

BELMONT FRESH WATER SUPPLY DISTRICT NO. 2 OF DENTON COUNTY

NOTICE OF PUBLIC MEETING

The Board of Supervisors of Belmont Fresh Water Supply District No. 2 of Denton County will hold a regular meeting on Wednesday, January 14, 2026, at 6:30 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. Each citizen's comments will be limited to three (3) minutes. Comments about any of the agenda items are appreciated by the Board of Supervisors and 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. 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 with Denton County;
 - d. adopt Order Calling Supervisors Election; and
 - e. authorize Notice of Election.
4. Review of consent agenda, and the taking of any action necessary or appropriate in connection therewith:
 - a. Minutes of Board of Supervisors Meeting(s);
 - b. Tax collections report;
 - c. Developer's residential report, including status of lot development and lot/home sales;
 - d. Bookkeeper's report and payment of bills;
 - e. Town of Argyle law enforcement patrol activity report; and
 - f. All-American Dogs, Inc., patrol activity report.
5. Developer's report regarding status of commercial development.
6. Special Action Items:
 - 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

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. Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.

- d. Accept annual disclosure statements for Investment Officer and bookkeeper.
7. Construction, maintenance, and repair reports:
 - a. Review and approval of Engineer's report:
 - 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 maintenance and repair matters.
8. Reports and recommendations from Triton and Website Committee; discussion on Community Tracker items; social media updates; and the taking of any action necessary or appropriate in connection therewith.
9. Attorney's report.
10. Review of Amended and Restated Interlocal Cooperation Agreement for Law Enforcement Services; and the taking of any action necessary or appropriate in connection therewith.
11. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss pending or contemplated litigation, or a settlement offer.
12. Reconvene in Open Session and authorize appropriate action regarding pending or contemplated litigation, or a settlement offer.
13. Items for placement on future meeting agenda.
14. Adjourn.

AVISO DE ASAMBLEA

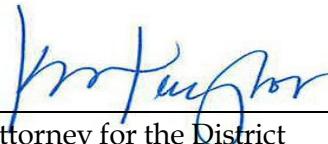
EL DISTRITO DEL SUMINISTRO DEL AGUA DULCE DE BELMONT NO. 2 DEL CONDADO DE DENTON

La Junta de Supervisores el Distrito Del Suministro Del Agua Dulce De Belmont No. 2 Del Condado De Denton llevará a cabo una asamblea ordinaria el miércoles 14 de enero

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de 2026 a las 6:30 p.m., en 1301 Homestead Way, Argyle, Texas, para discutir, y de ser necesario, actuar sobre los siguientes puntos:

3. Elección de Supervisores de 2026, incluyendo:
 - a. adoptar una Resolución Designando un Agente del Secretario de la Supervisores Durante el Período de la Elección de la Junta Supervisores de 2026;
 - b. autorizar el Aviso de Fecha Límite para Presentar una Solicitud de unLugar en la Boleta;
 - c. aprobar el contrato de servicios electorales 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. 2 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 2 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	\$ 75,000	\$ 50,000	\$ 25,000		
Franchise fees - trash	17,000	17,000	-		
Franchise fees - gas	41,000	22,000	19,000		
Sales Tax	102,000	-	102,000		
Maintenance Taxes	736,312	380,044	356,268		
Building permit revenue	52,000	650,000	(598,000)		
Residential Permit Fees	4,000	-	4,000		
interest income	50,000	36,500	13,500		
Total Revenue	1,077,312	1,155,544	\$ (78,232)		
EXPENSES					
Director Fees	17,680	17,680	-		
Payroll Taxes	1,414	1,414	-		
Legal fees	160,000	160,000	-		
Auditing fees	21,000	19,750	1,250		
Engineering Fees	160,000	160,000	-		
Election Expense	3,500	3,500	-		
Bookkeeping Fees	40,000	9,000	31,000		
M&R - Drainage Maintenance	30,000	30,000	-		
Legal Notices/Other Publication	1,400	1,400	-		
Utilities - Street Lights	6,000	1,700	4,300		
Insurance	6,000	4,797	1,203		
Travel Expense	1,000	1,000	-		
Registration/Membership Fees	2,000	2,000	-		
Website Expenses	23,000	23,000	-		
Other Expenses	4,000	1,000	3,000		
Street Light Maintenance	35,000	25,000	10,000		
Street Light Inspection	10,000	10,000	-		
Building Inspections	40,000	200,000	(160,000)		
Police services	465,500	213,000	252,500		
DCAD annual fee	-	22,000	(22,000)		
Storm Water Management Plan	-	18,000	(18,000)		
Animal Control	6,500	6,500	-		
TOTAL EXPENSE	1,033,994	930,741	103,253		
CAPITAL OUTLAY					
Old Justin Road (East) reconstruction	-	250,000	(250,000)		
Harvest Way/Homestead intersection	-	16,600	(16,600)		
TOTAL CAPITAL OUTLAY	-	266,600	(266,600)		
Net Revenue	\$ 43,318	\$ (41,797)	\$ 85,115		

Taxable value \$435,567,891 Rate: \$.1725 @ 98% Collection Rate

Exhibit 1
TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending [January 2026]**	Proposed Budget Fiscal Year Ending [January 2027]**	No-New-Revenue Tax Rate Budget***
Estimated Belmont FWSD No 2 of Denton County Operations and Maintenance Tax Bill on Average Homestead*	\$4,051.00	\$3,809.00	\$4,051.00

*The Belmont FWSD No 2 of Denton County levies taxes in accordance with the Texas Water Code. The Belmont FWSD No 2 of Denton County's current operations and maintenance tax rate is equal to **\$.1725** per \$100 of assessed value. Average homestead values are determined by the county appraisal Belmont FWSD No 2 of Denton County. All estimates above were prepared utilizing the average resident homestead value as of the time that the Belmont FWSD No 2 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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