

## NOTICE OF MEETING

### TRADITION MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY

The Board of Directors of Tradition Municipal Utility District No. 1 of Denton County (the "District") will hold a regular meeting on **Tuesday, March 10, 2026, at 12:00 p.m.**, at the offices of Allen Boone Humphries Robinson LLP, 4514 Cole Ave, Suite 1450, Dallas, Texas, to discuss and, if appropriate, act upon the following items:

1. Public comments.
2. Approve minutes from previous meeting.
3. Financial and bookkeeping matters, including payment of the bills, and review of investments.
4. Review and adoption of District's Operating Budget for Fiscal Year Ending April 30, 2027.
5. Tax assessment and collections matters.
6. Consider matters regarding entering into a contract for delinquent tax collection legal services and adopt Resolution Regarding Approval of Legal Services Contract.
7. Annual Review of Resolution Adopting Prevailing Wage Rate Scale for Construction Products.
8. Engineering matters, including:
  - a. status of construction projects within the District;
  - b. authorizing/ratification and preparation of plans and specifications for water, sewer and road improvements;
  - c. approval/ratification of construction plans and specifications of District facilities;
  - d. authorize/ratify Engineer to advertise for bids for District projects;
  - e. award/recission of construction contract(s) and related items;
  - f. approval/ratification of pay application(s) and change order(s) for construction projects in the District;
  - g. approval/ratification of engineering task order(s);
  - h. consider acceptance of certificates of completion and authorize final acceptance of projects;
  - i. deeds, easements, consents to encroachment, requests for service or utility commitment letters;
  - j. notices of default or other matters related to noncompliance with construction contracts; and
  - k. allocation of costs for facilities shared with Tradition Municipal Utility District No. 2B of Denton County.
9. Developer's Report, including consent to assignment of receivables.
10. District website and communication matters.

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) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

11. 2026 Directors Election, including:
  - a. accept Certificate Declaring Unopposed Status of Candidates for Election to Board of Directors;
  - b. adopt Order Cancelling Election and Declaring Unopposed Candidates Elected to Office; and
  - c. authorize cancellation of county contract for election services.
12. Meeting schedule and items for next agenda.

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## AVISO DE ASAMBLEA

### DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES TRADICIÓN NRO. 1 DEL CONDADO DE DENTON

La Junta Directiva del Distrito de Servicios Públicos Municipales Tradición Nro. 1 del Condado de Denton (el "Distrito") llevará a cabo una asamblea ordinaria el **martes 10 de marzo del 2026, a las 12:00 p.m., en las oficinas de Allen Boone Humphries Robinson LLP, 4514 Cole Avenue, Suite Nro. 1450, Dallas, Texas**, para discutir, y de ser necesario, actuar sobre los siguientes puntos:

11. Elección de Directores de 2026, incluyendo:
  - a. aceptar el Certificado que Declara el Estatus de Candidatos Sin Oponentes Para la Elección de la Junta Directiva;
  - b. adoptar una Orden que Cancela la Elección y Declara Electos a los Cargos a los Candidatos Sin Oponentes; y
  - c. autorizar la cancelación del contrato de servicios electorales del condado.



/s/ Stephen M. Robinson

Attorney for the District  
Abogado del Distrito

*Tradition Municipal Utility District No. 1 of Denton County 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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## PUBLIC NOTICE

In Accordance with Texas Government Code, section 2254.1036(a)(1), **Tradition Municipal Utility District No. 1 of Denton County** provides the following written notice to the public in connection with the above agenda item:

1. **Tradition Municipal Utility District No. 1 of Denton County (The District)** is pursuing the legal services of **McCreary, Veselka, Bragg and Allen, P.C., and Sawko and Burroughs, P.C. (The Firm)** a delinquent tax collection law firm, to collect delinquent taxes owed to the The District. The desired outcome of the legal services would be for The District to collect the delinquent taxes that it is owed in as short a time period as is possible.
2. McCreary, Veselka, Bragg and Allen, P.C. has been competently collecting delinquent taxes for governmental entities across the State of Texas since 1961, and currently represents hundreds of Texas taxing units in the collection of delinquent taxes. McCreary, Veselka, Bragg and Allen, P.C. is a competent, qualified, and experienced delinquent tax collection law firm.
3. Sawko and Burroughs, P.C. has been competently collecting delinquent taxes for governmental entities in Denton County since 1994.
4. McCreary, Veselka, Bragg and Allen, P.C. and Sawko and Burroughs, P.C. have been jointly representing taxing jurisdictions in collecting delinquent property taxes in Denton County since 2017.
5. The legal services desired by The District that are the subject of the contract cannot be adequately performed by the attorneys and supporting personnel of The District because the filing of a delinquent tax suit or tax warrant requires an attorney licensed by the State Bar of Texas, and The District does not have sufficient attorneys on its payroll to perform the work in house.
6. The legal services desired by The District that are the subject of the contract cannot be reasonably obtained from attorneys in private practice under a contract providing for the payment of hourly fees without contingency because The District does not have funds in its budget to pay hourly fees and other costs incurred to implement an effective delinquent tax collection program under a contract providing only for the payment of hourly fees and costs. Texas Tax Code, sections 6.30; 33.07; 33.08 and 33.11 allow The District to recover a penalty to defray the costs of collecting delinquent taxes, only if The District has entered a contract with a private attorney pursuant to Tax Code, section 6.30.
7. To defray the cost of collecting delinquent taxes as provided by Texas Tax Code, sections 6.30; 33.07; 33.08 and 33.11, to save money and ensure that the collection of delinquent taxes is diligently prosecuted throughout The District, a contingent fee contract with The Firm is in the best interests of the residents of The District.