

AGENDA
OLIVER CREEK RANCH MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Oliver Creek Ranch Municipal Utility District of Denton County (the "District") will meet in **special session**, open to the public, at **12:00 p.m.**, on **Tuesday, September 1, 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 meeting of June 25, 2026;
3. Consider terminating agreement with Dye & Toverly, LLC, for bookkeeping services;
4. Consider approving agreement with Toverly Accounting Consultants, LLC, for bookkeeping services;
5. Hear Bookkeeper's Report and authorize payment of bills;
6. Consider approving a proposed amended budget for the District's fiscal year ending April 30, 2027;
7. Hear Developer/Landowner's Report;
8. Hear Engineer's Report and authorize any necessary action;
 - (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;
9. Hear Operator's Report and consider any action requested;
10. Hear Financial Advisor's Report and authorize any necessary action;
11. Hear Attorney's Report and consider taking any action required, including:
 - (a) approval of an agreement with Off Cinco for website services pursuant to Senate Bill No. 2 and House Bill No. 1154;
 - (b) approval of a contract for the Collection of Delinquent Property Taxes by and between the District and McCreary, Veselka, Bragg & Allen, P.C. and Sawko & Burroughs, P.C.;
 - (c) approval of a Resolution to Approve Legal Fee Agreement, Including Contingent Fee for Legal Services Related to the Collection of Delinquent Property Taxes by and between the District and McCreary, Veselka, Bragg, & Allen, P.C. and Sawko & Burroughs, P.C.;
 - (d) approval of an Order Designating Investment Officer and Establishing Rules, Policies and Code of Ethics for Investment of District Funds and Review of Investments;
 - (e) conduct a public hearing on the proposed 2026 tax rate;
 - (f) approval of an Order Setting Tax Rate and Levying Tax for 2026; and
 - (g) approval of an Amended Notice to Sellers and Purchasers regarding the 2026 tax rate and authorizing filing of the same in the Real Property Records of Denton County.

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 19th day of August, 2026.

OLIVER CREEK RANCH MUNICIPAL UTILITY
DISTRICT OF DENTON COUNTY

By: _____

Mindy L. Koehne

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



Oliver Creek Ranch MUD

General Fund Operating Budget

May 1, 2026 thru Apr 30, 2027

Amended draft

	May 26	Jun 26	Jul 26	Aug 26	Sep 26	Oct 26	Nov 26	Dec 26	Jan 27	Feb 27	Mar 27	Apr 27	Total Budget
Revenue													
4000 - Property Tax Revenue	-	-	-	-	-	-	14,591	87,545	43,772	-	-	-	\$ 145,908
5391 - Interest	1	1	1	1	1	1	1	1	1	1	1	1	12
Total Revenue	1	1	1	1	1	1	14,592	87,546	43,773	1	1	1	145,920
Expense													
7001 - Accounting	1,165	1,165	1,165	1,165	1,165	1,165	1,165	1,165	1,165	1,165	1,165	1,165	13,975
7200 - Director's Fees													
7201 - Director Mtg Fee	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	13,260
7202 - Training	-	-	-	-	-	-	-	-	-	-	-	-	-
7210 - Mileage	50	50	50	50	50	50	50	50	50	50	50	50	600
7215 - Tolls	-	-	-	-	-	-	-	-	-	-	-	-	-
7250 - Payroll Taxes	69	69	69	69	69	69	69	69	69	69	69	69	822
Total 7200 - Director's Fees	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	14,682
7300 - Engineering	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000
7460 - Insurance	-	-	-	-	-	-	-	-	-	-	3,126	-	3,126
7500 - Legal	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	35,000
7550 - TCEQ Permit	54	54	54	54	54	54	54	54	54	54	54	54	651
Total Expense	7,442	7,442	7,442	7,442	7,442	7,442	7,442	7,442	7,442	7,442	10,568	7,442	92,434
Net Ordinary Revenue	(7,441)	(7,441)	(7,441)	(7,441)	(7,441)	(7,441)	7,149	80,103	36,331	(7,441)	(10,567)	(7,441)	53,486
Other Revenue													
8510 - Developer Advances	7,441	7,441	7,441	7,441	7,441	7,441	-	-	-	-	-	-	44,648
Total Other Revenue	7,441	7,441	7,441	7,441	7,441	7,441	-	-	-	-	-	-	44,648
Net Revenue	-	-	-	-	-	-	7,149	80,103	36,331	(7,441)	(10,567)	(7,441)	98,134

1 Amended budget due to 2026 property tax rate set and general liability added to Insurance premium

2 Tax rate based on certified values 124,071 @ \$1.20 @ 98% collections

Exhibit 1
TAXPAYER IMPACT STATEMENT

For the Fiscal Year **2027**

The proposed budget will have no impact on the property tax bill for an average resident homestead as there are no properties that qualify for a residential homestead exemption within the boundaries of **Oliver Creek Ranch MUD** as of the date of the most recent certified values provided by **Denton County**.

PUBLIC NOTICE

In Accordance with Texas Government Code, section 2254.1036(a)(1), **Oliver Creek Ranch Municipal Utility District of Denton County** provides the following written notice to the public in connection with the above agenda item:

1. **Oliver Creek Ranch Municipal Utility District of Denton County (The District)** is pursuing the legal services of **McCreary, Veselka, Bragg and Allen, P.C.**, and **Sawko and Burroughs, P.C. (The Firm)** a delinquent tax collection law firm, to collect delinquent taxes owed to the The District. The desired outcome of the legal services would be for The District to collect the delinquent taxes that it is owed in as short a time period as is possible.
2. **McCreary, Veselka, Bragg and Allen, P.C.** has been competently collecting delinquent taxes for governmental entities across the State of Texas since 1961, and currently represents hundreds of Texas taxing units in the collection of delinquent taxes. **McCreary, Veselka, Bragg and Allen, P.C.** is a competent, qualified, and experienced delinquent tax collection law firm.
3. **Sawko and Burroughs, P.C.** has been competently collecting delinquent taxes for governmental entities in Denton County since 1994.
4. **McCreary, Veselka, Bragg and Allen, P.C.** and **Sawko and Burroughs, P.C.** have been jointly representing taxing jurisdictions in collecting delinquent property taxes in Denton County since 2017.
5. The legal services desired by The District that are the subject of the contract cannot be adequately performed by the attorneys and supporting personnel of The District because the filing of a delinquent tax suit or tax warrant requires an attorney licensed by the State Bar of Texas, and The District does not have sufficient attorneys on its payroll to perform the work in house.
6. The legal services desired by The District that are the subject of the contract cannot be reasonably obtained from attorneys in private practice under a contract providing for the payment of hourly fees without contingency because The District does not have funds in its budget to pay hourly fees and other costs incurred to implement an effective delinquent tax collection program under a contract providing only for the payment of hourly fees and costs. Texas Tax Code, sections 6.30; 33.07; 33.08 and 33.11 allow The District to recover a penalty to defray the costs of collecting delinquent taxes, only if The District has entered a contract with a private attorney pursuant to Tax Code, section 6.30.
7. To defray the cost of collecting delinquent taxes as provided by Texas Tax Code, sections 6.30; 33.07; 33.08 and 33.11, to save money and ensure that the collection of delinquent taxes is diligently prosecuted throughout The District, a contingent fee contract with The Firm is in the best interests of the residents of The District.