

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, September 14, 2026, at 7:00 p.m.**, at 1301 Homestead Way, Argyle, Texas 76226, 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 August 10, 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.
4. Financial and bookkeeping matters, including approval of Bookkeeper's Report and payment of bills, and take any necessary or appropriate action in connection therewith.
5. Special Action Items, including:
 - a. conduct public hearing regarding District's tax rate, adopt Order Levying Taxes, and authorize execution of Amendment to Information Form; and
 - b. discuss proposal to schedule a Town Hall, and take any action related thereto.
6. Review District Communications Consultant Report, website technology review, and recommendations; and take any appropriate related.
7. Engineer's Report, 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 and approve engineer's report, including:

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.

- i. Cayenne Drive Drainage Channel;
 - ii. Harvest Summer Concrete Repairs;
 - iii. Assignment of Westwood Contract; and
 - iv. Crosswalk Striping and Cleveland Gibbs Striping.
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; and
 - c. discussion regarding Interlocal Agreement for Law Enforcement Services.
9. Items for placement on future meeting agendas.
10. Convene in Executive Session pursuant to Section 551.072 and 551.071, Texas Government Code, to conduct a private consultation with attorney regarding;
 - a. pending or contemplated litigation, or a settlement offer; or
 - b. deliberate the purchase, exchange, lease, or value of real property.
11. Reconvene in Open Session and authorize any appropriate action related to the following:
 - a. litigation styled *Michael Ganz, Sherri Ganz, Harris Hughey, and Cheryl Hughey v. Toll Southwest, LLC, et al.*;
 - b. Prairie View Farms Channel negotiation; and
 - c. Cayenne Drive Drainage Channel.
12. Discuss October meeting schedule.
13. Adjourn.



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).