

## 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, October 20, 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. Minutes of September 15, 2026, Board meeting.
4. Developer's report; take any action necessary in connection with reimbursement agreements, consents to collateral assignment, or other development-related items.
5. Discuss status of City of Denton's approval of Interlocal Agreement for Operation and Maintenance of Gateway Monument Improvements.
6. Discuss District's rights and responsibilities concerning Cole Ranch Lakes 12 and 13, and take appropriate action in connection therewith.
7. Engineer's report, including the following items and actions related to expansion of Hickory Creek Wastewater Trunk Main, mass grading improvements to serve Phases 1A & 1B, paving, water, sanitary sewer, and drainage facilities in Phases 1A & 1B, 24-inch, 36-inch, and 12-inch water utilities, Lakes 12 and 13 improvements:
  - 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;

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.

- 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. District communications report, website and technology review, and recommendations; take any appropriate related action.
10. Future agenda items.
11. Adjourn.



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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).*