

**AGENDA**

**FLOWER MOUND TAX INCREMENT REINVESTMENT ZONE #1 BOARD (TIRZ #1)  
REGULAR MEETING**

**AUGUST 3, 2022**

**FLOWER MOUND TOWN HALL, 2121 CROSS TIMBERS ROAD  
FLOWER MOUND, TEXAS**

**5:30 P.M.**

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An agenda information packet is available online at [www.flower-mound.com/AgendaCenter](http://www.flower-mound.com/AgendaCenter)  
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***Please silence or turn off all electronic devices in Jody Smith Hall.***

**A. CALL MEETING TO ORDER**

**B. ELECTION OF OFFICERS**

1. Vice-Chair

**C. PUBLIC COMMENT**

To speak to the Board during public comment, please fill out a [comment form](#).

- Speakers are limited to 3 minutes, a tone will sound at 30 seconds left and when time has expired.
- Please state your name and address when speaking.

The purpose of this item is to allow the public an opportunity to address the TIRZ #1 Board on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours.

**D. REGULAR ITEMS**

1. Consider approval of the minutes of the November 29, 2021, meeting of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).
2. Consider recommending to the Town Council, the use of Tax Increment Reinvestment Zone #1 (TIRZ #1) funds to pay for various capital improvement projects located within the TIRZ # 1 boundary in the total amount of \$12,540,000.

**E. ADJOURNMENT**

  
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**Melody Eby, TIRZ #1 Board Secretary**

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: July 28, 2022, at 3:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting by contacting Melody Eby, Economic Development Specialist, at 972.874.6044.



**TAX INCREMENT REINVESTMENT  
ZONE #1 BOARD MEETING  
AGENDA ITEM NO: 1  
AUGUST 3, 2022**

CONSENT ITEM       REGULAR ITEM       WORK SESSION ITEM

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**FROM:** Melody Eby, Economic Development Specialist  
**THROUGH:** Ray Watson, Director of Economic Development  
**PRESENTER:** Melody Eby, Economic Development Specialist  
**ITEM:** Consider approval of the minutes of the November 29, 2021 meeting of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) Board.

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Ordinance       Resolution       Motion       Direction

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**I. ITEM SUMMARY:**

This item is to approve the minutes from the November 29, 2021 meeting of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) Board.

**II. BACKGROUND INFORMATION:**

N/A

**III. FISCAL IMPACT:**

N/A

**IV. LEGAL REVIEW:**

N/A

**V. ATTACHMENTS:**

1. Draft minutes

**VI. DRAFT MOTION:**

Move to approve the minutes of the November 29, 2021 meeting of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) Board.

**THE FLOWER MOUND TAX INCREMENT REINVESTMENT ZONE #1 (TIRZ #1) BOARD MEETING HELD ON THE 29<sup>th</sup> DAY OF NOVEMBER, 2021, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 5:00 P.M.**

The TIRZ #1 Board met in a regular session with the following members present:

Paul Stone, Chair  
Bill Collins, Vice Chair  
Jim Engel, Board Member, Councilmember, Place 4  
Larry Lipscomb, Board Member  
David Johnson, Board Member  
Tommy Dalton, Interim Town Manager (Ex Officio)  
Derek France, Mayor (Ex Officio)

Constituting a quorum with the following members of the Town staff participating:

Ray Watson, Director of Economic Development  
Melody Eby, Economic Development Specialist

**A. CALL TO ORDER**

Chairman Stone called the TIRZ #1 Board meeting to order at 5:00 P.M.

**B. PUBLIC COMMENT**

	<b>Speaker names and address</b>	<b>Subject (as written on the form)</b>
1.	Derek France, 2908 Pioneer Park Dr.	Recognize Bill Collins' 16 years of service to the TIRZ #1 Board
2.	Albert Picardi, 1525 Lindby	Smart traffic control devices in TIRZ

**C. REGULAR ITEMS**

**1. Consider approval of the minutes of the December 17, 2020 meeting of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).**

Vice Chair Collins moved to approve the minutes of the December 17, 2020 meeting. Board Member Engel seconded the motion.

**VOTES ON THE MOTION**

**AYES:** Lipscomb, Stone, Collins, Engel  
**NAYES:** None  
**ABSTAIN:** Johnson  
**ABSENT:** None

**2. Consider approval of the 2021 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).**

Director of Economic Development, Ray Watson, provided a brief overview of the 2021 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).

Board member Johnson noted that the projects do not have their respective percentage of completion listed and asked if that can be requested for future annual reports, to which Ray said it can be done. Ray added that there will be an estimated \$34,000,000 at the end of the TIRZ that will not be expended; therefore, it will be beneficial to know the percentage of completion of active projects, as it may help with identifying additional projects that can be funded within the TIRZ. Board member Johnson suggested that a traffic upgrade system or an adaptive synchronization of the Town’s traffic lights would be helpful.

Chairman Stone inquired about what the \$730,000 is allocated for under “Improvements in Forum (Riverwalk) area” in the Capital Improvement Plan Budget. TIRZ #1 Secretary, Melody Eby, responded that in 2019 that amount was reduced from \$4,000,000 down to the current \$730,000, and that amount is an unallocated amount for any projects that may come up within the Riverwalk area. Furthermore, Melody noted that the TIRZ Board can make a recommendation to reallocate that amount, which would then go to Town Council for approval. Interim Town Manager, Tommy Dalton, added that the Board has an opportunity with the potential remaining TIRZ funds to look at any other projects that are in the TIRZ district that this funding source can help fund.

Board member Lipscomb added a comment that if we do have discretionary money and the potential to help improve traffic flow, that is something we need to further discuss.

There were no additional questions or comments regarding the Annual Report.

Board Member Engel made a motion to approve the 2021 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1), and Board Member Johnson seconded.

**VOTES ON THE MOTION**

**AYES:** Lipscomb, Johnson, Stone, Collins, Engel  
**NAYES:** None  
**ABSTAIN:** None  
**ABSENT:** None

**D. ADJOURNMENT**

Chairman Stone announced the meeting was adjourned at 5:16 P.M.

TOWN OF FLOWER MOUND, TEXAS

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Jim Engel, Chair

**ATTEST:**

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Melody Eby, TIRZ #1 Secretary

DRAFT



**TAX INCREMENT REINVESTMENT  
ZONE #1 (TIRZ #1) BOARD MEETING  
AGENDA ITEM NO: 2  
AUGUST 3, 2022**

CONSENT ITEM       REGULAR ITEM       WORK SESSION ITEM

**FROM:** Brian Waltenburg, Assistant Director of Engineering

**THROUGH:** Ray Watson, Director of Economic Development

**PRESENTER:** Brian Waltenburg, Assistant Director of Engineering  
Ray Watson, Director of Economic Development

**ITEM:** Consider recommending to the Town Council, the use of Tax Increment Reinvestment Zone #1 (TIRZ #1) funds to pay for various capital improvement projects located within the TIRZ # 1 boundary in the total amount of \$12,540,000.

Ordinance       Resolution       Motion       Direction

**I. SUMMARY:**

This item is to recommend approval of TIRZ funding for various capital improvement projects located within the TIRZ #1 boundary. The total additional funding requested is \$12,540,000. Each project is described below including current and proposed funding sources.

**BACKGROUND INFORMATION:**

East Waketon Road Drainage Improvements

The project consists of channel excavation from FM 2499 to Waketon Road to alleviate the recurring flooding and traffic disruption of Waketon Road, east of FM 2499.

Current Funding	Proposed Funding
\$470,000 – TIRZ	\$1,900,000 – TIRZ
\$590,000 – General Fund	
\$150,000 – Utility Fund	
\$690,000 – Future Stormwater Debt	

FM 2499 12-Inch Water Line Phase I

This project consists of the instillation of approximately 4,700 linear feet of 12-inch waterline as required by the Towns Water Master Plan. The project is generally located on FM 2499 north of FM 1171.

Current Funding	Proposed Funding
\$1,700,000 – TIRZ	\$2,600,000 – TIRZ \$600,000 – Water Impact Fees
\$600,000 – Water Impact Fees	
\$900,000 – Utility Debt	

FM 2499 at Waketon Road Intersection Improvements

The FM2499 and Waketon Road Intersection Improvements project consists of constructing dedicated right turn lanes for the northbound, southbound, eastbound, and westbound directions of travel, along with traffic signal and pedestrian improvements on each corner

<b>Current Funding</b>	<b>Proposed Funding</b>
\$1,000,000 – TIRZ \$300,000 – Street Reconstruction \$600,000 – Street Debt	\$1,900,000 – TIRZ

Karnes Road

This project consists of improvements to approximately 650 linear feet of existing two-lane open section asphalt roadway to a two-lane concrete urban collector. The project begins at the intersection with FM 1171 and extends west to Old Settlers Road.

<b>Current Funding</b>	<b>Proposed Funding</b>
\$830,000 – Street Debt	\$830,000 – TIRZ

Morriss Road Water Lines Phase II

The project includes installation of approximately 4,300 linear feet of 24-inch to 30-inch water line in Morriss Road from FM 1171 to Eaton Street. The water line will replace the existing 20-inch water line in Morriss Road and provide transmission from Stonehill Pump Station

<b>Current Funding</b>	<b>Proposed Funding</b>
\$1,800,000 – TIRZ \$950,000 – Utility Debt	\$2,750,000 – TIRZ

Pink Evening Primrose Trail Connection

The project includes an 8-foot-wide 150-foot-long pedestrian bridge to be constructed over Timber Creek, and an additional 400 feet of 8-foot multi-use trail to tie into Gaston Park and College Parkway. This connection will provide connectivity from Gaston Park to the developments and parks to the south, including River Walk and Timber Trails Park.

<b>Current Funding</b>	<b>Proposed Funding</b>
\$400,000 – TIRZ \$515,000 – Park Development Fund	\$915,000 – TIRZ

Rippy Road

This project consists of improvements to approximately 2,500 linear feet of existing two-lane open section asphalt roadway to a two-lane concrete urban collector. The project also includes an enclosed storm water collection system to improve storm water collection in the area. The project begins at the intersection with Pecan Meadows and extends south and east to approximately 300 feet west of FM 2499.

<b>Current Funding</b>	<b>Proposed Funding</b>
\$2,115,000 – TIRZ \$2,668,000 – General Fund \$567,000 – Street Debt \$3,150,000 – Future Street Debt	\$8,500,000 – TIRZ

Rippy Road Water Line Improvements

This project consists of the instillation of approximately 2,000 linear feet of 12-inch waterline as required by the Towns Water Master Plan. The project begins at the intersection with Pecan Meadows and extends south and east to approximately 300 feet west of FM 2499.

<b>Current Funding</b>	<b>Proposed Funding</b>
\$350,000 – Water Impact Fees \$400,000 – Utility Debt	\$400,000 – TIRZ \$350,000 – Water Impact Fees

Waketon Road

The project consists of the upgrade of the existing two-lane open section asphalt roadway to a two-lane urban collector street from Chinn Chapel Road to Western Limits of Bradford Parks Subdivision. The project includes the installation of the two-lane concrete street, including an enclosed drainage system and a roundabout at the Waketon Road/Chinn Chapel intersection. This is a joint project with the Town of Double Oak.

<b>Current Funding</b>	<b>Proposed Funding</b>
\$5,209,161 – TIRZ \$2,966,905 – Interlocal Agreement \$60,839 – Road Escrow \$230,000 – Street Debt	\$5,439,161 – TIRZ \$2,966,905 – Interlocal Agreement \$60,839 – Road Escrow



**III. FISCAL IMPACT:**

<b>Project</b>	<b>Additional TIRZ Requested</b>
East Waketon Road Drainage Improvements	\$ 1,430,000
FM 2499 12-Inch Water Line Phase I	\$ 900,000
FM 2499 at Waketon Road Intersection Improvements	\$ 900,000
Karnes Road	\$ 830,000
Morriss Road Water Lines Phase II	\$ 950,000
Pink Evening Primrose Trail Connection	\$ 515,000
Rippy Road	\$ 6,385,000
Rippy Road Water Line Improvements	\$ 400,000
Waketon Road	\$ 230,000
	<b>\$ 12,540,000</b>

**IV. LEGAL REVIEW:**

N/A

**V. ATTACHMENTS:**

N/A

**VI. RECOMMENDED MOTION OR ACTION:**

Move to recommend as presented in the agenda caption.