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NORTHTOWN MUNICIPAL UTILITY DISTRICT
AGENDA

September 22, 2026

TO: THE BOARD OF DIRECTORS OF NORTHTOWN MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PARTIES:

Notice is hereby given that the Board of Directors of Northtown Municipal Utility District will hold a meeting at **5:45 p.m. on Tuesday, September 22, 2026. This meeting will be held at the District office located at 700 East Wells Branch Parkway, Pflugerville, Texas**. Members of the public are entitled to participate in and to address the Board of Directors during the meeting.

PUBLIC INPUT

1. Resident communications and Board member announcements;

CONSENT ITEMS

(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)

2. Minutes of August 25, 2026 Board meeting;

BUDGET AND TAX ITEMS

3. 2026-2027 budget and 2026 tax rate, including:

   (a) Tax rate analysis, including recommendation from District's financial advisor regarding 2026 tax rate;
   (b) Public hearing on District's 2026 tax rate, including public feedback received through appraisal district/county tax office website;
   (c) Budget for fiscal year 2026-2027, including Resolution Adopting Budget;
   (d) Record vote on District's 2026 tax rate and Order Levying Taxes;
   (e) Amended and Restated Information Form *(if necessary for tax rate change)*;

DISCUSSION/ACTION ITEMS

4. District security and public safety and related action items, including:

   (a) Report from Travis County Sheriff's Office, including crime statistics;
   (b) Legal/Security Committee report;
   (c) Evaluation of existing contract with Flock Safety, including invoice for current term;

5. District operations manager and utility operator's report and related action items, including:

(a) Utility operations and repairs and any proposals, including mini split at Lift Station No. 2;
(b) Billing report and write-offs;
(c) Renewal of Contract for Maintenance and Operation of Retail Utility System with Crossroads Utility Services LLC (current Agreement expires on September 30, 2026);
(d) Plumbing Inspection Services Agreement with Roadrunner Inspection Services, LLC (compensation increase);

6. Landscape maintenance report and related action items, including:

(a) Proposal from TexaScapes, Inc. for fall overseeding of Settlers and Wildflower Parks;
(b) Proposal from TexaScapes, Inc. for overseeding of 50-acre Park and entries;

7. District manager's report and related action items, including:

(a) Legal/Security Committee report, including covenant violations and enforcement actions;
(b) Monthly expenditure report;
(c) Reservation ledger;
(d) Solid waste services, including monthly report;
(e) Purchase requests and/or proposals;
(f) Report from Studio 16:19, including:
  (i) Trail Gaps and Park Improvements Project, including approval of any pay applications and/or change orders and acceptance of project;
  (ii) Signage Implementation Plan, including approval of any pay applications and/or change orders and acceptance of project;
  (iii) Wildflower Park Implementation;
(g) Facilities Committee monthly expense approvals;
(h) Capital Area Council of Governments 2027 Annual Membership Dues;
(i) Social Media Proposal from Sommers Marketing + Public Relations;
(j) National Night Out documentation and expense list;

8. District engineer's report and related action items, including:

(a) Development matters, including:
  (i) Village at Northtown Multifamily (North Wells Branch/The Parker);
  (ii) AvalonBay Multifamily;
  (iii) JD's Supermarket Dessau;
  (iv) Heatherwilde office;
(b) MS4 permit compliance matters;
(c) TCEQ annual report;
(d) Matters relating to use of surplus funds;
(e) Howard at McCallen Pass/Heatherwilde – COA proposed intersection improvements;
(f) Tudor House Sidewalk Gap Project;
(g) Request from RSHD Parker Owner, LLC for amendment to restrictive covenants and proposed carport site plan, including First Amendment to Restrictive Covenants (Multifamily Tracts) for Village at Northtown;

9. District bookkeeper's report and related action items, including:

(a) Payment of bills and invoices;
(b) Fund transfers;
(c) Investments;
(d) Developer escrow report and reconciliation;

10. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin and related action items;

11. Attorney's report and related action items, including amendment of Order Establishing Service Rates, Charges, and Tap Fees and Adopting Rules and Policies With Respect to the District's Water, Wastewater, and Drainage Systems;

12. Future agenda items and meeting schedule, including scheduling canvassing meeting for November 3, 2026 Director Election.

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074); discussing security personnel or devices (Section 551.076); or discussing information technology security practices (Section 551.089). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the presiding officer will announce that an executive session will be held and will identify the item to be discussed and the provision of the Open Meetings Act that authorizes the closed or executive session.

NORTHTOWN MUNICIPAL UTILITY DISTRICT
TRAVIS COUNTY
TEXAS

Attorney for the District

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Northtown Municipal Utility District is committed to compliance with the Americans With Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at (512) 435-2300 for additional information.

NORTHTOWN MUNICIPAL UTILITY DISTRICT

TAXPAYER IMPACT STATEMENT
PER TEXAS GOV'T CODE §551.043(c)(2)

Property tax bill for the median-valued homestead for current fiscal year (fiscal year 2025-2026):	$1,592
Estimated property tax bill for the median-valued homestead for the upcoming fiscal year (fiscal year 2026-2027) if the proposed budget (attached) is adopted:	$1,604
Estimated property tax bill for the median-valued homestead for the upcoming fiscal year (fiscal year 2026-2027) if a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26 of the Texas Tax Code** is adopted:	$1,594*

**The No-New-Revenue Tax Rate, as calculated under Chapter 26 of the Texas Tax Code, may not be capable of funding a balanced budget for the District.*

****No-New-Revenue Tax Rate** = rate expressed in dollars per $100 of table value calculated according to the following formula:

$$\text{No-New-Revenue Tax Rate} = \frac{\textit{(Last Year's Levy – Lost Property Levy)}}{\textit{(Current Total Value – New Property Value)}}$$

Last Year's Levy = the total of the amount of taxes that would be generated by multiplying the total tax rate adopted in the preceding year by the total taxable value of property on the appraisal roll for the preceding year, including taxable value that was reduced in an appeal, all appraisal roll supplements and corrections as of the date of the calculation (other than corrections made under Texas Tax Code § 25.25(d) for errors that resulted in an incorrect appraised value that exceeds more than one-fourth of the correct appraised value for a residence or one-third the correct value in the case of all other property), portions of property involved in an appeal that are not in dispute, and the amount of taxes refunded by the taxing unit in the preceding year for tax years before that year.

Lost Property Levy = amount of taxes levied in the preceding year on property value that was taxable in the preceding year but is not taxable in the current year because the property is exempt in the current year under a provision of the Texas Tax Code other than 11.251 (Tangible Personal Property Exempt), 11.253 (Tangible Personal Property in Transit), and 11.35 (Temporary Exemption for Qualified Property Damaged by Disaster), the property has qualified for special appraisal under Chapter 23 of the Texas Tax Code in the current year, or the property is located in the territory that has ceased to be part of the taxing unit since the preceding year.

Current Total Value = total taxable value of property listed on the appraisal roll for the current year, including all supplements and corrections as of the date of the calculation, less the taxable value of property exempted for the current tax year for the first time under Texas Tax Code § 11.31 (Pollution Control Property) or 11.315 (Energy Storage System in Nonattainment Area).

New Property Value = means the following:

- Total taxable value of property added to the appraisal roll in the current year by annexation and improvements listed on the appraisal roll that were made after January 1st of the preceding tax year, including personal property located in new improvements that was brought into the unit after January 1st of the preceding tax year.
- Property value that is included in the current total value for the tax year succeeding a tax year in which any portion of the value of the property was excluded from the total value because of the application of a tax abatement agreement to all or a portion of the property, less the value of the property that was included in the total value for the preceding tax year.
- For purposes of an entity created under Section 52, Article III, or Section 59, Article XVI of the Constitution, property value that is included in the current total value for the tax year succeeding a tax year in which the following occurs: (a) the subdivision of land by plat; (b) installation of water, sewer, or drainage lines, *or* (c) the paving of undeveloped land.

Northtown MUD
Proposed Budget
FY-2027

Proposed Budget for Fiscal Year 2026-2027

	Budget FY-2026	Projected FY-2026	$0.3755 Proposed FY-2027
Revenues:			
Service Revenues			
Water Services Fees	$ 1,642,220	$ 1,636,029	$ 1,642,220
Water Tap Fee	0	5,000	-
Wastewater Svc Fees	1,365,040	1,477,701	1,542,732
Wastewater Tap Fees	0	2,000	-
Basic Services	1,726,500	1,721,905	1,726,500
Application Fee	16,000	16,236	16,000
Service Penalties	40,000	89,585	60,000
Water & W/W Inspections	0	3,175	-
	$ 4,789,760	$ 4,951,631	$ 4,987,452
Property Tax Revenues			
Property Tax	$ 4,817,030	$ 5,040,599	$ 5,161,445
Property Tax Penalty	-	8,482	-
	$ 4,817,030	$ 5,049,081	$ 5,161,445
Non-Operating Revenues			
Miscellaneous Revenue	$ 30,000	$ 12,200	$ 30,000
Chargepoint	3,272	3,252	3,272
Investment Interest	300,000	738,083	400,000
	$ 333,272	$ 753,535	$ 433,272
Total Operating Revenues	$ 9,940,062	$ 10,754,247	$ 10,582,169
Other Revenues			
Park Revenue	$ -	$ 5,850	$ -
Park Interest Revenue	500	3,106	1,200
	$ 500	$ 8,956	$ 1,200
Total Revenues	$ 9,940,562	$ 10,763,203	$ 10,583,369
Expenses:			
Office			
Employee Benefits	$ 82,033	$ 83,214	$ 87,375
Mileage Reimb.	3,600	3,229	3,600
Office Utilities	45,000	32,357	45,000
Wages	398,026	386,018	401,891
Office Maintenance	25,000	6,253	40,000
Office Expenses	25,000	20,071	25,000
	$ 578,659	$ 531,142	$ 602,865
Water			
Bulk Water Purchases	$ 1,746,973	$ 1,239,106	$ 1,746,973
TCEQ Fee	8,250	7,658	8,250
Water System Maint	200,000	143,605	200,000
Water Tap Inspection	-	25,612	-
Water Meters	25,000	27,489	30,000
	$ 1,980,223	$ 1,443,470	$ 1,985,223
Wastewater			
Bulk WW Purchases	$ 1,602,415	$ 1,439,530	$ 1,602,415
Wastewater System Maint.	300,000	128,465	250,000
Wastewater Tap Inspect.	-	-	-
Lift Station/Force Main Maintenance	300,000	298,690	300,000
Chemicals	50,000	42,048	50,000
	$ 2,252,415	$ 1,908,733	$ 2,202,415
Administrative			
Director Fees	$ 20,000	$ 19,889	$ 36,000
Payroll Taxes	45,290	45,295	46,810
Legal Fees - General	125,000	128,969	130,000
Legal Fees - Special	-	56,864	25,000
Legal Fees - Covenants	65,000	72,709	95,000
Management Services	437,461	427,903	441,635
Bookkeeping Services	80,000	79,285	82,000
Financial Services	2,500	2,268	2,500
Audit Fees	20,000	20,000	23,500

Draft

Northtown MUD
Proposed Budget
FY-2027

	Budget FY-2026	Projected FY-2026	$0.3755 Proposed FY-2027
Engineering Fees	24,000	22,416	24,000
Engineering Fees-Special	80,000	137,081	125,000
Professional Fees	52,000	21,391	52,000
Tax Assess/Collector Fees	32,000	31,860	34,000
Permits/Member Dues/Lic.	1,000	-	1,000
Insurance	45,000	44,504	50,000
Credit Card Fees	45,000	40,280	45,000
Conference/Training	7,500	3,770	7,500
	$ 1,081,751	$ 1,154,484	$ 1,220,945
Parks			
Landscape-Maintenance	$ 688,000	$ 687,687	$ 702,000
Landscape-Contingency	183,800	218,095	183,800
Park Maintenance	100,000	121,438	50,000
Well Maintenance	85,000	40,508	85,000
Park Utilities	24,000	17,135	25,000
Security	174,000	169,205	174,000
Seasonal Landscape	49,200	16,396	90,000
Pond Restoration/Maint. (MS4)	90,000	22,500	300,000
Park Equipment/Maintenance	30,000	30,000	10,000
Trail Maintenance	50,000	50,000	40,000
Playscape Maintenance	50,000	50,000	10,000
Fence Repair	25,000	25,000	25,000
	$ 1,549,000	$ 1,447,964	$ 1,694,800
Other			
Meeting Expenses	$ 150	$ 42	$ 150
Security Lights	23,400	21,398	23,400
Security Equipment/Cyber Security	10,000	10,000	35,000
Flock Service	50,000	50,000	50,000
Miscellaneous	12,000	14,863	15,000
Garbage Collection	1,046,520	1,024,700	1,068,228
Public Notices	4,000	4,000	4,000
Newsletters/Mail Outs	2,500	628	2,500
Website Management/Communications	25,000	10,853	25,000
Signage/Communications	10,000	10,000	10,000
Event Supplies	3,000	4,797	3,000
Telephone	15,600	4,274	2,400
	$ 1,202,170	$ 1,155,555	$ 1,238,678
Total Expenditures	$ 8,644,218	$ 7,641,348	$ 8,944,926
Operating Net Rev/(Exp)	$ 1,295,844	$ 3,121,855	$ 1,638,443
Capital Outlay			
Signage Plan	$ 60,000	$ 60,000	$ 60,000
Vehicle	60,000	60,000	-
Sidewalk Gap Project	250,000	886,268	-
Parking Lot	-	-	150,000
Electronic Meter Replacement	200,000	200,000	200,000
Hardwood (Tree) & WF Meadow Prog.	100,000	100,000	100,000
Trails	-	-	-
Parks CIP	2,000,000	2,000,000	1,400,000
Park Land Acquisition	5,000,000	5,000,000	5,000,000
Water-Wastewater CIP	1,000,000	1,000,000	800,000
	$ 8,670,000	$ 9,306,268	$ 7,710,000
Total Expense & Park CIP	$ 17,314,218	$ 16,947,616	$ 16,654,926
Total Excess Rev/(Exp)	$ (7,373,656)	$ (6,184,413)	$ (6,071,557)

Assumptions:

-No retail rate changes
-No new connections

Assessed Value	O&M Tax Rate	Total Tax Rate
$1,388,436,948	0.3755	0.5470

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