

## NOTICE OF MEETING

### BELMONT FRESH WATER SUPPLY DISTRICT NO. 1 OF DENTON COUNTY

The Board of Supervisors of Belmont Fresh Water Supply District No. 1 of Denton County will hold a regular meeting on Monday, February 9, 2026, at 7:00 p.m., at 1301 Homestead Way, Argyle, Texas, to discuss and, if appropriate, act upon the following items:

1. Determine quorum and call to Order.
2. Public comment(s) – In accordance with the Open Meetings Act, Supervisors are prohibited from acting on or discussing any items brought before them at this time not listed on this agenda. Citizen's comments will be limited to 3 minutes. Comments about any of the agenda items may be taken into consideration at this time or during that agenda item. 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. Consent Items:
  - a. Minutes of December 8, 2025, and January 12, 2026, Board of Directors meetings;
  - b. Developer's report, including status of lot development, and lot/home sales;
  - c. Tax collections report;
  - d. Town of Northlake law enforcement patrol activity report; and
  - e. All-American Dogs, Inc., patrol activity report.
4. Financial and bookkeeping matters, including:
  - a. Approval of Bookkeeper's Report and payment of bills, and take any action necessary or appropriate in connection therewith.
5. Special Action Items, including:
  - a. Adopt Resolution Concerning Exemptions from Taxation;
  - b. Adopt Resolution Providing for Additional Penalty for Tax Collection; and
  - c. Annual review of Resolution Adopting Prevailing Wage Rate Scale for Engineering Construction.
6. Reports and recommendations from Triton and Website Committee; review of resident requests and communication submitted via website, and the taking of any action necessary or appropriate in connection therewith.
7. Construction, Maintenance, and Repair Matters, including:
  - a. Review and approve engineer's report:
    - i. status of construction projects within the District;
    - ii. authorizing/ratification and preparation of plans and specifications for water, sewer, and road 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 appropriate arrangements can be made.

- iii. approval/ratification of construction plans and specifications and authorize/ratify advertising for bids for contract(s);
- iv. award/rescission of contract(s) for District project(s);
- v. approval/ratification of pay application(s) and change order(s);
- vi. approval/ratification of engineering task order(s);
- vii. acceptance of certificate of completion and authorize final acceptance of District utility and paving projects; and
- viii. consider maintenance and repair issues, and authorization and acceptance of proposals in connection with same; discussions regarding improvements in aid of District streets.

- b. Review District safety matters, including:
  - i. Street Light Heads and LM80 Curve;
  - ii. Cleveland Gibbs and OJR Crosswalk;
  - iii. Capital Recovery Fee Update; and
  - iv. Salting/Plowing Roads.

8. Other Discussion Items:
  - a. Committee and Police Liaison reports and recommendations;
  - b. Report from Board of Supervisors regarding individual actions taken over prior month;
  - c. Discussion regarding possible annexation by Town of Northlake; establish committee in connection with same;
  - d. Discussion regarding Interlocal Agreement for Law Enforcement Services; and
  - e. Discussion regarding litigation styled *Michael Ganz, Sherri Ganz, Harris Hughey, and Cheryl Hughey v. Toll Southwest, LLC, et al.*, and take any related action.
9. 2026 Supervisors Election, including status of election.
10. Items for placement on future meeting agendas.
11. Adjourn.

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## AVISO DE ASAMBLEA

### **DISTRITO DE SUMINISTRO DE AGUA DULCE NRO. 1 DE BELMONT DEL CONDADO DE DENTON**

La Junta de Supervisores del Distrito de Suministro de Agua Dulce Nro. 1 de Belmont del Condado de Denton llevará a cabo una asamblea ordinaria el lunes 9 de febrero de 2026, a las 7:00 p.m., en 1301 Homestead Way, Argyle, Texas, para discutir y, de ser necesario, actuar sobre los siguientes puntos:

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9. Elección de Supervisores de 2026, que incluye el estado de la elección.



  
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Attorney for the District

*Belmont Fresh Water Supply District No. 1 of Denton County 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 about Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.086 (Economic Development).*

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