

**Minutes of Meeting  
Board of Directors  
Denton County Development District No. 4  
April 17, 2023**

The Board of Directors (“Board”) of Denton County Development District No. 4 (“District”) met in regular session, open to the public, at its regular meeting place, Denton County Southwest Courthouse, 6200 Canyon Falls Drive, Suite 901, Flower Mound, Texas 76262, on Monday, April 17, 2023, at 12:00 p.m., for which notice was given pursuant to Chapter 551, Texas Government Code.

The roll was called of the duly appointed members of the Board, to wit:

Brandi Bird	President
Peggy Krueger	Vice President
Lori Traylor	Secretary
Robert Phillips	Treasurer/Asst. Secretary
Julia Kerestine	Director

All members of the Board were present, except Director Bird, thus constituting a quorum. Director Phillips joined the meeting during Agenda Item 4.A. Due to the absence of Director Bird Director Krueger led the meeting. Also attending the meeting were the following: Mr. Hugh Coleman of the Coleman Law Firm, P.C.; Mr. Russ Coleman of the Coleman Law Firm, P.C.; Ms. Kerry Tovery, CPA of Dye & Tovery, LLC; Mr. Kevin Carlson, P.E. of Huitt-Zollars, Inc.; Ms. Rina Maloney from the department of Economic Development, Denton County; Mr. Ross Ferguson, President of Denton County Fresh Water Supply District No. 6; Ms. Dianne Wetherbee, Vice President of Denton County Fresh Water Supply District No. 7; Chris Escoto, from Parks & Recreational Services, City of Denton.

1. A quorum being present, the Vice President called the meeting to Order at 12:02 p.m.
2. Consideration was next given to public comments. After noting that there were no members of the public present and desiring to address the Board, the Vice President closed the public comment session of the meeting.
3. Consideration was next given to the approval of the Minutes of the Board of Directors meeting of January 23, 2023 and the Special Meeting held on February 28, 2023. After review of the minutes and discussion on the matter, Director Kerestine moved that the Minutes of the Board of Directors meetings of January 23, 2023 and February 28, 2023 be approved. Director Traylor seconded said motion, which carried unanimously.
4. Consideration was next given to the review of the status of funds and payment of bills, a copy of which was provided to the Board. Director Phillips entered the meeting at this time. After presentation by Ms. Kerry Tovery and discussion on the matter, Director Traylor moved that the Board approve the payment of bills as submitted, Director Phillips seconded said motion, which carried unanimously.
5. Consideration was next given to the approval of Denton County Development District No.

4 Bylaws. In that regard, Mr. Russ Coleman presented and reviewed the proposed Bylaws which was previously postponed during the January 23, 2023 meeting due to time constraints. After discussion on the matter, Director Kerestine moved that the Board approve the Bylaws. Director Traylor seconded said motion, which carried unanimously.

6. Consideration was next given to the approval of Order Establishing Policy Regarding Director Compensation and Policies Relating to Ethical Conduct, Fiscal Matters, and Consulting Services. In that regard, Mr. Russ Coleman presented and reviewed the proposed Order which was previously postponed during the January 23, 2023 meeting due to time constraints. After discussion on the matter, Director Traylor moved that the Board approve Order Establishing Policy Regarding Director Compensation and Policies Relating to Ethical Conduct, Fiscal Matters, and Consulting Services as submitted. Director Phillips seconded said motion, which carried unanimously.
7. Consideration was next given to the approval of Contract for Environmental Study Services through Integrated Environmental Solutions, LLC. In that regard, Mr. Kevin Carlson recommended that the item be tabled until after Agenda Item 5.A.

Director Krueger advised the Board that the Contract for Environmental Study Services through Integrated Environmental Solutions, LLC would be revisited following action related to Agenda Item 5.A., Lantana Hike and Bike Trail Extension Project.

8. Consideration was next given to the briefing on the Lantana Hike and Bike Trail Extension Project and associated Grant Application. In that regard, Mr. Carlson reported on the grant application status. Mr. Chris Escoto presented and reviewed the City of Denton's involvement with the project and grant application. After discussion on the matter, Director Traylor moved that the grant application be paused and to recommend that the City of Denton withdraw the application at this time. Director Phillips seconded said motion, which carried unanimously.
9. Consideration was next returned to the approval of Contract for Environmental Study Services through Integrated Environmental Solutions, LLC. In that regard, Mr. Carlson presented and reviewed the proposed Environmental Study contract. After discussion on the matter, Director Kerestine moved that the Board approve the Contract for Environmental Study Services through Integrated Environmental Solutions, LLC. Director Phillips seconded said motion, which carried unanimously.
10. Consideration was next given to the Lantana Pickleball Courts Project and approval of the draft Interlocal Cooperation Agreement Among Denton County Fresh Water Supply District No. 6, Denton County Fresh Water Supply District No. 7, and Denton County Development District No. 4. In that regard Mr. Russ Coleman presented and reviewed the proposed agreement as did Mr. Hugh Coleman, Mr. Ross Ferguson, and Ms. Dianne Wetherbee. After discussion on the matter, Director Traylor moved that the Board approve the Interlocal Cooperation Agreement Among Denton County Fresh Water Supply District No. 6, Denton County Fresh Water Supply District No. 7, and Denton County Development District No. 4. Director Kerestine seconded said motion, which carried unanimously.

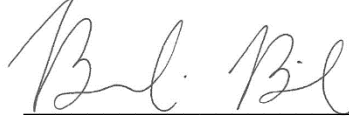
11. Consideration was next given to entering into closed session, as may be necessary or appropriate, pursuant to Chapter 551, Subchapter D, Texas Government Code, in particular Sections 551.071, 551.072, 551.074, and 551.076, Texas Government Code, to consult with District legal counsel regarding any of the matters described in this notice as may be applicable. The Board entered into closed session at 1:08 p.m. pursuant to Section 551.071, to consult with District Counsel.

The Board reconvened the meeting in open session at 1:17 p.m.

12. The Board next discussed holding the next Board Meeting as previously scheduled for July 10, 2023 at 12:00 p.m.
13. After noting that there was no further business to come before the Board, the meeting was adjourned at 1:28 p.m.

I hereby certify that the foregoing is a true and correct record of the proceedings on the above date.

DENTON COUNTY  
DEVELOPMENT DISTRICT NO. 4



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Brandi Bird, President  
Board of Directors