

AGENDA
NORTHWEST DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Northwest Denton County Municipal Utility District No. 1 will meet in **special** session, open to the public, at **12:00 p.m.**, on **Tuesday, March 17, 2026**, at the offices of Coats Rose, P.C., 16000 N. Dallas Parkway, Suite 350, Dallas, Texas 75248, at which meeting the following items will be considered and acted on:

1. Hear from the public;
2. Consider approving minutes of the meeting of December 4, 2026;
3. Hear Bookkeeper's Report and authorize payment of bills;
4. Consider approving proposed budget for fiscal year ending March 31, 2027;
5. Hear Developer/Landowner's Report;
6. Hear Engineer's Report and consider taking any action requested by Engineer, including:
 - (a) authorize Engineer to proceed with the design of District facilities;
 - (b) approve plans and specifications of District facilities;
 - (c) authorize Engineer to advertise for bids for District projects;
 - (d) authorize construction contracts and related items;
 - (e) approve report, pay estimates, and change orders for construction projects in progress in the District;
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; and
 - (b) approval of an Order Declaring Unopposed Candidates Elected to Office and Cancelling Election.

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. 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.

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.

EXECUTED this 6th day of March, 2026.

NORTHWEST DENTON COUNTY
MUNICIPAL UTILITY DISTRICT NO. 1

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

(DISTRICT SEAL)



Northwest Denton County MUD 1

	<u>Actuals as of</u> <u>03/03/2026</u>	<u>Budget for</u> <u>03/31/2026</u>	<u>Proposed</u> <u>Budget for</u> <u>03/31/2027</u>
<u>Income</u>			
Developer Advance	\$ 25,000.00	\$ 55,860.00	\$ 55,955.00
Total Income	\$ 25,000.00	\$ 55,860.00	\$ 55,955.00
<u>Expense</u>			
Director Fees	\$ 663.00	\$ 6,630.00	\$ 6,630.00
Payroll Tax Expense	50.72	530.00	530.00
Legal Fees	19,113.70	30,000.00	30,000.00
Engineering Fees	0.00	10,000.00	10,000.00
Bookkeeping Fees	3,431.25	6,000.00	6,000.00
Insurance	1,795.00	2,100.00	1,795.00
Travel Expense	66.50	500.00	500.00
Other Expenses	213.71	100.00	500.00
Total Expense	\$ 25,333.88	\$ 55,860.00	\$ 55,955.00
Net Gain	\$ (333.88)	\$ 0.00	\$ 0.00

Northwest Denton
County MUD 1

Taxpayer Impact Statement

	Current Budget Fiscal Year Ending 12/2025**	Proposed Budget Fiscal Year Ending 12/2026**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	Ø	Ø	Ø

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$. per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District'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 operation 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.