

NOTICE OF MEETING

ELM RIDGE WATER CONTROL AND IMPROVEMENT DISTRICT OF DENTON COUNTY

The Board of Directors (“the “Board”) of Elm Ridge Water Control and Improvement District of Denton County (the “District”) will hold a regular meeting on **Wednesday, June 17, 2026, at 6:00 p.m., at its Administrative Building located at 700 Savannah Boulevard, Savannah, Texas**, to discuss and, if appropriate, act upon the following items:

1. Public comment(s) – In accordance with the Open Meetings Act, Directors are prohibited from acting on or discussing any new items brought before them at this time. Citizen’s comments will be limited to 3 minutes. Comments about any of the agenda items are appreciated by the Board of Directors and may be taken into consideration at this time or during that agenda item. Please complete a Public Input Form if you desire to address the Board. All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.
2. Consent Agenda:
 - a) minutes of May 13, 2026, May 21, 2026, and June 9, 2026, Board meetings;
 - b) Tax Assessor/Collector’s report as of May 31, 2026;
 - c) Developer’s Report on lot development, home construction and sales; and
 - d) Operator’s report regarding Artesia Utility System, including billing, repairs and maintenance.
3. Authorize delinquent tax attorney to proceed with collection of delinquent taxes.
4. Engineering matters, including the following items and actions relating to, among other projects, 2025 Annual Street Maintenance, Elm Ridge Park parking lot expansion, pipeline, ground storage tank and Harper Road Pump Station Improvements, Artesia waterline, and roadway asset plan, and the taking of any action necessary or appropriate, including:
 - a) design;
 - b) approve plans and specifications and authorize advertisement for bids;
 - c) review bids and award contracts;
 - d) approval pay applications, changes, and final acceptance;
 - e) deeds, easements, consents to encroachment, requests for service or utility commitment letters; and
 - f) authorize and/or ratify repair and maintenance of District facilities, as necessary.
6. Review Emergency Preparedness Plan and take action in connection therewith, including approval of agreement with Municipal H2O, if necessary.
7. Consider review of potential installation of light fixture at the intersection of FM 1385 and Tomahawk Trail, and take any related action.
8. General Manager’s report, including matters regarding updates on Artesia solid waste and recycling collection, Artesia waterline, ArrowBrooke and Artesia traffic matters, Savannah stop bars and crosswalks, and take any related actions, including authorizing expenditures as necessary.
9. Consider request from Town of Little Elm for conveyance of District property as part of

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.

- the Fishtrap Road expansion and widening project.
10. Report from Chief of Elm Ridge PD, and authorize actions and expenditures as necessary.
 11. Bookkeeper's report, including payment of the bills and review of investments.
 12. Consider approval of 2025-2026 Proposed Budget Amendment 061726; and approval of District's operating budget for fiscal year ending July 31, 2027.
 13. Conduct annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy and Adoption of Amended Investment Policy.
 14. Discuss use of Elm Ridge Park, including proposed rental agreement template, and take any related action.
 15. Committee Reports, including updates to Committee members, and take any related action.
 16. Report on District website and app, and authorize any related action.
 17. Future agenda items.
 18. Discuss the District's "Order Establishing Policy Regarding Director Per Diems and Fees of Office and Policies Relating to Ethical Conduct, Fiscal Matters, and Professional Services"; and take any action in connection therewith.
 19. Discuss District administrative policies and procedures; discuss accounting, consultant, and employment matters; discuss litigation matters; records reviews; and take any appropriate action.
 20. Adjourn.



A handwritten signature in black ink, appearing to read "J. H. Finke". The signature is written in a cursive, flowing style.

Jonathan H. Finke
Attorney for the District

Elm Ridge Water Control and Improvement District 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), Section, 551.072 (Deliberations Regarding Real Property), Section 551.073 (Deliberations Regarding Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations Regarding Security Matters), and Section 551.087 (Economic Development).

This meeting shall be recorded and subsequently posted to the District's website.

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Elm Ridge Water Control and Improvement District

Fiscal Year 2027 **Proposed** Annual Budget

August 1, 2026 - July 31, 2027

**Maintenance &
Operations**

REVENUE	
4100 Tax Revenue	\$ 13,067,010.00
4200 Easement Revenue	\$ 753,000.00
4300 Service Revenue	\$ 4,970,500.00
4400 Interest Revenue	\$ 910,000.00
4600 Miscellaneous Revenue	\$ 104,600.00
	\$ 19,805,110.00
EXPENDITURE	
Administration	
5100 Personnel	\$ 1,165,560.00
5200 Supplies	\$ 160,000.00
5300 Services	\$ 749,000.00
5400 Leases	\$ 16,600.00
5500 Travel/Fees/Dues	\$ 18,500.00
	\$ 2,109,660.00
Operations	
6100 Service Operations	\$ 5,005,000.00
6200 District Operations	\$ 954,000.00
6300 Building Operations	\$ 344,000.00
6400 Elm Ridge Park	\$ 102,000.00
	\$ 6,405,000.00
Public Safety	
7100 Personnel	\$ 4,406,807.00
7200 Supplies	\$ 265,450.00
7300 Services	\$ 191,950.00
7400 Leases	\$ 44,000.00
7500 Travel/Fees/Dues	\$ 39,500.00
7600 Uniforms/Equip	\$ 117,500.00
7700 Vehicle	\$ 114,150.00
7800 Public Safety Programs	\$ 11,500.00
7900 Community Programs	\$ 23,000.00
	\$ 5,213,857.00
8000 Major Purchases	\$ (641,581.00)
9200 Special Repair & Maintenance Projects	\$ 1,463,174.00
9700 Reserves	\$ 4,155,000.00
9800 Developer Reimbursement	\$ 1,100,000.00
	\$ 6,076,593.00
	\$ 19,805,110.00
Net Revenue	\$ -
<i>Surplus/(Deficit)</i>	

Elm Ridge Water Control and Improvement District

Fiscal Year 2027 **Proposed** Annual Budget

August 1, 2026 - July 31, 2027

REVENUE	
4020 Property Tax Revenue	\$ 10,986,800.00
4021 Property Tax Revenue - Back Tax	\$ -
4600 Penalty & Interest	\$ 20,000.00
5391 Interest on Temporary Investments	\$ 280,000.00
5392 Interest Earned on Checking	\$ 5,000.00
	\$ 11,291,800.00
EXPENDITURE	
6125 Administrative Fees - Agent Paying Fee	\$ 6,800.00
6310 Bond Interest Expense	\$ 4,200,000.00
6350 Bond Principal	\$ 7,085,000.00
	\$ 11,291,800.00
Net Revenue	\$ -
Surplus/(Deficit)	

Exhibit 1
TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending July 31, 2026**	Proposed Budget Fiscal Year Ending July 31, 2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,874.89	\$1,874.89	\$1,874.89

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.430 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 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.

Instructions for Preparation: This form is to be prepared by the Bookkeeper for the District and provided to the Attorney and Legal Assistant, along with the proposed budget, at least 10 days prior to the date of the meeting at which the proposed budget will be considered. Please note that the rates utilized below may not conform exactly to the O/M rate levied by the Board. The average homestead value should be the average resident homestead value shown in the most recent truth in taxation worksheet prepared by the Tax Assessor Collector on behalf of the District.

Taxes for Current Budget and No-New-Revenue Tax Rate Budget:

\$436,020 X \$0.430

100

Taxes for Proposed

\$436,020 Budget: X \$0.430

100