

NOTICE OF MEETING

BELMONT FRESH WATER SUPPLY DISTRICT NO. 1 OF DENTON COUNTY

The Board of Supervisors of Belmont Fresh Water Supply District No. 1 of Denton County will hold a regular meeting on Monday, January 12, 2026, at 7:00 p.m., at 1301 Homestead Way, Argyle, Texas, to discuss and, if appropriate, act upon the following items:

1. Determine quorum and call to Order.
2. Public comment(s) – In accordance with the Open Meetings Act, Supervisors are prohibited from acting on or discussing any items brought before them at this time not listed on this agenda. Citizen's comments will be limited to 3 minutes. Comments about any of the agenda items may be taken into consideration at this time or during that agenda item. All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.
3. Consent Items:
 - a. Minutes of December 8, 2025, Board of Directors meetings;
 - b. Developer's report, including status of lot development, and lot/home sales;
 - c. Tax collections report;
 - d. Town of Northlake law enforcement patrol activity report; and
 - e. All-American Dogs, Inc., patrol activity report.
4. Financial and bookkeeping matters, including:
 - a. Approval of Bookkeeper's Report and payment of bills, and take any action necessary or appropriate in connection therewith.
5. Special Action Items, including:
 - a. Review and approval of District's Operating Budget for Fiscal Year Ending January 31, 2027;
 - b. Annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy;
 - c. Review, revise, and adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions; and
 - d. Accept annual disclosure statements for Investment Officer and bookkeeper.
6. Reports and recommendations from Triton and Website Committee; review of resident requests and communication submitted via website, and the taking of any action necessary or appropriate in connection therewith.
7. Construction, Maintenance, and Repair Matters, including:
 - a. Review and approve engineer's report:

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

- i. status of construction projects within the District;
 - ii. authorizing/ratification and preparation of plans and specifications for water, sewer, and road improvements;
 - iii. approval/ratification of construction plans and specifications and authorize/ratify advertising for bids for contract(s);
 - iv. award/rescission of contract(s) for District project(s);
 - v. approval/ratification of pay application(s) and change order(s);
 - vi. approval/ratification of engineering task order(s);
 - vii. acceptance of certificate of completion and authorize final acceptance of District utility and paving projects; and
 - viii. consider maintenance and repair issues, and authorization and acceptance of proposals in connection with same; discussions regarding improvements in aid of District streets.
 - b. Review District safety matters, including:
 - i. Homestead Way water and utilities addition;
 - ii. phase 15 fence relocation; and
 - iii. capital recovery fee update.
 - c. Review repair and maintenance matters.
 - d. Discussion on updating the Street Closure Request Form to remove outdated references to COVID-19 restrictions.
 - e. Discussion on best practices for notifying residents of potential traffic or pedestrian congestion, or hazards, resulting from construction projects or neighborhood events.
8. Other Discussion Items:
 - a. Committee and Police Liaison reports and recommendations;
 - b. Report from Board of Supervisors regarding individual actions taken over prior month;
 - c. Discussion regarding possible annexation by Town of Northlake; establish committee in connection with same;
 - d. Discussion regarding Interlocal Agreement for Law Enforcement Services; and
 - e. Discussion regarding litigation styled *Michael Ganz, Sherri Ganz, Harris Hughey, and Cheryl Hughey v. Toll Southwest, LLC, et al.*, and take any related action.
 9. 2026 Supervisors Election, including:
 - a. adopt Resolution Designating an Agent of the Secretary of the Board of Supervisors During the 2026 Board of Supervisors Election Period;
 - b. authorize Notice of Deadline to File Applications for Place on the Ballot;
 - c. approve contracting for election services and any associated agreements if necessary with Denton County;
 - d. adopt Order Calling Supervisors Election; and

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- e. authorize Notice of Election.
 - 10. Items for placement on future meeting agendas.
 - 11. Adjourn.
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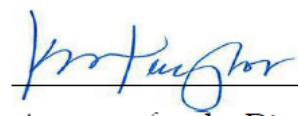
AVISO DE ASAMBLEA

DISTRITO DE SUMINISTRO DE AGUA DULCE NRO. 1 DE BELMONT DEL CONDADO DE DENTON

La Junta de Supervisores del Distrito de Suministro de Agua Dulce Nro. 1 de Belmont del Condado de Denton llevará a cabo una asamblea ordinaria el lunes 12 de enero de 2026, a las 7:00 p.m., en 1301 Homestead Way, Argyle, Texas, para discutir y, de ser necesario, actuar sobre los siguientes puntos:

- 9. Elección de Supervisores de 2026, que incluye:
 - a. adoptar una Resolución para designar a un Agente del Secretario de la Junta de Supervisores durante el periodo de la Elección de la Junta de Supervisores de 2026;
 - b. autorizar el Aviso de fecha límite para presentar solicitudes para un lugar en la boleta de votación;
 - c. aprobar la contratación de servicios electorales y cualquier convenio relacionado necesario con el Condado de Denton;
 - d. adoptar una Orden para convocar una Elección de Supervisores; y
 - e. autorizar el Aviso de elección.





Attorney for the District

Belmont Fresh Water Supply District No. 1 of Denton County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney about Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.086 (Economic Development).

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Belmont FWSD No 1 of Denton County
Operating Budget
February 2026 thru January 2027

Draft to be presented in January	Budget 2027		Budget 2026		Difference
	Feb '26 - Jan '27		Feb '25 - Jan '26		
REVENUE					
Franchise fees - electric	\$ 240,000	\$ 240,000	\$ 240,000	\$ -	-
Franchise fees - trash	64,000	64,000	64,000	-	-
Franchise fees - gas	145,000	145,000	145,000	-	-
Maintenance Taxes	1,508,643	1,620,715	(112,072)		
Building permit revenue	-	350,000	(350,000)		
Commercial inspections	-	24,000	(24,000)		
interest income	100,000	130,000	(30,000)		
Total Revenue	2,057,643		2,573,715	\$ (516,072)	
EXPENSES					
Bulk water purchases	5,000	5,000	5,000	-	-
Director Fees	20,000	20,000	20,000	-	-
Payroll Taxes	1,600	1,600	1,600	-	-
Legal fees	148,500	148,500	148,500	-	-
Auditing fees	22,750	22,750	22,750	-	-
Engineering Fees	200,000	200,000	200,000	-	-
Election Expense	5,000	-	-	5,000	
Traffic Studies	15,000	15,000	15,000	-	-
Bookeeping Fees	40,000	16,800	23,200		
M&R - Drainage Maintenance	50,000	25,000	25,000		
Legal Notices/Other Publication	1,500	1,500	1,500	-	-
Utilities - Street Lights	14,420	16,000	(1,580)		
Insurance	7,300	7,000	300		
Travel Expense	4,000	2,000	2,000		
Registration/Membership Fees	1,500	3,000	(1,500)		
Website Expenses	48,000	48,000	-		
Other Expenses	3,000	3,000	-		
Remaining capital recovery fee	7,735	-	-	7,735	
Street Light Maintenance	60,000	40,000	20,000		
Street Light Inspection	35,000	30,000	5,000		
Building Inspections	-	180,000	(180,000)		
Police services	825,962	763,200	62,762		
DCAD annual fee	-	55,000	(55,000)		
Storm Water Management Plan	-	8,000	(8,000)		
Animal Control	45,000	56,682	(11,682)		
TOTAL EXPENSE	1,561,267		1,668,032	(106,765)	

CAPITAL OUTLAY

Road Maintenance	150,000	150,000	-
JRE school adjustments	-	25,000	(25,000)
4th street parking improvements	250,000		250,000
TOTAL CAPITAL OUTLAY	400,000	175,000	225,000
Net Revenue	\$ 96,376	\$ 730,683	\$ (634,307)

Taxable value \$1,539,316,604 Rate: \$.10 @ 98% Collection Rate

Exhibit 1
TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending [January 2027]**	Proposed Budget Fiscal Year Ending [January 2027]**	No-New-Revenue Tax Rate Budget***
Estimated Belmont FWSD No 1 of Denton County Operations and Maintenance Tax Bill on Average Homestead*	\$3,232.00	\$2,752.00	\$3,232.00

*The Belmont FWSD No 1 of Denton County levies taxes in accordance with the Texas Water Code. The Belmont FWSD No 1 of Denton County's current operations and maintenance tax rate is equal to **\$.10** per \$100 of assessed value. Average homestead values are determined by the county appraisal Belmont FWSD No 1 of Denton County. All estimates above were prepared utilizing the average resident homestead value as of the time that the Belmont FWSD No 1 of Denton County's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

*** This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.

Taxes for Current Budget and No-New-Revenue Tax Rate Budget:

Average Homestead Value Shown in Most Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Current Budget
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Taxes for Proposed Budget:

Average Homestead Value Shown in Most Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Proposed Budget
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