

NOTICE OF MEETING

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

The Board of Directors of Collin County Municipal Utility District No. 1 will hold a regular meeting on **Monday, August 26, 2024, at 6:00 p.m.**, at **1234 Homestead Court, Celina, Texas 75009**, 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, Directors are prohibited from acting on or discussing any new 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. 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. Discussion regarding review of District's Order Establishing Policy Regarding Director Per Diems and Fees of Office and Policies Relating to Ethical Conduct, Fiscal Matters and Consulting Services, including review of the procurement of professional services and the procedures for evaluation of District consultants, and the taking of any action in connection therewith;
4. Adoption of Resolution Regarding Development Status for 2024 Tax Year;
5. Discuss 2024 tax rate, set public hearing date, and authorize notice of public hearing regarding adoption of tax rate;
6. Authorize preparation for sale of the District's Series 2024 Unlimited Tax Road Bonds, and the taking of any action in connection therewith;
7. Update on Lee Engineering study, traffic study considerations for stop sign and speed limit, traffic warrant study for one or more intersections on Laughlin Lane and Forefront Ave. and other neighborhood exits, traffic on Frontier/Bridgewater, status of crosswalk installation, status of safety initiatives around landscaping areas, and the taking of any action in connection therewith;
8. Discussion and consideration of the District's communications and website partnership consultant; discussion around message board utilization; presentation from Infinity Services, LLC, and the taking of any action in connection therewith;
9. Update and discuss status of Purchase and Sale Agreement with PISD, including the approval of form of Land Use Restriction Agreement and Memorandum for Right of First Refusal and Repurchase; approval of and authorization to move forward with closing the sale; and authorizing the

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- taking of any action in connection with the closing, including authorizing and directing the Board President and Secretary to sign any documents necessary to effectuate the closing;
10. Discussion regarding use of motorized scooters and E-bikes on trails and roads, and the taking of any action in connection therewith;
 11. Consent Items:
 - a. Approval of Minutes of July 29, 2024 and August 2, 2024, Board of Directors Meetings;
 - b. Acceptance of developer's report; and
 - d. Acceptance of tax assessor-collector's report(s);
 12. Acceptance of General Manager's report, including but not limited to, District-wide landscaping, irrigation, and erosion issues; review of pending projects matrix; and review of special projects;
 13. Review and approval of bookkeeper's report and payment of bills, and the taking of any action in connection therewith;
 14. Review of District Operating/General Fund Budget for fiscal year ending September 30, 2025, and the taking of any action in connection therewith;
 15. Acceptance of engineer's report regarding projects for Light Farms miscellaneous road improvements and traffic issues and signage proposals, tributary sediment and clean-up/repair proposals, miscellaneous erosion, landscaping, and hardscape issues, and pavement lifting and modification;
 - a. Status of construction projects within the District;
 - b. Authorizing preparation of construction plans and specifications;
 - c. Approval\ratification of construction plans and specifications;
 - d. Approval\ratification of advertising for bids for contract(s);
 - e. Approval of award of construction contract(s);
 - f. Approval\ratification of Pay Applications and Change Order(s);
 - g. Approval\ratification of Engineering Task Order(s);
 - h. Acceptance of certificate of completion and authorize final acceptance of facilities, amendment of plat(s) and/or easement(s);
 - i. Miscellaneous items;
 16. Review and discussion of Order Adopting Policies Regarding Maintenance, Repair, and Improvement of Sidewalks and Landscaping in Road Right of Way in comparison with Celina Ordinance;
 17. Discuss status of application of City of Celina solicitation ordinance to Light Farms; Approval of Eleventh Amendment to the Amended and Restated Development Agreement with City of Celina, if necessary;

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18. Review and adoption of Resolution Confirming District Office and Meeting Locations and Establishing an Additional Meeting Location Outside the Boundaries of the District; and
19. Adjourn.



A handwritten signature in black ink, appearing to read "JAZ", is written above a horizontal line.

Attorney for the District

Collin County Municipal Utility District No. 1 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).

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