

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, August 10, 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 July 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.
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. discuss 2026 tax rate, set public hearing date, and authorize notice of public hearing regarding adoption of tax rate;
 - b. terminate Agreement for Bookkeeping Services with Dye & Toverly, LLC and engage Toverly Accounting Consultants, LLC, as the District's bookkeeper; and
 - c. discuss reimbursement of eligible expenses, 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);
 - a. Don Smith Summer Concrete Repairs
 - 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

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.

- of proposals in connection with same; discussions regarding improvements in aid of District streets;
- b. review and approve engineer's report, including:
 - i. Phase 15 Pond Clean Up;
 - ii. Prairie View Farms Channel; and
 - iii. Tree Trimming.
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 Interlocal Agreement for Law Enforcement Services;
 - d. discussion regarding Development Agreement and possible annexation; 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. 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.*; and
 - b. Prairie View Farms Channel negotiation
12. 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).