

AGENDA
NORTHLAKE MUNICIPAL MANAGEMENT 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 Northlake Municipal Management District No. 1 of Denton County will meet in **special session**, open to the public, at **12:00 p.m., on Wednesday, September 23, 2026, at 2701 North Market Square, Northlake, Texas 76247**, a designated location inside 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 meeting held on August 12, 2026;
3. Hear Bookkeeper's Report and consider taking action requested, including approval of payment of bills;
4. Consider adopting an amended budget for the fiscal year ending August 31, 2027;
5. Hear Developer's Report;
6. Hear Operator's Report and consider taking any action requested, including authorizing maintenance and repairs to District facilities;
7. Hear Engineer's Report and consider taking any action requested, 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;
 - (h) consider authorizing any necessary action related to the maintenance, operation, and repair of District facilities, including authorizing Engineer to proceed with the evaluation and potential repair of drainage ways;
8. Hear Financial Advisor's Report and consider taking any action requested;
9. Consider matters related to the District's Unlimited Tax Road Bonds, Series 2026 (the "Bonds") including:
 - (a) review and approve the Preliminary Official Statement (the "POS") and Notice of Sale for the Bonds; consider approving an Order Distributing the POS;
 - (b) authorize the District's Financial Advisor to advertise the sale of the Bonds;
 - (c) consider authorizing preparation of the developer reimbursement audit report for the Bonds;
 - (d) consider authorizing District consultants to take any and all action necessary to proceed with the issuance of the Bonds;
10. Hear Attorney's Report and consider taking any action requested:
 - (a) conduct public hearing on proposed 2026 tax rate;
 - (b) approval of an Order Setting Tax Rate and Levying Tax for 2026; and
 - (c) approval of an Amended Notice to Sellers and Purchasers regarding the 2026 tax rate.

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 15th day of September, 2026.

NORTHLAKE MUNICIPAL MANAGEMENT DISTRICT NO. 1 OF
DENTON COUNTY



(DISTRICT SEAL)

By: _____

Mindy L. Koehne
Mindy L. Koehne
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