

**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 Thursday, January 18, 2024, at 1:00 p.m. at Rudy’s Country Store and Bar-B-Q at 520 Interstate 35 Frontage Road, Denton, Texas 76205. The Board will discuss and, if appropriate, act upon the following items:

1. Public communications and comments;
2. Review and approve Minutes of the December 14, 2023, Board of Directors Meeting;
3. 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;
4. 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;
5. Consider review and approve Assignment of Reimbursement Rights and District Reimbursement Amount by and between CTMGT Alpha Ranch, LLC, and United Development Funding IV; and Notice of Security Interest related to same;
6. 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;
7. Consider review and adopt a Resolution Setting Per Diem Fee for Directors;
8. 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;

9. Consider and adopt Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds;
10. Consider and adopt Resolution Adopting Prevailing Wage Rate Scale for Construction Workers;
11. Consider supplemental agenda;
12. Discuss tentative date for next meeting; and
13. 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 10th day of January, 2024.



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WISE COUNTIES

Ross Martin, Attorney for the District

SUPPLEMENTAL AGENDA

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

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1. Consider and approve an Order Calling Directors Election to be held on Saturday, May 4, 2024; and
2. Consider authorizing Notice of Election.



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Ross S. Martin, Attorney for the District

ORDEN DEL DÍA SUPLEMENTARIO

DISTRITO DE CONTROL DE AGUAS Y MEJORAS DE ALPHA RANCH DE LOS CONDADOS DE DENTON Y WISE

A: EL JUNTA DE DIRECTORES DEL DISTRITO DE CONTROL DE AGUAS Y MEJORAS DE ALPHA RANCH DE LOS CONDADOS DE DENTON Y WISE Y A TODAS LAS DEMÁS PERSONAS INTERESADAS:

Por la presente se da aviso conforme al capítulo 551, código del gobierno de Texas que el Junta de Directores del Distrito de Control de Aguas y Mejoras de Alpha Ranch de los Condados de Denton y Wise celebrará una reunión especial el jueves, 18 de enero de 2024 a las 1:00 p.m. en Rudy's Country Store and Bar-B-Q at 520 Interstate 35 Frontage Road, Denton, Texas 76205, para los siguientes propósitos:

1. Considerar y aprobar una Orden Convocando a la Elección de Directores que se celebrará el sábado, 4 de mayo de 2024; y
2. Considerar autorizar el aviso de elección.



DISTRITO DE CONTROL DE AGUAS Y
MEJORAS DE ALPHA RANCH DE LOS
CONDADOS DE DENTON Y WISE

Ross S. Martin, Abogado para el Distrito