

**ALPHA RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
OF DENTON AND WISE COUNTIES**

TO: THE BOARD OF DIRECTORS OF ALPHA RANCH WATER CONTROL AND IMPROVEMENT DISTRICT OF DENTON AND WISE COUNTIES AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code §551, that the Board of Directors of Alpha Ranch Water Control and Improvement District of Denton and Wise Counties (“District”) will hold a special meeting on Wednesday, August 24, 2022 at 3:00 p.m. at 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75234. The Board will discuss and, if appropriate, act upon the following items:

1. Public communications and comments;
2. Review and approve Minutes of the July 28, 2022, Board of Directors Meeting;
3. Consider resignation and appointment of Directors and approve Orders Accepting Resignation and Appointing Director;
4. Qualify temporary Directors and administer statement of officer forms and oaths of office, and discuss government training pursuant to Chapter 551 of the Texas Government Code;
5. Elect officers;
6. Consider and approve engagement of McCall Gibson Swedlund & Barfoot PLLC to prepare an Agreed Upon Procedures Report in connection with the Series 2022 Road Bonds, and take any action as may be related thereto;
7. Consider and, if timely, approve a draft of the audit for the fiscal year ended February 28, 2022;
8. Consider and adopt Resolution Establishing Regular Meeting Date;
9. Ratify and approve engagement of disclosure counsel and Resolution Approving Contingent Fee Contract;
10. Acknowledge MSRB G-42 disclosures from Financial Advisor;
11. Consider approval of Plan of Finance, application for bond rating, and Preliminary Official Statement; set the sale date, and authorize publication of Notice of Sale in connection with the sale of Unlimited Tax Road Bonds, Series 2022 (“Series 2022 Road Bonds”);
12. Consider authorization of District consultants to prepare an Agreed Upon Procedures Report in connection with the Series 2022 Road Bonds, and take any action as may be related thereto;
13. Confirm receipt of 2022 certified tax rolls prepared by Denton Central Appraisal District and Wise County Appraisal District; consider authorizing tax rate calculation services; adopt resolution;
14. Review tax rate recommendation from Financial Advisor; approve proposed tax rate for 2022; adopt Notice of Water District Hearing on Tax Rate; and authorize publication of same;
15. Ratify engagement of auditor and authorize preparation of audit for fiscal year ended March 31, 2022;

16. 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;
17. 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;
18. 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, approve engagement for preparation of annual financial report, and take further action on such matters as may be necessary with regard to bookkeeping matters;
19. Ratify and approve bookkeeping report dated July 28, 2022;
20. Ratify and approve Resolution Adopting Operating Budget and Resolution Adopting Debt Service Budget for fiscal year ending March 31, 2023;
21. Discuss tentative date for next meeting; and
22. Adjournment.


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 19th day of August, 2022.

(DISTRICT SEAL)



ALPHA RANCH WATER CONTROL AND
IMPROVEMENT DISTRICT OF DENTON AND
WISE COUNTIES



Ross Martin, Attorney for the District

Notice of Contingent Fee Legal Services Contract

Alpha Ranch Water Control and Improvement District of Denton and Wise Counties (the "District") requires the assistance of outside legal counsel in carrying out its responsibilities related to the issuance of the District's municipal securities and other related matters from time to time. Pursuant to Section 2254.102(e) of the Texas Government Code, as amended (the "Contingent Fee Act"), the District is required to provide written notice to the public stating certain criteria in connection with the engagement of legal counsel to be paid in accordance with a contingent fee legal services agreement (the "Contract"). This notice is given in accordance with the Contingent Fee Act. This notice relates to the engagement of McCall, Parkhurst & Horton L.L.P. ("Outside Counsel") as disclosure counsel to the District.

The District is pursuing the issuance and sale of municipal securities and may pursue other debt obligations from time to time. In that regard, the District requires the representation of Outside Counsel for the purpose of providing legal representation to the District in the area of federal securities law pertaining to the issuance of such public securities, and for achieving an efficient and lawful issuance of municipal securities and other debt obligations by the District from time to time. Outside Counsel is a well-qualified law firm with more than 100 years of experience and has represented numerous entities similar to the District in matters relevant to the Contract. The District has not engaged Outside Counsel for previous matters. The District cannot adequately perform the legal services with attorneys and supporting personnel of the District because the District does not employ in-house counsel and, due to the state law complexity and federal law intricacies relating to the issuance of public securities, engagement of Outside Counsel is necessary for the issuance of municipal securities. The District has found that the attorneys or law firms with experience in matters relevant to the Contract do not perform their legal services on an hourly basis; rather, such attorneys and law firms are engaged and are paid only to the extent such attorney or law firm completes the matters relevant to the Contract on behalf of the District. It is in the best interest of the residents and taxpayers and/or ratepayers of the District for the District to engage Outside Counsel on a contingency basis because of the nature of the transaction for which the legal services will be obtained, and, moreover, the District wishes to preserve its right to discontinue the transaction that is the subject of the Contract for any reason (financial or otherwise) at no expense to the District.