

AGENDA
WILMER MUNICIPAL UTILITY DISTRICT NO. 1 OF DALLAS COUNTY

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Wilmer Municipal Utility District No. 1 of Dallas County will meet in special session, open to the public, at **5:00 p.m., on Thursday, February 26, 2026, at Mi Cocina, 3232 McKinney Ave, Suite 175, Dallas, Texas 75204**, at which meeting the following items will be considered and acted on:

JOHN F WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS
FILED: Feb 18, 2026, 8:20 am
BY DEPUTY:
Lonnie Robinson

1. Hear from Public;
2. Consider approving minutes of meeting held on November 13, 2025;
3. Hear Bookkeeper's Report and consider taking action requested, including:
 - (a) approval of an amended and restated Bookkeeping Agreement;
 - (b) approval of payment of bills;
 - (c) consider adopting a proposed budget for the fiscal year ending April 30, 2027;
4. Consider authorizing auditor to prepare an audit report for the fiscal year ended April 30, 2026;
5. Hear Developer's Report;
6. Hear Engineer's Report, 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) approval of reports, pay estimates and change orders for construction projects in the District;
 - (e) authorize the award of construction contracts and related items;
 - (f) consider taking action on matters related to the Municipal Separate Storm Sewer System General Permit compliance;
7. Hear Financial Advisor's Report and consider taking any action required;
8. Hear Attorney's Report and consider taking action requested, including:
 - (a) acceptance of a Certificate Regarding Unopposed Candidates;
 - (b) approval of an Order Cancelling Directors Election and Declaring Unopposed Candidates Elected to Office;
 - (c) approval of a Resolution Implementing 20% Penalty on 2025 Delinquent Taxes;
 - (d) approval of a Resolution Concerning Tax Exemptions for 2026; and
 - (e) ratify approval of an insurance renewal proposal from McDonald & Wessendorff.

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. Pursuant to Section 49.062, Texas Water Code, a written request of at least five registered voters may be submitted to the Board of Directors requesting the Board of Directors to designate a meeting place within the District. If no suitable meeting place exists inside the District, the Board may designate a meeting place outside the District that is located not further than 10 miles from the boundary of the District. If the Board of Directors fails to designate a meeting place within the district or not further than 10 miles from the boundary of the District, after the receipt of such petition, five registered voters may petition the Texas Commission on Environmental Quality to designate a meeting location. 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 17th day of February, 2026.



(DISTRICT SEAL)

WILMER MUNICIPAL UTILITY
DISTRICT NO. 1 OF DALLAS COUNTY

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



Very truly yours,
[Signature]

[Faint, illegible text]

Wilmer MUD 1

	Actuals at 02/10/26	Budget for <u>04/30/2026</u>	Proposed Budget for <u>04/30/2027</u>
<u>Income</u>			
Maintenance Taxes	\$ 307,111.50	\$ 611,630.00	\$ 361,065.00
Interest Income	17,848.39	4,000.00	21,000.00
Total Income	\$ 324,959.89	\$ 615,630.00	\$ 382,065.00
<u>Expense</u>			
Director Fees	\$ 5,304.00	\$ 6,630.00	\$ 9,945.00
Payroll Tax Expense	405.76	530.00	795.00
Appraisal Fees	1,695.00	1,000.00	3,725.00
Legal Fees	30,529.12	50,000.00	60,000.00
Auditing Fees	11,000.00	11,000.00	12,500.00
Engineering Fees	19,753.44	30,000.00	40,000.00
Bookkeeping Fees	0.00	4,800.00	13,800.00
Legal Notices	0.00	100.00	100.00
Insurance	7,856.00	3,069.00	7,900.00
Travel Expense	228.20	500.00	1,000.00
Website Expense	1,125.00	2,400.00	2,400.00
Other Expenses	265.00	500.00	1,000.00
Total Expense	\$ 78,161.52	\$ 110,529.00	\$ 153,165.00
Net Gain	\$ 246,798.37	\$ 505,101.00	\$ 228,900.00

Maintenance tax - Value: \$526,334,490 Rate: .07 @ 98%

TAXPAYER IMPACT STATEMENT

Wilmer Municipal Utility District No. 1 of Dallas County

	Current Budget Fiscal Year Ending [04/2026]**	Proposed Budget Fiscal Year Ending [04/2027]**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$0.00	\$0.00	\$0.00

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.07 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.