

**AGENDA**  
**SANCTUARY MUNICIPAL UTILITY DISTRICT NO. 2 OF DENTON COUNTY**

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Sanctuary Municipal Utility District No. 2 of Denton County (the "District") will meet in **special** session, open to the public, at **12:00 p.m.**, on **Thursday, May 7, 2026, at the offices of Coats Rose, P.C., 16000 N. Dallas Parkway, Suite 350, Dallas, Texas 75248**, a designated meeting location outside 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 March 17, 2026;
3. Hear Bookkeeper's Report and authorize payment of bills;
4. Consider adopting a proposed budget for the fiscal year ending May 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; and
  - (e) approve report, pay estimates, and change orders for construction projects in progress in the District;
7. Consider terminating the Municipal Advisory Services Agreement by and between the District and Robert W. Baird & Co., Inc., and authorize notice of termination; and
8. Hear Attorney's Report and consider taking any action required, including:
  - (a) approval of an Order Canvassing Election Returns for Fire Protection Plan Election; and
  - (b) consider approving an Easement Agreement by and between the District, Baker 345, LLC, and RM Squared Denton, LLC, for District's easement acquisition.

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.

EXECUTED this 1<sup>st</sup> day of May, 2026.



SANCTUARY MUNICIPAL UTILITY  
DISTRICT NO. 2 OF DENTON COUNTY

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

Sanctuary MUD 2

	Actuals as of <u>04/28/2026</u>	Budget <u>05/31/2026</u>	Proposed Budget <u>05/31/2027</u>
<u>Income</u>			
Developer Advances	\$ 335,811.58	\$ 67,742.00	\$ 225,855.00
Total Income	\$ 335,811.58	\$ 67,742.00	\$ 225,855.00
<u>Other Expenses</u>			
Director Fees	\$ 2,652.00	\$ 8,840.00	\$ 6,630.00
Payroll Tax Expense	202.85	707.00	530.00
Legal fees	97,635.89	40,000.00	100,000.00
Engineering fees	0.00	10,000.00	10,000.00
Bookkeeping fees	2,906.25	4,800.00	4,800.00
Insurance	1,795.00	1,795.00	1,795.00
Travel expense	280.30	1,200.00	1,200.00
Legal Notices	0.00	100.00	100.00
Other expenses	386.38	300.00	800.00
<u>Capital Outlay</u>			
Capital Outlay - Easements & fees	217,648.00	0.00	100,000.00
Total Expense	\$ 323,506.67	\$ 67,742.00	\$ 225,855.00
Net Gain	\$ 12,304.91	\$ 0.00	\$ 0.00

## **TAXPAYER IMPACT STATEMENT**

### *Sanctuary Municipal Utility District No. 2 of Denton County*

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 Sanctuary Municipal Utility District No. 2 of Denton County as of the date of the most recent certified values provided by Denton Central Appraisal District.