

AGENDA
CLEAR SKY MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY

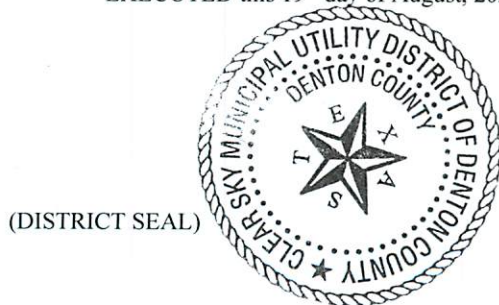
Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Clear Sky Municipal Utility District of Denton County (the "District") will meet in **special session**, open to the public, at **12:00 p.m.**, on **Thursday, August 27, 2026, at the following location: 2727 Routh Street, Dallas, Texas 75201**, 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 the minutes of the meeting of July 23, 2026;
3. Hear Bookkeeper's Report and authorize payment of the bills;
4. Hear Developer's Report and authorize any necessary action;
5. Hear Engineer's Report and authorize any necessary action, including:
 - (a) status of construction projects within the District;
 - (b) authorizing Engineer to proceed with the design of District facilities;
 - (c) approving plans and specifications of District facilities;
 - (d) authorizing Engineer to advertise for bids for District projects;
 - (e) authorizing construction contracts and related items;
 - (f) approving report, pay estimates, and change orders for construction projects in progress in the District; and
6. Consider ratifying Legal Fee Agreement with McCall, Parkhurst & Horton, LLP, related to the issuance of public securities;
7. Approval of a Resolution Approving Legal Fee Agreement, Including Contingent Fee for Legal Services Related to the Issuance of Public Securities;
8. Hear Financial Advisor's Report and consider taking any action requested;
9. Consider matters related to the District's Unlimited Tax Utility Bonds, Series 2026 (the "Bonds"), including
 - (a) review bids and consider awarding sale of the Bonds;
 - (b) Order Approving Official Statement;
 - (c) Order Authorizing Issuance of the Bonds;
 - (d) General Certificate;
 - (e) Signature Identification and No-Litigation Certificate;
 - (f) letters addressed to Attorney General of Texas and Coats Rose, P.C., regarding dating of the Signature Identification and No-Litigation Certificate and the General Certificate and letters to the Comptroller regarding delivery of the Initial Bonds;
 - (g) Paying Agent/Registrar Agreement;
 - (h) Rule 15c2-12 Certificate;
 - (i) Closing Certificate of President;
 - (j) Tax Exemption Certificate;
 - (k) IRS Form 8038-G;
 - (l) DTC Blanket Letter of Representation; and
 - (m) take such other actions and execute such other documents and certificates necessary to obtain approval of the Bonds by the Attorney General;
10. Hear Attorney's Report and consider taking any action required, including:
 - (a) conduct a public hearing on the 2026 tax rate;
 - (b) adopt an Order Setting Tax Rate and Levying Tax for 2026; and
 - (c) approval of an Amended Notice to Sellers and Purchasers for the 2026 tax rate, and authorize the filing of same in the Denton County Real Property Records.

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 19th day of August, 2026.



CLEAR SKY MUNICIPAL UTILITY DISTRICT
OF DENTON COUNTY

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

Notice of Contingent Fee Legal Services Contract

Clear Sky Municipal Utility District of Denton County (the "District") requires the assistance of outside legal counsel in carrying out its responsibilities related to the issuance of the District's municipal securities and other related matters from time to time. Pursuant to Section 2254.102(e) of the Texas Government Code, as amended (the "Contingent Fee Act"), the District is required to provide written notice to the public stating certain criteria in connection with the engagement of legal counsel to be paid in accordance with a contingent fee legal services agreement (the "Contract"). This notice is given in accordance with the Contingent Fee Act. This notice relates to the engagement of McCall, Parkhurst & Horton L.L.P. ("Outside Counsel") as disclosure counsel to the District.

The District is pursuing the issuance and sale of municipal securities and may pursue other debt obligations from time to time. In that regard, the District requires the representation of Outside Counsel for the purpose of providing legal representation to the District in the area of federal securities law pertaining to the issuance of such public securities, and for achieving an efficient and lawful issuance of municipal securities and other debt obligations by the District from time to time. Outside Counsel is a well-qualified law firm with more than 100 years of experience and has represented numerous entities similar to the District in matters relevant to the Contract. The District has not engaged Outside Counsel for previous matters. The District cannot adequately perform the legal services with attorneys and supporting personnel of the District because the District does not employ in-house counsel and, due to the state law complexity and federal law intricacies relating to the issuance of public securities, engagement of Outside Counsel is necessary for the issuance of municipal securities. The District has found that the attorneys or law firms with experience in matters relevant to the Contract do not perform their legal services on an hourly basis; rather, such attorneys and law firms are engaged and are paid only to the extent such attorney or law firm completes the matters relevant to the Contract on behalf of the District. It is in the best interest of the residents and taxpayers and/or ratepayers of the District for the District to engage Outside Counsel on a contingency basis because of the nature of the transaction for which the legal services will be obtained, and, moreover, the District wishes to preserve its right to discontinue the transaction that is the subject of the Contract for any reason (financial or otherwise) at no expense to the District.