

**ALPHA RANCH FRESH WATER SUPPLY DISTRICT NO. 1
OF DENTON AND WISE COUNTIES**

TO: THE BOARD OF DIRECTORS OF ALPHA RANCH FRESH WATER SUPPLY DISTRICT NO. 1 OF DENTON AND WISE COUNTIES AND TO ALL OTHER INTERESTED PERSONS:

Pursuant to an Order of the Governor suspending certain requirements of the Texas Open Meetings Act, the Board of Directors of Alpha Ranch Fresh Water Supply District No. 1 of Denton and Wise Counties (“District”) will hold a special meeting on Thursday, April 29, 2021, at 5:30 p.m. solely by telephone conference to mitigate the spread of COVID-19. The meeting will be conducted in a transparent and accessible manner pursuant to the guidance provided by the Office of the Attorney General.

Any member of the public may participate in this meeting by dialing: **(888) 594-6783** and entering passcode **2147455761#**.

Electronic copies of Board meeting packets are available upon request by email to Ross Martin at rmartin@winstead.com. This meeting will also be recorded and available for electronic distribution. The following items will be considered:

1. Public communications and comments;
2. Review and approve Minutes of the July 28, 2020, Board of Directors Meeting;
3. Consider, review and approve Amended District Information Form, and authorize filing of same;
4. Consider and approve renewal of District insurance coverages;
5. Review and acknowledge correspondence from Denton County Tax Assessor-Collector regarding collection rate established for 2020 tax year;
6. Consider, review and approve engagement letter for financial advisory services for the District;
7. Engage McCreary, Veselka, Bragg & Allen, as delinquent tax attorneys for the District; and consider and adopt Resolution Approving Contingent Fee Contract;
8. Consider and acknowledge order of the Texas Commission on Environmental Quality authorizing the acquisition of drainage powers by the District and take any other action as may be necessary or appropriate;
9. Consider review and acceptance of engineer’s report, and take any action necessary or appropriate;
 - a. Status of construction projects within the District;
 - b. Consider authorizing preparation of construction plans/specifications for water, sewer, paving and recreational facilities or repair/modification of existing facilities;
 - c. Consider approval/ratification of construction plans and specifications;
 - d. Consider approval/ratification of advertising for bids for contract(s);
 - e. Consider approval/ratification of award of construction contract(s);
 - f. Consider approval/ratification of contractor pay estimates, change orders and engineering fee statements; and
 - g. Consider acceptance of certificate of completion; authorize final acceptance of facilities; and, if necessary, convey facilities to municipality;

10. Hear report from developer or engineer regarding development within the District and take any action in connection with plat approval, reimbursement agreements or assignments thereunder, or other development related items;
11. Review and approve bookkeeping report, adopt any necessary resolutions and approve signature cards relating to any new accounts, investment report, budget related matters, update listing of depositories, review tax collections and take further action on such matters as may be necessary with regard to bookkeeping matters;
12. Authorize the District's bookkeeper to distribute funds as approved on the bookkeeping report pursuant to Section 49.151, Texas Water Code;
13. Ratify engagement of Dye & Toverly, LLC, for preparation and filing of annual financial report;
14. Consider and adopt Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds;
15. Consider and adopt Resolution Adopting Prevailing Wage Rate Scale for Construction Workers;
16. Review current District Investment Policy and, if timely, approve a Resolution Acknowledging Annual Review of Investment Policy and Investment Strategies and take any action as may be necessary;
17. Discuss tentative date for next meeting; and
18. Adjournment.

Required Notice for District's First Meeting of the Calendar Year


The Board of Directors of Alpha Ranch Fresh Water Supply District No. 1 of Denton and Wise Counties conducts its Board Meetings at a designated meeting location outside the boundaries of the District. Qualified resident electors of the District may request that the Board designate a meeting location within the District and hold meetings within the boundaries of the District. For more information, please refer to Chapter 49 of the Texas Water Code, Section 49.062(c) or contact the attorney for the District.

The Board of Directors may enter into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action, decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

EXECUTED this 23rd day of April, 2021.



ALPHA RANCH FRESH WATER SUPPLY
DISTRICT NO. 1 OF DENTON AND WISE
COUNTIES



Ross Martin, Attorney for the District

PUBLIC NOTICE

In Accordance with Texas Government Code, section 2254.1036(a)(1), Alpha Ranch Water Supply District No. 1 of Denton and Wise Counties provides the following written notice to the public in connection with the above agenda item:

1. Alpha Ranch Fresh Water Supply District No. 1 of Denton and Wise Counties (The District) is pursuing the legal services of McCreary, Veselka, Bragg and Allen, P.C. and Sawko and Burroughs, P.C., a delinquent tax collection law firm, to collect delinquent taxes owed to The District. The desired outcome of the legal services would be for The District to collect the delinquent taxes that it is owed in as short of time period as is possible.
2. McCreary, Veselka, Bragg and Allen, P.C. have been competently collecting delinquent taxes for over fifty-years, and currently represents hundreds of Texas taxing units in the collection of delinquent taxes. McCreary, Veselka, Bragg and Allen, P.C. is a competent, qualified, and experienced delinquent tax collection law firm.
3. The legal services desired by The District that are the subject of the contract cannot be adequately performed by the attorneys and supporting personnel of The District because the filing of a delinquent tax suit or tax warrant requires an attorney licensed by the State Bar of Texas, and The District does not have sufficient attorneys on its payroll to perform the work in house.
4. The legal services desired by The District that are the subject of the contract cannot be reasonably obtained from attorneys in private practice under a contract providing for the payment of hourly fees without contingency because The District does not have funds in its budget to pay the estimated hourly fees and other costs incurred to implement an effective delinquent tax collection program under a contract providing only for the payment of hourly fees and costs. Texas Tax Code, sections 6.30; 33.07; 33.08 and 33.11 allow the District to recover a penalty to defray the costs of collecting delinquent taxes, only if The District has entered a contract with a private attorney pursuant to Tax Code, section 6.30.
5. To defray the cost of collecting delinquent taxes as provided by Texas Tax Code, sections 6.30; 33.07; 33.08 and 33.11, to save money and insure that the collection of delinquent taxes is diligently prosecuted throughout The District, a contingent fee contract with McCreary, Veselka, Bragg and Allen, P.C. and Sawko & Burroughs, P.C. is in the best interests of the residents of The District.