;
 - c. review bids and award contract;
 - d. approve pay estimate, change order, and final acceptance;
 - e. deeds, easements, consents to encroachment, requests for service or utility commitment letters;
 - f. authorize execution of letter to the TCEQ and the Environmental Protection Agency designating the engineer to be the District's agent in dealing with the agencies;
 - g. adopt Order Adopting Section 49.2731 Electronic Bidding Rules;
 - h. adopt Order Adopting Electronic Signature Rules for Construction Contracts;
 - i. adopt Resolution Establishing Criteria for Sureties Issuing Payment and Performance Bonds; and
 - j. determine general prevailing rate of wages for engineering construction projects in locality of the District and adopt Resolution Adopting Prevailing Wage Rate Scale for Engineering Construction.
16. Financial and bookkeeping matters, including:
 - a. adopt Resolution Adopting Fiscal Year End for the District;
 - b. adopt Resolution Adopting Investment Policy;
 - c. adopt Resolution Appointing Investment Officer;
 - d. accept annual disclosure statements for Bookkeeper and Investment Officer; and
 - e. adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.
17. Adopt Resolution Designating Agent for Issuance of Notice to Purchasers.
18. Adopt Order Establishing a Records Management Program and Designating a Records Management Officer.
19. Adopt Resolution Adopting Covered Applications Policy.

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20. Adopt Resolution Establishing Addresses and Methods for Texas Public Information Act Requests.
21. Items for future agendas.
22. Adjourn.

(SEAL)



Attorney for the District
Abogado del Distrito

Cole Ranch Improvement District No. 3 of Denton County, Texas reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section, 551.072 (Deliberations Regarding Real Property), Section 551.073 (Deliberations Regarding Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations Regarding Security Matters), and Section 551.087 (Economic Development).

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