

## **SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY**

### **TO: THE TEMPORARY BOARD OF DIRECTORS OF SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given pursuant to V.T.C.A., Government Code §551, that the temporary Board of Directors of Sunset Ranch Municipal Utility District of Grayson County (the "District") will hold an organizational meeting at 12:30 p.m. on Tuesday, January 30, 2024 at TCEQ GPS Coordinates 96.7365, 33.4099, Gunter, Texas 75058 (Fox Lane to the west and Block Road to the east). The Board will discuss and, if appropriate, act upon the following items:

1. Call to Order;
2. Accept resignations of Board members;
3. Consider appointments of Directors to fill vacancies on the Board, consider and review Conflict of Interest Questionnaire for local governmental officials, qualify Directors, administer statements of officers, oaths of office, and discuss government training requirements;
4. Elect officers;
5. Consider authorizing completion and submittal of a Texas Commission on Environmental Quality District Registration Form;
6. Review insurance proposal and approve placement of directors' and officer's liability insurance, bonds, and other insurance deemed appropriate;
7. Consider review and approve engagement letter for general and bond counsel services for the District, and adopt Resolution Approving Contingent Fee Contract;
8. Consider and approve engagement of engineer for the District and execute related agreement;
9. Consider and approve engagement of financial advisor for the District and execute related agreement;
10. Consider and approve engagement of bookkeeper for the District and execute related agreements and approve necessary authorizations;
11. Consider and designate depository bank and authorize the operating account and execution of required account documents, including signature cards and related bank resolutions, and adopt Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds;
12. Consider and approve bookkeeper's report, including authorizing the payment of invoices presented;

13. Consider, review and approve Agreement for the Construction of Improvements and Reimbursement of Advances with GRBK Edgewood LLC;
14. Adopt District Seal;
15. Consider, review and approve District Information Form, and authorize filing of same in deed records;
16. Consider and review Order Adopting Electronic Bidding Rules;
17. Consider and adopt Amended Order Adopting an Investment Policy and Appointing an Investment Officer;
18. Consider and adopt Resolution Adopting Prevailing Wage Rate Scale for Construction Workers;
19. Consider, review and adopt Order Designating Office Locations Outside the District and authorize publication of Notice of same;
20. Consider, review and adopt Resolution Designating Posting of Meeting Notices for meeting notices posted within the District;
21. Consider, review and adopt Order Adopting Code of Ethics, Travel Expense Policy, Policies and Procedures for Selection and Review of Consultants, Policies Concerning Use of Management Information including the formation of an Audit Committee, Fees of Office and Selection of Fiscal Year-End;
22. Consider, review and adopt Order Approving Records Management Policy and Designating Records Manager;
23. Consider Supplemental Agenda;
24. Consider any other matters that may come before the Board and take any action necessary or appropriate; and
25. Adjournment.

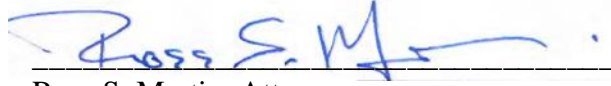
Required Notice for District's First Meeting of Calendar Year

The Board of Directors of Sunset Ranch Municipal Utility District of Grayson County conducts special Board of Directors 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, Mr. Ross S. Martin at (214) 745-5353.

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, 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 January, 2024.

SUNSET RANCH MUNICIPAL UTILITY  
DISTRICT OF GRAYSON COUNTY



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Ross S. Martin, Attorney  
Winstead PC

NOTICE OF  
CONTINGENT FEE CONTRACT BY AND BETWEEN WINSTEAD PC AND  
SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY

Pursuant to Chapter 2254.1036, Texas Government Code, notice is hereby given that Sunset Ranch Municipal Utility District of Grayson County (the "District") will consider a contingent fee contract for bond counsel legal services with Winstead PC ("Winstead"). The contingent fee contract by and between the District and Winstead will be presented to the District at a public meeting to be held on Monday, January 15, 2024 at TCEQ GPS Coordinates 96.7365, 33.4099, Gunter, Texas 75058 (Fox Lane to the west and Block Road to the east).

The engagement of Winstead is required to render professional services in connection with the authorization, sale, and delivery of bonds, certificates of participation, notes, or other evidences of indebtedness (the "Bonds") on behalf of the District. Winstead will coordinate with the District and its consultants in the preparation of bond applications, official statements, and transcripts of legal proceedings to comply with the requirements of the Attorney General of the State of Texas, and will coordinate with the District and its consultants in all matters relative to the receipt and tabulation of bids for purchase of bonds. Additionally, Winstead will supervise the execution and delivery of the bonds to the original purchasers. Winstead will additionally provide an Opinion to confirm the validity of the bonds, and the tax-exempt status of the interest earned thereon under Federal Income Tax regulations, if applicable.

Members of the Winstead Public Finance Practice Group have been advising clients and serving as bond counsel on tax-exempt and taxable bonds, and rendering market opinions for governmental issuers, including special districts, for over 40 years. Winstead Public Finance attorneys are active members of the National Association of Bond Lawyers.

Winstead's fee for bond counsel services will be as follows: for new-money financings, 2.5% of the principal amount thereof; for refundings, 1.25% of the principal amount thereof; and for Anticipation Notes, 1%.

Winstead was engaged by the property owners of the District to create the District, and to provide for the financing of water, sanitary sewer, drainage, roadway, transportation, and similar infrastructure for master-planned developments to serve future residents and users. The District will consider the engagement of Winstead to serve as bond counsel at its organizational or meeting.

Winstead's specialized practice in public finance transactions provides the District with professional expertise therein, including oversight and compliance with Local, State, and Federal regulatory agencies. Winstead is aware of the resources required to issue Bonds. Further, the District has no source of revenue sufficient to compensate an attorney in private practice under a contract for the payment of hourly fees without contingency in the context of a Bond issuance, nor does the District's support staff possess the qualifications or resources to properly represent the District in a Bond issuance. A contingent fee contract for bond counsel services with Winstead would allow the District to proceed with the issuance of Bonds in the most efficient, cost-effective, and feasible manner, resulting in benefits to future residents of Sunset Ranch Municipal Utility District of Grayson County.

**SUPPLEMENTAL AGENDA**

**SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY**

**TO: THE TEMPORARY BOARD OF DIRECTORS OF SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY AND TO ALL OTHER INTERESTED PERSONS:**

Pursuant to an Order of the Governor suspending certain requirements of the Texas Open Meetings Act, the Temporary Board of Directors of Sunset Ranch Municipal Utility District of Grayson County (the "District") will hold a meeting on Tuesday, January 30, 2024 at TCEQ GPS Coordinates 96.7365, 33.4099, Gunter, Texas 75058 (Fox Lane to the west and Block Road to the east). The following items will be considered:

1. Consider, review and approve an Order Approving Engineer's Report and Calling Confirmation, Directors, Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, and Maintenance Tax Election to be held on Saturday, May 4, 2024; and
2. Consider authorizing Notice of Election, and if timely, approval of a Contract for Election Services with Grayson County, Texas.

SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF  
GRAYSON COUNTY



Ross S. Martin, Attorney

**ORDEN DEL DÍA SUPLEMENTARIO**

**DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE  
SUNSET RANCH DEL CONDADO DE GRAYSON**

**A: LA JUNTA DIRECTIVA DEL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE SUNSET RANCH DEL CONDADO DE GRAYSON Y TODAS LAS DEMÁS PERSONAS INTERESADAS:**

Por la presente se da aviso, de conformidad con V.T.C.A., Código de Gobierno §551, que la Junta Directiva temporal del Distrito De Servicios Públicos Municipales de Sunset Ranch del Condado de Grayson (el "Distrito") celebrará una reunión lunes, 30 de enero 2024 en TCEQ GPS Coordinates 96.7365, 33.4099, Gunter, Texas 75058 (Fox Lane to the west and Block Road to the east). Se considerarán los siguientes asuntos:

1. Considerar y aprobar una Orden Aprobando el Informe del Ingeniero y Convocando a la Elección de Confirmación, Elección de Directores, Elección de Bonos de Servicios Públicos, Elección de Bonos de Refinanciación de Servicios Públicos, Elección de Bonos para Carreteras, Elección de Bonos de Refinanciación para Carreteras, y Elección de Impuesto de Mantenimiento, que se celebrará el sábado, 4 de mayo de 2024;
2. Considerar autorizar el aviso de elección y, si es oportuno, la aprobación de un acuerdo y contrato para servicios electorales con el Condado de Grayson, Texas.

DISTRITO DE SERVICIOS PÚBLICO MUNICIPALES DE  
SUNSET RANCH DEL CONDADO DE GRAYSON



Ross S. Martin, Abogado