

AGENDA
MASSEY ROAD MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY

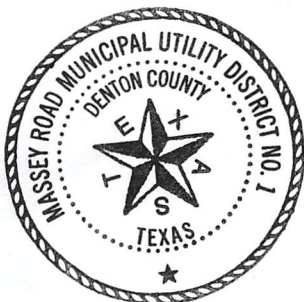
Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Massey Road Municipal Utility District No. 1 of Denton County will meet in **special** session, open to the public, at **12:00 p.m.**, on **Thursday, May 5, 2026**, at the offices of **Lackland Holdings, 3045 Lackland Road, Fort Worth, Texas 76116**, a designated meeting place outside the boundaries of the District, , at which meeting the following items will be considered and acted on:

1. Hear from the public;
2. Consider approving minutes of the meeting of January 22, 2026;
3. Hear Bookkeeper's Report and authorize payment of bills;
4. Hear Developer's Report;
5. Hear Engineer's Report and consider taking any action requested by Engineer, including:
 - (a) status of construction projects within the District;
 - (b) authorize Engineer to proceed with the design of District facilities;
 - (c) approve plans and specifications of District facilities;
 - (d) authorize Engineer to advertise for bids for District projects;
 - (e) authorize construction contracts and related items;
 - (f) approve report, pay estimates, and change orders for construction projects in progress in the District;
 - (g) consider acceptance of certificates of completion and authorize final acceptance of projects;
6. Consider terminating Municipal Advisory Services Agreement by and between the District and Robert W. Baird and Co. Incorporated;
7. Consider approving engagement letter with Cedar Creek Municipal Advisors, LLC;
8. Hear Financial Advisor's Report and authorize any action requested;
9. Hear Attorney's Report and consider taking any action required, including:
 - (a) approval of an Order Canvassing and Declaring Election Results of Confirmation and Directors Election, Bond Election, and Maintenance Tax Election;
 - (b) approval of an Amended Notice to Sellers and Purchasers;
 - (c) approval of an Order Adopting a Code of Ethics, a Fees and Expense Policy, a Policy Relating to Consulting Services, Uniform Financial Accounting and Reporting Standards, a Policy Relating to Adoption of an Annual Operating Budget, and Creating an Audit Committee of the Board of Directors;
 - (d) approval of a Resolution Adopting Policies for Capitalization and Depreciation of District Assets;
 - (e) approval of an Order Adopting Records Management Program, Schedules, and Policies;
 - (f) approval of an Order Designating Investment Officer and Establishing Rules, Policies and Code of Ethics for Investment of District Funds and Review of Investments; and
 - (g) approval of a Resolution Adopting Prevailing Wage Rates.

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. 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 27th day of April, 2026.

MASSEY ROAD MUNICIPAL UTILITY
DISTRICT NO. 1 OF DENTON COUNTY



By: Mindy L. Koehne
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