

NOTICE OF MEETING

BELMONT FRESH WATER SUPPLY DISTRICT NO. 1 OF DENTON COUNTY


The Board of Supervisors of Belmont Fresh Water Supply District No. 1 of Denton County will hold a regular meeting on Monday, December 8, 2025, at 7:00 p.m., at 1301 Homestead Way, Argyle, Texas, to discuss and, if appropriate, act upon the following items:

1. Determine quorum and call to Order.
2. Public comment(s) – In accordance with the Open Meetings Act, Supervisors are prohibited from acting on or discussing any items brought before them at this time not listed on this agenda. Citizen's comments will be limited to 3 minutes. Comments about any of the agenda items may be taken into consideration at this time or during that agenda item. 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 Items:
 - a. Minutes of November 10, 2025, Board of Directors meetings;
 - b. Developer's report, including status of lot development, and lot/home sales;
 - c. Tax collections report;
 - d. Town of Northlake law enforcement patrol activity report; and
 - e. All-American Dogs, Inc., patrol activity report.
4. Financial and bookkeeping matters, including:
 - a. Approval of Bookkeeper's Report and payment of bills, and take any action necessary or appropriate in connection therewith.
5. Special Action Items, including:
 - a. Review and approval of District's Operating Budget for Fiscal Year Ending January 31, 2027; and
 - b. Authorizing McCall Gibson Swedlund Barfoot PLLC to proceed with preparation of District's audit report for fiscal year ending January 31, 2026;
6. Reports and recommendations from Triton and Website Committee; review of resident requests and communication submitted via website, and the taking of any action necessary or appropriate in connection therewith.
7. Construction, Maintenance, and Repair Matters, including:
 - a. Review and approve engineer's report:
 - i. status of construction projects within the District;
 - ii. authorizing/ratification and preparation of plans and specifications for water, sewer, and road improvements;
 - iii. approval/ratification of construction plans and specifications and authorize/ratify advertising for bids for contract(s);

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.

- iv. award/rescission of contract(s) for District project(s);
- v. approval/ratification of pay application(s) and change order(s);
- vi. approval/ratification of engineering task order(s);
- vii. acceptance of certificate of completion and authorize final acceptance of District utility and paving projects; and
- viii. consider maintenance and repair issues, and authorization and acceptance of proposals in connection with same; discussions regarding improvements in aid of District streets.
- b. Review District safety matters, including:
 - i. discussion (if needed) of parking solutions for 4th Street;
 - ii. Homestead Way water and utilities addition;
 - iii. phase 15 fence relocation;
 - iv. capital recovery fee update; and
 - v. Builder Deposit Reimbursement.
- c. Review repair and maintenance matters.
- 8. Other Discussion Items:
 - a. Committee and Police Liaison reports and recommendations;
 - b. Report from Board of Supervisors regarding individual actions taken over prior month;
 - c. Discussion regarding possible annexation by Town of Northlake; establish committee in connection with same;
 - d. Discussion regarding litigation styled *Michael Ganz, Sherri Ganz, Harris Hughey, and Cheryl Hughey v. Toll Southwest, LLC, et al.*, and take any related action; and
 - e. Historical bond and tax report to Comptroller.
- 9. Items for placement on future meeting agendas.
- 10. Adjourn.




 Attorney for the District

Belmont Fresh Water Supply District No. 1 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 about Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.086 (Economic Development).

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Belmont FWSD No. 1 of Denton County

	ACTUALS as of 12/3/25	BUDGET FYE 1/31/26	Proposed BUDGET FYE 1/31/27
<u>DISTRICT REVENUES</u>			
Franchise Fees - Electric	\$ 245,466.36	\$ 240,000.00	\$ 330,500.00
Franchise Fees - Trash	65,810.70	64,000.00	75,000.00
Franchise Fees - Gas	164,034.54	145,000.00	165,000.00
Maintenance Tax Revenue	335,244.24	1,620,715.00	1,508,530.00
Building Permit Fees	18,535.00	350,000.00	20,000.00
Residential Permit Fees	15,747.56	24,000.00	24,000.00
Investment Income	111,430.62	130,000.00	130,000.00
TOTAL REVENUE	956,269.02	2,573,715.00	2,253,030.00
<u>DISTRICT EXPENSES</u>			
Bulk Water Purchases	2,121.07	5,000.00	5,000.00
Directors Fees	14,211.79	20,000.00	20,000.00
Payroll Taxes	997.97	1,600.00	1,600.00
Legal Fees	93,357.26	148,500.00	148,500.00
Audit Fees	22,000.00	22,750.00	23,500.00
Engineering Fees - General	175,960.46	200,000.00	200,000.00
Election Expenses	0.00	0.00	5,000.00
Traffic Studies	24,305.00	15,000.00	10,000.00
Bookkeeping Fees	13,164.74	16,800.00	16,800.00
Repairs & Maintenance - Drainage	47,380.36	25,000.00	50,000.00
Legal Notices/Publications/Agenda Postings	1,265.00	1,500.00	1,500.00
Utilities - Street Lights - Electric Bill	12,163.71	16,000.00	16,000.00
Insurance	7,242.00	7,000.00	7,300.00
Travel expense & Conference attendance	662.48	2,000.00	2,000.00
Registration / Membership Fees	1,605.00	3,000.00	3,000.00
Website expense & Communication	36,846.30	48,000.00	48,000.00
Other Expenses	11,294.53	3,000.00	12,000.00
Street Light / Sign Maintenance & Repairs	58,513.85	40,000.00	60,000.00
Street Light inspection	0.00	30,000.00	30,000.00
Building inspections	15,025.00	180,000.00	8,000.00
Storm Water Management Plan	0.00	6,000.00	6,000.00
Police Services	561,545.00	763,200.00	763,200.00
DCAD	0.00	57,000.00	60,000.00
Animal Control	40,046.16	56,682.00	44,500.00
TOTAL EXPENSE	1,139,707.68	1,668,032.00	1,541,900.00
<u>CAPITAL OUTLAY</u>			
Road Maintenance & Improvements	110,496.22	150,000.00	150,000.00
JRE School Adjustments	0.00	25,000.00	25,000.00
Capital Outlay - facilities	215,748.79	0.00	0.00
TOTAL CAPITAL OUTLAY	326,245.01	175,000.00	175,000.00
NET GAIN(LOSS)	(509,683.67)	730,683.00	536,130.00

Taxable value \$1,539,316,604 Rate: .10 @ 98% collection rate.

APPENDICES:

- A. Audited District Financial Statements
- B. District Bond Transcripts
- C. District Bond Election Engineering Reports

Belmont 1

TAXPAYER IMPACT STATEMENT###

	Current Budget Fiscal Year Ending [Month Year]**	Proposed Budget Fiscal Year Ending [Month Year]**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$3232.00	\$2752.00	\$3232.00

*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 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.

DISCLAIMER: This statement is prepared pursuant to Texas Government Code, Section 551.043(c) as amended by House Bill 1522, 89th regular session. This District has used Texas Water Code equivalent calculations in place of the Tax Code, Chapter 26 "no-new-revenue tax rate" referenced in HB 1522 and has used average, the homestead value as required by Texas Water Code Section 49.236 rather than the median homestead values specified in HB 1522. These modifications are necessary because the referenced Tax Code provisions do not apply to the District.

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 same for all calculations and 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:

Average Homestead Value Shown in Most Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Current Budget
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100

Taxes for Proposed Budget:

Average Homestead Value Shown in Most Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Proposed Budget
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100

If the district does not levy an operations and maintenance tax to fund its operating budget, the above table and footnotes should be replaced with the following statement: [The][Name of District] does not levy an operations and maintenance tax to fund its operations and maintenance budget, and the proposed operations and maintenance budget will not impact the property tax bill of a homestead within the boundaries of the [name of district].

If the district does not contain any resident homesteads as of the most recent certified values received from the CAD, the above table and footnotes should be replaced with the following statement: 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 [name of district] as of the date of the most recent certified values provided by [APPRAISAL DISTRICT].