

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, September 15, 2026, at 2:00 p.m., at the Quakertown Civic Center, 321 E. McKinney Street, Denton, Texas 76201**, 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. Ratify adoption of:
 - a. Order Adopting Section 49.2731 Electronic Bidding Rules related to construction contracts;
 - b. Order Adopting Electronic Signature Rules for Construction Contracts;
 - c. Resolution Establishing Criteria for Sureties Issuing Payment and Performance Bonds related to construction contracts; and
 - d. Resolution Adopting Prevailing Wage Rate Scale for Engineering Construction.
4. Minutes of August 18, 2026, Board meeting.
5. Developer's report; take any action necessary in connection with reimbursement agreements, consents to collateral assignment, or other development-related items.
6. Consider approval of Interlocal Agreement for Operation and Maintenance of Gateway Monument Improvements.
7. Engineer's report, including the following items and actions related to expansion of Hickory Creek Wastewater Trunk Main; grading and paving, water, sanitary sewer, and drainage facilities in Phase 1A Phase 1B, 24-inch, 36-inch, and 12-inch water utilities, Lake 12 improvements, and Lake 13 improvements:

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.

- 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.
8. Financial and bookkeeping matters, including payment of bills and the taking of any other action necessary or appropriate in connection therewith.
9. Adopt budget for fiscal year ending September 30, 2027.
10. Engage auditor to conduct audit for fiscal year ending September 30, 2026.
11. District communications report, website and technology review, and recommendations; take any appropriate related action.
12. Future agenda items.
13. Adjourn.



Attorney for the District

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).

Cole Ranch Improvement District No. 1

General Fund Operating Budget
October 2026 through September 2027

DRAFT

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Exhibit 1
TAXPAYER IMPACT STATEMENT

For the Fiscal Year **2026**

The Cole Ranch Improvement District No. 1 of Denton County, Texas does not levy an operations and maintenance tax to fund its operations and maintenance budget, and the proposed operations and maintenance budget will not impact the property tax bill of a homestead within the boundaries of the **Cole Ranch Improvement District No. 1 of Denton County, Texas**.