

AGENDA
DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 7

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Denton County Municipal Utility District No. 7 will meet in **special session**, open to the public, on **Wednesday, March 11, 2026, at 12:00 p.m.** at the offices of **Coats Rose, P.C., 16000 North Dallas Parkway, Suite 350, Dallas, Texas 75248**, said location being a designated location outside of the boundaries of the District, at which meeting the following items will be considered and acted on:

1. Hear from the public;
2. Consider approving minutes of meeting of November 18, 2025;
3. Hear Bookkeeper's Report, including approving payment of bills;
4. Consider adopting a proposed budget for the fiscal year ending May 31, 2027;
5. Hear Developers'/Landowners' Reports;
6. Hear Engineer's Report and consider taking any action requested by Engineer, including:
 - (a) status of construction projects within the District;
 - (b) authorize Engineer to proceed with the design of District facilities;
 - (c) approve plans and specifications of District facilities;
 - (d) authorize Engineer to advertise for bids for District projects;
 - (e) authorize construction contracts and related items;
 - (f) approve report, pay estimates, and change orders for construction projects in progress in the District; and
 - (g) consider acceptance of certificates of completion and authorize final acceptance of projects;
7. Hear Financial Advisor's Report;
8. Hear Attorney's Report and consider taking any action required, including:
 - (a) acceptance of a Certificate Regarding Unopposed Candidates;
 - (b) approval of an Order Cancelling Directors Election and Declaring Unopposed Candidates Elected to Office; and
 - (c) ratify approval of an insurance renewal proposal from McDonald & Wessendorff.

Pursuant to V.T.C.A. Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, security devices and/or economic development negotiations. Pursuant to Section 49.062, Texas Water Code, a written request of at least five registered voters may be submitted to the Board of Directors requesting the Board of Directors to designate a meeting place within the District. If no suitable meeting place exists inside the District, the Board may designate a meeting place outside the District that is located not further than 10 miles from the boundary of the District. If the Board of Directors fails to designate a meeting place within the district or not further than 10 miles from the boundary of the District, after the receipt of such petition, five registered voters may petition the Texas Commission on Environmental Quality to designate a meeting location. 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) 788-1600 at least three business days prior to the meeting so that appropriate arrangements can be made.

EXECUTED this 3rd day of March, 2026.



DENTON COUNTY
MUNICIPAL UTILITY DISTRICT NO. 7

By: Mindy L. Koehne
Mindy L. Koehne
Coats Rose, P.C.
Attorneys for the District

Denton County MUD 7

	Actuals as of <u>03/02/2026</u>	Budget for <u>05/31/2026</u>	Proposed Budget for <u>05/31/2027</u>
<u>Income</u>			
Developer Advance	\$ <u>197,436.00</u>	\$ <u>44,756.00</u>	\$ <u>69,756.00</u>
Total Income	\$ 197,436.00	\$ 44,756.00	\$ 69,756.00
<u>Expense</u>			
Director Fees	\$ 2,431.00	\$ 6,630.00	\$ 6,630.00
Payroll Tax Expense	186.00	531.00	531.00
Legal Fees	31,350.22	30,000.00	45,000.00
Engineering Fees	0.00	0.00	10,000.00
Bookkeeping Fees	0.00	4,800.00	4,800.00
Insurance	0.00	1,795.00	1,795.00
Travel Expenses	126.00	500.00	500.00
Other Expenses	0.00	500.00	500.00
Capital Outlay	\$ <u>157,436.00</u>	\$ <u>0.00</u>	\$ <u>0.00</u>
Total Expense	\$ 191,529.22	\$ 44,756.00	\$ 69,756.00
Net Gain	<u>\$ 5,906.78</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>

TAXPAYER IMPACT STATEMENT

The proposed budget will have no impact on the property tax bill for an average resident homestead as there are currently no properties that qualify for a residential homestead exemption within the boundaries of Denton County Municipal Utility District No. 7 as of the date of the most recent certified values provided by Denton County Central Appraisal District.