

## 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, May 11, 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. 2026 Supervisors Election, including:
  - a. approve and distribute Certificates of Election; and
  - b. approve Directors’ Sworn Statements, Bonds, and Oaths of Office.
4. Reorganize Board and elect officers.
5. Open Meetings Act and Public Information Act Training Requirements.
6. Conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission and List of Local Government Officers.
7. Cybersecurity and artificial intelligence requirements.
8. Consent Items:
  - a. Minutes of April 13, 2026, Board of Supervisors meeting;
  - 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.
9. Financial and bookkeeping matters, including approval of Bookkeeper’s Report and payment of bills, and take any necessary or appropriate action in connection therewith.
10. Special Action Items, including:
  - a. approve audit for fiscal year end January 31, 2026; and
  - b. terminate Municipal Advisory Services Agreement with Robert W. Baird & Co. Incorporated and engage Cedar Creek Municipal Advisors, LLC as the District’s Financial Advisor.
  - c. authorize attendance and discuss travel reimbursement guidelines and supervisor expenses for the Association of Water Board Directors

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.

summer conference.

11. 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.
12. Construction, Maintenance, and Repair matters, including:
  - a. review and approve engineer's report, including:
    - i. status of construction projects within the District;
    - ii. authorizing/ratification and preparation of plans and specifications for water, sewer, and road improvements;
    - 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. Prairie View Farms Channel;
    - ii. Harvest Streetlight Update;
    - iii. 4th Street Parking;
    - iv. Tree Trimming;
    - v. Capital Recovery Fee Update; and
    - vi. Cleveland Gibbs Name Change.
13. 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 Interlocal Agreement for Law Enforcement Services;
  - d. discussion regarding litigation styled *Michael Ganz, Sherri Ganz, Harris Hughey, and Cheryl Hughey v. Toll Southwest, LLC, et al.*, and take any related action; and
  - e. discussion regarding a request for permission to use a section of Old Justin Road for the Cross Timbers Marathon, and the taking of any action necessary or appropriate in connection therewith.
14. Items for placement on future meeting agendas.
15. Adjourn.

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## AVISO DE ASAMBLEA

### EL DISTRITO DEL SUMINISTRO DEL AGUA DULCE DE BELMONT NO. 2 DEL CONDADO DE DENTON

La Junta de Supervisores de Distrito Del Suministro Del Agua Dulce De Belmont No. 1 Del Condado De Denton llevara a cabo una asamblea ordinaria el lunes 11 de mayo 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:

3. Elección de Supervisores de 2026, incluyendo:
  - a. aprobar y distribuir Certificados de Elección; y
  - b. aprobar Declaraciones Juradas, Fianzas y Juramentos al Cargo de los Directores.



  
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Attorney for the District  
Abogado del Distrito

*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).*