

## 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 **Thursday, October 16, 2025, 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. Swearing-in ceremony for new Elm Ridge Police Department ("ERPD") officer(s).
2. 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.
3. Consent Agenda:
  - a) Minutes of September 18, 2025, Board meeting;
  - b) Tax Assessor/Collector's report as of September 30, 2025;
  - c) Developer's Report on lot development, home construction and sales; and
  - d) Bookkeeper's report, including payment of bills, status of investments, and revenue and expense comparison.
4. Approve amended budget for fiscal year ending July 31, 2026.
5. Review and approve reimbursement payment to District developers for road facility construction under existing reimbursement agreements, as amended; and acknowledge receipt and release associated with such payments.
6. Consider status of traffic light installation at Artesia Boulevard and First Street intersection, and take any related action.
7. Discuss Phase II Small MS4 General Permit and Storm Water Management Plan, including status of compliance, necessary training, and public comment.
8. Engineer's report, including the following items and actions relating to, among other projects, 2025 Annual Street Maintenance, ArrowBrooke Park parking lot expansion, Upper Trinity Regional Water District waterline for Artesia, Artesia ground storage tank, and the taking of any action necessary or appropriate, including:
  - a) Status of construction projects within the District;
  - b) Authorizing preparation of construction plans and specifications for improvement projects;

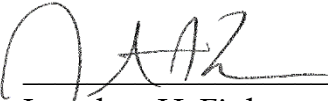
Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

- c) Approval of construction plans and specifications and advertising for bids for contract(s) for improvement projects;
  - d) Award of contracts for construction of improvement projects and issuance of notices to proceed;
  - e) Approval of construction pay application(s) and change order(s) to construction contracts;
  - f) Acceptance of certificate of completion and authorize final acceptance of projects and direct Engineer to notify insurance company of new facility, as appropriate;
  - g) Approval/status of engineering Task Order(s);
  - h) Deeds, easements, consents to encroachment, requests for service or utility commitment letters;
  - i) Authorize and/or ratify repair and maintenance of District facilities, as necessary;
  - j) Approval of final plats and amendments to plats;
  - k) Engineering contracts;
  - l) Approvals and permits; and
  - m) Miscellaneous.
9. Operator's report regarding Artesia Utility System, including status of maintenance of water facilities; discuss meter replacement program for Artesia; and authorize expenditure of funds for operation and maintenance of water facilities.
  10. Discuss tree maintenance in District rights-of-way, and take any appropriate action.
  11. General Manager's report, including discussion regarding parking on Gardenia Drive and replacement of street sign posts in ArrowBrooke, and authorize any actions and expenditures as necessary.
  12. Consider approval of agreement by and between the District and Savannah Homeowners Association regarding use of parking lot located near Savannah club house.
  13. Report from Chief of ERPD, and authorize actions and expenditures as necessary.
  14. Discuss ERPD employee step pay plan; take any related action.
  15. Consider Committee Reports, and take any related action.
  16. Report on District website and app; Communication Committee report; authorize any related action.
  17. Consider adoption of policies regulating use of electronic bikes and scooters in the District.
  18. Review and update Order establishing policies regarding painting of home address numbers on District curbs.
  19. Discuss status of acquisition of easements relative to construction of Upper Trinity Regional Water District waterline for Artesia, including authorizing proceeding with eminent domain actions.

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20. Discuss District administrative policies and procedures and adopt revised policies; discuss accounting and employment matters; investigations; and take any appropriate action.
21. Future agenda items.
22. Adjourn.



  
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 2026 Annual Budget**  
**August 1, 2025 - July 31, 2026**

	FY 2026	FY 2026	
	Current Adopted	Proposed Amended	Difference
Ordinary Revenue			
4100 · Tax Revenue			
4101 · Prop. Tax Rev - M&O	11,578,817	11,911,254	332,437
4102 · Prop. Tax Rev - Contract	1,534,542	1,523,532	(11,010)
4104 · Pen & Int on Tax	27,000	27,000	-
4108 · Sales Tax Revenue	50,000	50,000	-
Total 4100 · Tax Revenue	13,190,358	13,511,786	321,428
4200 · Easements & franchise fees			
4201 · Co-Serv Electric Easement Rev	550,000	550,000	-
4202 · Co-Serv Gas Easement Revenue	110,000	110,000	-
4203 · Cable Easement Revenue	10,500	10,500	-
4204 · Water Tower Easement Revenue	113,526	113,526	-
Total 4200 · Easements & franchise fees	784,026	784,026	-
4300 · Charges for Services			
4310 · Water Revenue			
4311 · Artesia	1,506,000	1,506,000	-
Total 4310 · Water Revenue	1,506,000	1,506,000	-
4320 · Sewer			
4321 · Artesia	757,000	757,000	-
Total 4320 · Sewer	757,000	757,000	-
4330 · Trash Revenue			
4331 · Artesia	427,000	427,000	-
4332 · Savannah	645,000	645,000	-
4333 · Arrowbrooke	430,510	430,510	-
Total 4330 · Trash Revenue	1,502,510	1,502,510	-
4340 · Fire Plan			
4341 · Artesia FP	395,000	395,000	-
4342 · Savannah FP	417,480	417,480	-
4343 · Arrowbrooke FP	289,120	289,120	-
Total 4340 · Fire Plan	1,101,600	1,101,600	-
4350 · District Fee	15,000	15,000	-
4360 · Fees & Penalties			
4361 · NSF Fees	-	-	-
4362 · Late Fees	-	-	-
4363 · Non-refundable Deposits	-	-	-
4364 · Resident Transfer Fees	-	-	-
4365 · Disconnect & Reconnect Fees	-	-	-
4366 · Water Violations - Resident	-	-	-
Total 4360 · Fees & Penalties	-	-	-
Total 4300 · Charges for Services	4,882,110	4,882,110	-
4400 · Investment Revenue			
4401 · Interest on Temp Investments	800,000	800,000	-
4402 · Interest Earned on Checking	3,000	3,000	-
Total 4400 · Investment Revenue	803,000	803,000	-
4600 · Other Revenue			
4601 · Lease Revenue	39,600	39,600	-
4608 · SRO Revenue	-	15,000	15,000
4631 · PD Donations	-	-	-
4632 · LEOSE Training Contribution	1,500	1,500	-
4651 · Miscellaneous Revenue	8,000	8,000	-
4652 · Police Banquet Donations	3,000	3,000	-
Total 4600 · Other Revenue	52,100	67,100	15,000
Total Revenue	\$ 19,711,594	\$ 20,048,022	\$ 336,428

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	FY 2026	FY 2026	
	Current Adopted	Proposed Amended	Difference
Ordinary Expense			
Administrative Expense			
5100 · Directors' Fees & Expenses			
5101 · Director Fees	17,680	17,680	-
5102 · Committee Fees	7,200	7,200	-
5103 · Director Payroll Taxes	1,900	1,900	-
5104 · Mileage reimbursement	360	360	-
5105 · Directors' expenses	-	-	-
Total 5100 · Directors' Fees & Expenses	27,140	27,140	
5110 · Salaries & Benefits			
5111 · Salaries & Wages	429,210	429,210	-
5113 · Longevity Pay	740	740	-
5114 · Incentive Pay	4,430	4,430	-
5121 · HSA Contributions	4,000	4,000	-
5122 · Medical Insurance	95,300	95,300	-
5123 · Employee Wellness	5,000	5,000	-
5124 · Worker's Compensation	1,030	1,030	-
5125 · Retirement & Life Insurance			
Mission Square Contribution	7,500	7,500	-
Mutual of Omaha - S/T Disability	800	800	-
Mutual of Omaha - Supp Life	150	150	-
TCDRS	65,000	65,000	-
Total 5125 · Retirement & Life Insurance	73,450	73,450	-
5126 · Payroll Taxes	10,900	10,900	-
Total 5110 · Salaries & Benefits	624,060	624,060	-
5211 · Office Supplies	10,000	10,000	-
5212 · Delivery & Postage	960	960	-
5213 · Tools & Equipment	10,000	10,000	-
5214 · Computer & Peripherals	6,000	6,000	-
5215 · Meeting exp	4,000	4,000	-
5219 · Misc Expenses	7,000	7,000	-
5261 · Uniforms	3,000	3,000	-
5300 · Auditing - Spilty Services	80,000	80,000	-
5301 · Auditing	52,000	52,000	-
5302 · Engineering	150,000	150,000	-
5303 · Legal	250,000	250,000	-
5304 · Legal - Spclty	75,000	75,000	-
5305 · Accounting	120,000	120,000	-
5306 · GIS Annual Maintenance	-	-	-
5307 · Website	57,660	57,660	-
5308 · Software Subscription	18,566	18,566	-
5310 · Tax Assessor Collector Expense	6,300	6,300	-
5311 · ADP Administration	9,720	9,720	-
5312 · Building Maintenance Services	45,000	45,000	-
5313 · Admin Vehicle Maintenance	5,000	5,000	-
5314 · Election Costs	-	-	-
5315 · Insurance - Property/Liability	110,000	110,000	-
5316 · Bank & Credit Card Fees	-	-	-
5317 · Contract Services	37,000	37,000	-
5321 · Internet Fiber & DSL	11,840	11,840	-
5322 · Communications - Admin	15,000	15,000	-
5324 · Utilities Svc Exp	50,627	50,627	-
5331 · Travel - Admin	10,000	10,000	-
5332 · Dues, Fees, & Licenses	1,500	1,500	-
5333 · Education & Training	6,000	6,000	-
5334 · Public Communications	10,000	10,000	-
5335 · Public Relation Events	15,000	15,000	-
5336 · Furniture, Fixtures & Expenses			
General		8,000	8,000
Seasonal		5,000	5,000
Total 5336 ·Furniture, Fixtures & Exp		13,000	13,000
5401 · Computer Lease	-	-	-
Total Administrative Expense	\$ 1,828,373	# \$ 1,841,373	13,000

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**August 1, 2025 - July 31, 2026**

	FY 2026		Difference
	Current Adopted	Proposed Amended	
<b>Amended Draft Budget</b>			
Operational Expense			-
6100 · Operations Expense			-
6102 · Artesia Operations	26,000	26,000	-
6103 · Artesia Maint & Repairs	697,850	697,850	-
6104 · Artesia-Plant Phone	4,200	4,200	-
6105 · Testing	5,500	5,500	-
6106 · Artesia Operations - Celina	420,000	420,000	-
6123 · Mustang Admin Fee -Savannah	18,000	18,000	-
6124 · Mustang Admin Fee -ArrowBrooke	15,530	15,530	-
Total 6100 · Operations Expense	1,187,080	1,187,080	-
6130 · Water Expense			
6131 · TCEQ Fees	-	9,870	9,870
6132 · Sys Licenses & Permits	4,500	4,500	-
6133 · UTWD Artesia	969,011	969,011	-
Total 6130 · Water Expense	973,511	983,381	9,870
6140 · Sewer exp			-
6141 · UTWD WW Artesia	435,040	435,040	-
Total 6140 · Sewer exp	435,040	435,040	-
6150 · Trash Service			
6151 · Trash Exp - Sav	635,000	635,000	-
6152 · Trash Exp - Artesia	435,000	435,000	-
6153 · Trash Exp - Arrowbrooke	428,652	428,652	-
Total 6150 · Trash Service	1,498,652	1,498,652	-
6160 · Fire Plan Exp			
6161 · Savannah FP Exp	425,000	425,000	-
6162 · Artesia FP Exp	400,000	400,000	-
6163 · Arrowbrooke FP Exp	276,105	276,105	-
6164 · Aubrey Fire Truck	20,065	20,065	-
Total 6160 · Fire Plan Exp	1,121,170	1,121,170	-
6170 · Permit exp			
6171 · Meter Sets-Artesia	20,000	20,000	-
6174 · CSI Inspections	1,600	1,600	-
Total 6170 · Permit exp	21,600	21,600	-
6181 · Landscaping Service			
Annual Tree Replacement	50,000	50,000	-
Landscaping	164,000	164,000	-
Total 6181 · Landscaping Services	214,000	214,000	-
6183 · Signs	15,500	15,500	-
6184 · Striping - labor & materials	58,000	58,000	-
6185 · District Maintenance	102,000	102,000	-
6186 · District Utilities	116,000	116,000	-
6193 · Repairs & Maint - Tractor/Trail	1,000	1,000	-
6194 · Repairs & Maint - Drainage	200,000	200,000	-
6195 · Repairs & Maint - Roads	1,000,000	1,000,000	-
Total Operational Expense	\$ 6,943,552	# \$ 6,953,422	9,870

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**August 1, 2025 - July 31, 2026**

	FY 2026		Difference
	Current Adopted	Proposed Amended	
<b>Amended Draft Budget</b>			-
<b>Public Safety Expense</b>			
<b>Police Department</b>			
<b>7100 · Police</b>			
7101 · Salaries	2,655,667	2,655,667	-
7102 · Overtime	93,018	93,018	-
7103 · Longevity Pay	28,000	28,000	-
7104 · Incentive Pay	63,600	63,600	-
7111 · HSA Contributions	21,600	21,600	-
7112 · Medical Insurance	654,684	654,684	-
7113 · Workers' Compensation	59,319	59,319	-
7114 · Retirement & Life Insurance			
Mission Square	33,600	33,600	-
Mutual of Omaha - S/T Disability	4,662	4,662	-
Mutual of Omaha - Sup Life	1,020	1,020	-
TCDRS	280,613	280,613	-
<b>Total 7114 · Retirement &amp; Life Insurance</b>	<b>319,895</b>	<b>319,895</b>	<b>-</b>
7115 · Payroll Taxes	39,198	39,198	-
7116 · Employee Wellness	6,000	6,000	-
7121 · General Supplies			
Cleaning Supplies	350	350	-
PD Office Supplies	13,000	13,000	-
Postage	600	600	-
<b>Total 7121 · General Supplies</b>	<b>13,950</b>	<b>13,950</b>	<b>-</b>
7122 · Investigations Supplies	1,000	1,000	-
7123 · PD Tools & Equipment	55,000	55,000	-
7124 · Computers & Peripherals	17,000	17,000	-
7125 · Employee Recognition	5,000	5,000	-
7126 · Banquet Expense	6,000	6,000	-
7127 · PD Major Equipment			
Major Equipment Purchases	-	-	-
Major Equipment Maintenance	500	500	-
<b>Total 7127 · PD Major Equipment</b>	<b>500</b>	<b>500</b>	<b>-</b>
7131 · Advertising / Promotions			
Advertising / Promotions	1,000	1,000	-
Printing/Copies	750	750	-
Recruiting	5,000	5,000	-
<b>Total 7131 · Advertising / Promotions</b>	<b>6,750</b>	<b>6,750</b>	<b>-</b>
7133 · DSC Communications & Radio Service	52,700	52,700	-
7134 · Employee Screenings	2,000	2,000	-
7135 · Forensics / Lab Testing	1,200	1,200	-
7136 · Insurance - Property & Liabilit	-	-	-
7137 · IT Services Mgmt Denton Cty	5,000	5,000	-
7138 · Legal PD	12,000	12,000	-
7139 · CACDC Contribution for Forensic	9,600	9,600	-
7140 · Software	157,500	157,500	-
7141 · Contract Services / Labor	15,000	15,000	-
7143 · Communications - Police			
AT&T Landlines	11,500	11,500	-
Cellular & Aircards	18,000	18,000	-
<b>Total 7143 · Communications - Police</b>	<b>29,500</b>	<b>29,500</b>	<b>-</b>

**Elm Ridge Water Control and Improvement District**  
**Fiscal Year 2026 Annual Budget**  
**August 1, 2025 - July 31, 2026**

<b>Amended Draft Budget</b>	<b>FY 2026</b>		<b>Difference</b>
	<b>Current Adopted</b>	<b>Proposed Amended</b>	
7144 · Copier Lease	11,500	11,500	-
7145 · Utilities - Police	-	-	-
7151 · Travel - Police	6,000	6,000	-
7152 · Dues, Fees & Licenses	7,500	7,500	-
7153 · Education & Training			-
Education & Training	28,000	28,000	-
TCOLE Training	1,500	1,500	-
Total 7153 · Education & Training	29,500	29,500	-
7161 · Uniforms	30,000	30,000	-
7162 · Ballistic Vests	24,500	24,500	-
7163 · Weapons & Weapons Maintenance			-
Weapons	2,500	2,500	-
Weapons Maintenance	2,000	2,000	-
Total 7163 · Weapons & Weapons Maintenance	4,500	4,500	-
7164 · Taser Lease/Warranty	16,200	16,200	-
7165 · Range Supplies	20,000	20,000	-
7166 · Equipment Maintenance	5,000	5,000	-
7171 · Vehicle Fuel	56,500	56,500	-
7172 · Vehicle Maintenance	45,500	45,500	-
7181 · Community Programs & Relations			-
Explorer Program	6,000	6,000	-
Citizens Policy Academy	4,000	4,000	-
Citizens on Patrol	-	-	-
Community Outreach	15,000	15,000	-
Total 7181 · Community Programs & Relations	25,000	25,000	-
7182 · Bicycle Patrol Unit			-
Bicycle Equipment	6,000	6,000	-
Bicycle Maintenance	500	500	-
Total 7182 · Bicycle Patrol Unit	6,500	6,500	-
7183 · Canine Unit	10,000	10,000	-
Watchguard Lease	26,300	26,300	-
7190 · Information Technology			-
7191 · Computer Lease	46,000	46,000	-
Total 7190 · Information Technology	46,000	46,000	-
Total 7100 · Police	\$ 4,701,181	# \$ 4,701,181	-
<b>Total Expense</b>	<b>\$ 13,473,106</b>	<b>\$ 13,495,976</b>	<b>\$ 22,870</b>
<b>Net Ordinary Revenue</b>	<b>\$ 6,238,489</b>	<b>\$ 6,552,046</b>	<b>\$ 313,558</b>



**Elm Ridge Water Control and Improvement District**  
**Fiscal Year 2026 Annual Budget**  
**August 1, 2025 - July 31, 2026**

<b>Amended Draft Budget</b>	<b>FY 2026</b>		<b>Difference</b>
	<b>Current Adopted</b>	<b>Proposed Amended</b>	
<b>Other Expense</b>			
8201 · Bad Debt Expense	-	-	-
8202 · Vehicle Purchases	55,000	55,000	-
9020 · Special R&M Projects			-
9021 · Engineering	25,000	25,000	-
9040 · ArrowBrooke Park Phase 3	500,000	500,000	-
<b>Total 9020 · Special R&amp;M Projects</b>	<b>525,000</b>	<b>525,000</b>	<b>-</b>
<b>9700 · Replacement &amp; Reserves</b>			
9701 · Vehicle Replacement	200,000	200,000	-
9704 · Radio Replacement	5,000	5,000	-
9705 · Roads Reserves	1,975,000	1,975,000	-
9706 · Bridge Reserves	500,000	500,000	-
9707 · EST Reserves	1,000,000	1,000,000	-
9708 · AB Park Phase 3	350,000	350,000	-
9710 · Sea Pines Pond Reserve	50,000	50,000	-
<b>Total 9700 · Replacement &amp; Reserves</b>	<b>4,080,000</b>	<b>4,080,000</b>	<b>-</b>
9801 · Developer Reimbursement	1,045,480	1,045,480	-
<b>Total Other Expense</b>	<b>\$ 5,705,480</b>	<b>\$ 5,705,480</b>	<b>-</b>
<b>Net Other Revenue</b>	<b>\$ (5,705,480)</b>	<b>\$ (5,705,480)</b>	<b>-</b>
<b>Net Revenue</b>	<b>\$ 533,009</b>	<b>\$ 846,566</b>	<b>\$ 313,558</b>

Exhibit 1  
**TAXPAYER IMPACT STATEMENT**

	Current Budget Fiscal Year Ending July 2026**	Proposed Budget Fiscal Year Ending July 2026**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	<b>\$1,808.14</b>	<b>\$1,873.50</b>	<b>\$1,963.26</b>

\*The **Elm Ridge Water Control and Improvement District of Denton County** levies taxes in accordance with the Texas Water Code. The **Elm Ridge Water Control and Improvement District of Denton County's** current operations and maintenance tax rate is equal to **\$0.4150** 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 **Elm Ridge Water Control and Improvement District of Denton County'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.

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

\$435,697    X    0.4506

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100

Taxes for Proposed Budget:

\$435,697    0.43

X

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100

*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.*