

AGENDA
RIBBONWOOD 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 Ribbonwood Municipal Utility District No. 1 of Denton County will meet in **regular** session, open to the public, at **11:30 a.m.**, on **Wednesday, August 12, 2026 at 16000 North Dallas Parkway, Suite 350, Dallas, Texas 75248**, at which meeting the following items will be considered and acted on:

1. Hear from the public;
2. Consider approving the minutes of the meeting of June 10, 2026;
3. Hear Bookkeeper's Report and authorize payment of bills;
4. Hear Developer's Report and authorize any necessary action;
5. Hear Engineer's Report and authorize any necessary action, including:
 - (a) authorize Engineer to proceed with the design of District facilities;
 - (b) approve plans and specifications of District facilities;
 - (c) authorize Engineer to advertise for bids for District projects;
 - (d) approve report, pay estimates, and change orders for construction projects in progress in the District;
 - (e) authorize construction contracts and related items;
6. Hear Financial Advisor's Report and authorize any necessary action;
7. Hear Attorney's Report and consider taking any action required, including:
 - (a) approve Resolution Declaring Development Status of the District;
 - (b) call public hearing on proposed tax rate and authorize distribution of Notice of Hearing;
 - (c) approve Contract for Collection of Delinquent Property Taxes;
 - (d) approve Resolution Approving Contract for Collection of Delinquent Property Taxes; and
 - (e) approve Resolution Evidencing Review of Investment Policy.

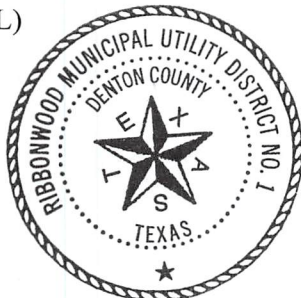
Pursuant to V.T.C.A. Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, security devices 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 30th day of July, 2026.

RIBBONWOOD MUNICIPAL UTILITY
DISTRICT NO. 1 OF DENTON COUNTY

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

(DISTRICT SEAL)



PUBLIC NOTICE

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

1. **Ribbonwood 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.