

## NOTICE OF MEETING

### COLE RANCH IMPROVEMENT DISTRICT NO. 1 OF DENTON COUNTY, TEXAS

The Board of Directors of Cole Ranch Improvement District No. 1 of Denton County, Texas (the "District") will hold a regular meeting on **Tuesday, April 14, 2026, at 2:00 p.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. Determination of quorum and call to order.
2. Public comment(s) - In accordance with the Open Meetings Act, Directors are prohibited from acting on or discussing any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the agenda items are appreciated by the Board of Directors and may be taken into consideration at this time or during that agenda item. Please complete a Public Input Form if you desire to address the Board. All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.
3. Review and approve minutes of February 17, 2026, Board meeting.
4. Termination of agreement with R.W. Baird & Co., Inc., as financial advisor to the District.
5. Execution of agreement with Cedar Creek Municipal Advisors to serve as financial advisor to the District.
6. 2026 Directors Election, including:
  - a. accept Certificate Declaring Unopposed Status of Candidates for Election to the 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.
7. 2026 Bond Elections, Operation and Maintenance Tax Elections and Contract Tax Election matters, including:
  - a. adopt Resolution Adopting Voting System; and
  - b. authorize posting of early voting and election day roster.

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 the appropriate arrangements can be made.

8. Approve form of Contract for Financing, Operation, and Maintenance of Regional Water, Sanitary Sewer, Storm Sewer, Road and Other Facilities by and between Cole Ranch Improvement District No. 1 of Denton County, Texas (as "Regional District") and Cole Ranch Improvement District No. 1 of Denton County, Texas (as "Participating District").
9. Report regarding development matters in District, including approval of Developer Reimbursement Agreement by and between the District and Cole Ranch Development LP.
10. Engineer's report, including the following items and actions:
  - a. status of District construction projects;
  - b. authorize preparation of plans and specifications for District construction projects;
  - c. approve plans and specifications and authorize advertising for construction contracts;
  - d. approve\ratify award of construction contract(s), including award of construction contracts;
  - e. approve\ratify disbursements, pay application(s), and change order(s) to construction contracts; and
  - f. deeds, easements, consents to encroachment, requests for service or utility commitment letters.
11. Authorize renewal of District's insurance policies, including review of Engineer's list of District facilities to be insured.
12. Financial and bookkeeping matters, including payment of bills and the taking of any other action necessary or appropriate in connection therewith.
13. Adopt amended operating budget for District's fiscal year.
14. Adopt Resolution Changing Out-of-District Meeting Places.
15. Communications/website report and authorize any appropriate action in connection with the same.
16. Future agenda items.
17. Adjourn.

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**AVISO DE ASAMBLEA**

**DISTRITO DE MEJORAMIENTO NO. 1 DE COLE RANCH  
DEL CONDADO DE DENTON COUNTY, TEXAS**

La Junta Directiva del Distrito de Mejoramiento No. 1 de Cole Ranch del Condado de Denton, Texas celebrará una reunión ordinaria **el martes 14 de abril de 2026 a las 2:00 en la tarde, en la City of Denton Development Services Center, 401 N. Elm Street, Training Room, Denton, Texas**, para discutir y de ser necesario actuar sobre los siguientes puntos:

3. 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.
  
4. Elecciones de Bonos, Elecciones de Impuestos de Operación y Mantenimiento, y Elección de Impuesto de Contrato Especial de 2026, que incluye:
  - a. adoptar una Resolución para Adoptar un Sistema de Votación; y
  - b. autorizar la publicación de la lista de votación anticipada y del día de elección.



Attorney for the District  
Abogado del Distrito

*Cole Ranch Improvement District No. 1 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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Exhibit 1  
**TAXPAYER IMPACT STATEMENT**

For the Fiscal Year **2025**

The proposed budget will have no impact on the property tax bill for an average resident homestead as there are no properties that qualify for a residential homestead exemption within the boundaries of **Cole Ranch Improvement District #1** as of the date of the most recent certified values provided by **Denton County Appraisal District**.