

**AGENDA**

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

**NOVEMBER 22, 2022**

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

**6:00 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. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND TO THE TEXAS FLAG "Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."**

**C. PUBLIC COMMENT**

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

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

In accordance with the Texas Open Meetings Act, the Board is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes, a tone will sound at 30 seconds left and when time has expired.
- Additional time limits will be provided to members of the public that need to address the Town Council through a translator.
- Please state your name and address when speaking.

**D. REGULAR ITEMS**

1. Consider approval of the minutes of the August 3, 2022 meeting of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) Board.
2. Consider approval of the 2022 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).
3. 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 \$828,000.

**E. ADJOURNMENT**

  
\_\_\_\_\_  
**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: \_\_November 18\_\_\_\_, 2022, at \_\_ 1:00 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, Senior Economic Development Specialist, at 972.874.6044.



**TAX INCREMENT REINVESTMENT  
ZONE #1 BOARD MEETING  
AGENDA ITEM NO: 1  
NOVEMBER 22, 2022**

CONSENT ITEM       REGULAR ITEM       WORK SESSION ITEM

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**FROM:** Melody Eby, Senior Economic Development Specialist  
**THROUGH:** Ray Watson, Director of Economic Development  
**PRESENTER:** Melody Eby, Senior Economic Development Specialist  
**ITEM:** **Consider approval of the minutes of the August 3, 2022 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 August 3, 2022 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 August 3, 2022 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 3<sup>rd</sup> DAY OF AUGUST, 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 5:30 P.M.**

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

Jim Engel, Chair, Councilmember, Place 4  
David Johnson, Vice Chair  
Mark Hargreaves, Board Member  
Larry Lipscomb, Board Member  
Tim Whisenant, Board Member  
James W. Childers, 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  
Tiffany Bruce, Assistant Town Manager/Town Engineer  
Brian Waltenburg, Assistant Director of Engineering

**A. CALL TO ORDER**

Chairman Engel called the TIRZ #1 Board meeting to order at 5:30 P.M.

**B. ELECTION OF OFFICERS**

1. Vice-Chair

Board Member Johnson nominated himself to fill the role of TIRZ #1 Vice-Chair. Board Member Lipscomb seconded the nomination.

**VOTES ON THE NOMINATION**

**AYES:** Lipscomb, Johnson, Engel, Hargreaves  
**NAYS:** Whisenant  
**ABSTAIN:** None  
**ABSENT:** None

**C. PUBLIC COMMENT**

	<b>Speaker names and address</b>	<b>Subject (as written on the form)</b>
1.	Paul Stone, 1868 Meyerwood Lane North	TIRZ – Agenda Item #2

**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).

## FLOWER MOUND TIRZ #1 BOARD MEETING OF AUGUST 3, 2022 – PAGE 2

Vice Chair Johnson moved to approve the minutes of the November 29, 2021 meeting. Board Member Whisenant seconded the motion.

### VOTES ON THE MOTION

**AYES:** Hargreaves, Whisenant, Engel, Johnson, Lipscomb  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** None

**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 amount of \$12,540,000.**

Assistant Director of Engineering, Brian Waltenburg, provided a list of projects requesting TIRZ funding within the TIRZ #1 boundary, along with their respective current funding sources and the proposed funding sources:

Project Name	Current Funding	Proposed Funding
East Waketon Road Drainage Improvements	\$470,000 – TIRZ \$590,000 – General Fund \$150,000 – Utility Fund \$690,000 – Future Stormwater Debt	\$1,900,000 – TIRZ
FM 2499 12-Inch Water Line Phase I	\$1,700,000 – TIRZ \$600,000 – Water Impact Fees \$900,000 – Utility Debt	\$2,600,000 – TIRZ \$600,000 – Water Impact Fees
FM 2499 at Waketon Road Intersection Improvements	\$1,000,000 – TIRZ \$300,000 – Street Reconstruction \$600,000 – Street Debt	\$1,900,000 – TIRZ
Karnes Road	\$830,000 – Street Debt	\$830,000 – TIRZ
Morriss Road Water Lines Phase II	\$1,800,000 – TIRZ \$950,000 – Utility Debt	\$2,750,000 – TIRZ
Peters Colony Memorial Park	\$410,000 – Park Development Fund \$2,050,000 – Dedicated Sales Tax \$495,000 – Project Savings	\$2,955,000 – TIRZ
Pink Evening Primrose Trail Connection	\$400,000 – TIRZ \$515,000 – Park Development Fund	\$915,000 – TIRZ
Rippy Road	\$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	\$350,000 – Water Impact Fees \$400,000 – Utility Debt	\$400,000 – TIRZ \$350,000 – Water Impact Fees
Waketon Road	\$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

## FLOWER MOUND TIRZ #1 BOARD MEETING OF AUGUST 3, 2022 – PAGE 3

He and Tiffany Bruce responded to questions or comments from the TIRZ Board regarding:

- Impact of drainage improvements to the parcel on the left corner for the East Waketon project
- Reasons for changing the funding sources from various funds to TIRZ funds
- Karnes Road project and why it is not currently on the Town's CIP list
- Clarification on parkway restoration in the Morriss Road Phase II project
- Panel replacement in the Morriss Road Phase II project
- Pending \$750,000 Texas Parks & Recreation Grant for the Peters Colony Memorial Park
- Lighting along the Pink Evening Primrose Trail Connection project
- Reason for cost difference for the Rippy Road project compared to the Karnes Road project
- Adaptive signaling
- Projected excess balance if proposed funding is approved as presented
- How excess balance at the end of the TIRZ is spent
- How potential TIRZ funded projects are decided upon prior to being brought forward
- The feasibility of straightening the intersection at 1171 and Morriss
- Potential for TIRZ funds to be a funding vehicle for a possible, future cultural arts center

Vice Chair Johnson made an amended motion to approve the projects as presented, totaling \$15,495,000, which includes the Peters Colony Memorial Park, and Board Member Lipscomb seconded.

### VOTES ON THE MOTION

**AYES:** Lipscomb, Johnson, Engel, Whisenant, Hargreaves  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** None

### E. ADJOURNMENT

Chairman Engel announced the meeting was adjourned at 6:19 P.M.

### TOWN OF FLOWER MOUND, TEXAS

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Jim Engel, Chair

**ATTEST:**

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Melody Eby, TIRZ #1 Secretary



**TAX INCREMENT REINVESTMENT  
ZONE #1 BOARD MEETING  
AGENDA ITEM NO: 2  
November 22, 2022**

CONSENT ITEM       REGULAR ITEM       WORK SESSION ITEM

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

**PRESENTER:** Ray Watson, Director of Economic Development  
Melody Eby, Senior Economic Development Specialist

**ITEM:** Consider approval of the 2022 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).

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Ordinance       Resolution       Motion       Direction

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**I. SUMMARY:**

This item is to approve the 2022 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).

**II. BACKGROUND INFORMATION:**

As required by Chapter 311 of the Texas Tax Code, an Annual Report detailing revenues, expenditures, and board activities must be approved by both the Tax Increment Reinvestment Zone Board and Town Council. Upon approval, the Annual Report must be submitted to each taxing unit that levies property taxes on real property in the Tax Increment Reinvestment Zone, as well as to the Texas Comptroller's office within 90 days of the end of the fiscal year.

**III. FISCAL IMPACT:**

N/A

**IV. LEGAL REVIEW:**

N/A

**V. ATTACHMENTS:**

1. 2022 Annual Report

**VI. DRAFT MOTION:**

Move to approve the 2022 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).



# **Town of Flower Mound, Texas**

## **Tax Increment Reinvestment Zone #1 (TIRZ #1)**

# **ANNUAL REPORT**

# 2022

**Town of Flower Mound, Texas**  
***Tax Increment Reinvestment Zone #1***  
**As of September 30, 2022**

**INDEX**

- 1) Cover
- 2) Index
- 3) Year End Summary of Meetings/Town Council/Board Actions
- 4) Public Infrastructure Projects
- 5) Capital Improvement Plan Budget
- 6) Budget vs. Expenditures
- 7) TIRZ Fund
- 8) Annual Report



**Town of Flower Mound, Texas**  
**Tax Increment Reinvestment Zone #1**

As of September 30, 2022

**YEAR END SUMMARY OF MEETINGS/TOWN COUNCIL/BOARD ACTIONS**

During the period from October 1, 2021, through September 30, 2022, the Town of Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ) Board of Directors met twice. The first meeting was held on November 29, 2021 to approve the minutes from the December 17, 2020 TIRZ board meeting, as well as the 2021 Annual Report. The Town of Flower Mound 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) and updated the board on the estimated balance at the end of the TIRZ that will not be expended (approximately \$34,000,000). Board member Johnson requested a future update of the percentage of completion of active projects, as it may help with identifying additional projects that can be funded within the TIRZ. The Board of Directors also recognized Vice Chair Bill Collins’ 16 years of service to the TIRZ #1 Board, and this was his final meeting in which he was serving.

Board members appointed and serving at the time of the November 29, 2021 meeting:

Town - Paul Stone, Bill Collins, and Jim Engel

County - Larry Lipscomb and David Johnson

Ex-Officio - Mayor Derek France and Interim Town Manager Tommy Dalton

The second meeting was held on August 3, 2022 to vote on the nomination of a new Vice-Chair (David Johnson), approve the minutes of the November 29, 2021 TIRZ board meeting, and 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, totaling \$15,495,000. Assistant Director of Engineering, Brian Waltenburg, provided a list of projects requesting TIRZ funding within the TIRZ #1 boundary, along with their respective current funding sources and the proposed funding sources, as presented in the table below:

<b>Project Name</b>	<b>Current Funding</b>	<b>Proposed Funding</b>
East Waketon Road Drainage Improvements	\$470,000 – TIRZ \$590,000 – General Fund \$150,000 – Utility Fund \$690,000 – Future Stormwater Debt	\$1,900,000 – TIRZ
FM 2499 12-Inch Water Line Phase I	\$1,700,000 – TIRZ \$600,000 – Water Impact Fees \$900,000 – Utility Debt	\$2,600,000 – TIRZ \$600,000 – Water Impact Fees
FM 2499 at Waketon Road Intersection Improvements	\$1,000,000 – TIRZ \$300,000 – Street Reconstruction \$600,000 – Street Debt	\$1,900,000 – TIRZ
Karnes Road	\$830,000 – Street Debt	\$830,000 – TIRZ

**Town of Flower Mound, Texas**  
**Tax Increment Reinvestment Zone #1**

**As of September 30, 2022**

Morriss Road Water Lines Phase II	\$1,800,000 – TIRZ \$950,000 – Utility Debt	\$2,750,000 – TIRZ
Peters Colony Memorial Park	\$410,000 – Park Development Fund \$2,050,000 – Dedicated Sales Tax \$495,000 – Project Savings	\$2,955,000 – TIRZ
Pink Evening Primrose Trail Connection	\$400,000 – TIRZ \$515,000 – Park Development Fund	\$915,000 – TIRZ
Rippy Road	\$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	\$350,000 – Water Impact Fees \$400,000 – Utility Debt	\$400,000 – TIRZ \$350,000 – Water Impact Fees
Waketon Road	\$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

Board members appointed and serving at the time of the August 3, 2022 meeting:

Town - Jim Engel, Mark Hargreaves, and Tim Whisenant

County - Larry Lipscomb and David Johnson

Ex-Officio - Mayor Derek France and Town Manager James W. Childers

During the period from October 1, 2020, through September 30, 2021, the Flower Mound Town Council took the following action:

- At a meeting on December 6, 2021, the Town Council approved the 2021 Annual Report for the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) in accordance with Chapter 311 of the Texas Tax Code.
- At a meeting on August 8, 2022, the Town Council approved an amendment to the Fiscal Year 2021-2022 Capital Improvement Program, based on the TIRZ board’s recommendation for TIRZ funds be utilized for the Rippy Road and Rippy Road waterline projects.
- At a meeting on September 19, 2022, the Town Council approved an ordinance adopting the budget for the fiscal year beginning on October 1, 2022 and ending on September 30, 2023, which reflects the remaining of the projects listed above with the new TIRZ proposed funding.

**Town of Flower Mound, Texas**  
***Tax Increment Reinvestment Zone #1***

**As of September 30, 2022**

**PUBLIC INFRASTRUCTURE PROJECTS**

**2021-22**

**STREET PROJECTS**

**FM 1171 Westbound Turn Lane at FM 2499 Intersection**

The project includes the installation of a FM 1171 westbound turn lane at the FM 1171/FM 2499 intersection, providing for approximately 410 feet of paving, hike/bike trails, utility relocations and traffic signal upgrades. A design contract in the amount of \$55,000.00 was awarded to Kimley-Horn and Associates, Inc. on October 3, 2016. Since that time, initial design and right-of-way acquisition have been completed. After initial design was completed, federal funding for construction was received for the project. To more efficiently utilize the federal funding, TxDOT will be constructing the project. On November 15, 2021 a design amendment in the amount of \$47,400.00 was approved to modify the construction plans to meet TxDOT requirements and prepare the project for TxDOT bidding. The project is expected to be complete by December 2024.

**FM 2499 and Waketon Intersection Improvements**

The project initially included the addition of westbound and eastbound right turn lanes, however, during design and with coordination of adjacent property owners, the project will also include the northbound and southbound right turn lanes. A design contract in the amount of \$173,450.00 was awarded to Halff Associates, Inc. on March 4, 2019. Town Council approved a construction award on August 17, 2020 in the amount of \$1,136,463.60. The project is currently under construction with an expected completion date of December 2022.

**Rippy Road**

Rippy Road will be completed in two phases. Phase 1 (Waketon Road to Pecan Meadows) included improvements of Rippy Road to its thoroughfare plan designated section, a two-lane concrete urban collector. On May 15, 2017, the Town Council approved a development agreement with CalAtlantic Homes, for construction of the improvements, providing reimbursement of the Town's share of the construction costs associated with the infrastructure improvements. Phase I of the project has been completed and the developer has received reimbursement in the amount of \$648,920.22 for the construction costs associated with Phase 1.

Phase 2 (Pecan Meadows to FM 2499) includes improvements to approximately 2,500 linear feet of existing two-lane open section asphalt roadway to its thoroughfare plan designated section, a two-lane concrete urban collector. The project also includes an enclosed storm water collection system to improve storm water

**Town of Flower Mound, Texas**  
***Tax Increment Reinvestment Zone #1***

**As of September 30, 2022**

collection in the area. The design contract was awarded to CP&Y, Inc. at the March 4, 2019, Town Council meeting in the amount of \$298,645.75. On September 21, 2020 a design amendment in the amount \$38,140.00 of was approved by Town Council to provide additional drainage and flood calculations of the project area. On August 8, 2022, a construction award was approved by Town Council. Due to material delays, a work start date has been tentatively set as February 2023. The project is expected to be complete February 2024.

**Waketon Road**

Waketon Road will be completed in two phases. Phase 1 (FM 2499 to the western limits of the proposed Bradford Park Subdivision, approximately 1,450' east of Chinn Chapel Road) included improvements of Waketon Road to its thoroughfare plan designated section, a two-lane concrete urban collector. On May 15, 2017, the Town Council approved a development agreement with CalAtlantic Homes, for construction of the improvements, providing reimbursement of the Town's share of the construction costs associated with the infrastructure improvements. Phase I of the project has been completed and the developer has received reimbursement in the amount of \$2,259,020.90 for the construction costs associated with Waketon Road Phase 1.

Phase 2 (Chinn Chapel Road to the western limits of the Bradford Parks Subdivision) includes improvements to approximately 1,650 linear feet of existing two-lane open section asphalt roadway to its thoroughfare plan designated section, a two-lane concrete urban collector. The project also includes a roundabout at Chinn Chapel. This is a joint project with the Town of Double Oak to improve Waketon Road from Chinn Chapel west. A design contract in the amount of \$243,225 was awarded to Halff Associates, Inc. on November 21, 2016. Design plans, franchise relocations and right-of-way acquisition are complete. On May 20, 2020, Town Council approved an Interlocal Cooperation Agreement with the Town of Double Oak for the project. Town Council approved a construction award on May 12, 2021 in the amount of \$4,335,111.00 with an expected reimbursement from Double Oak in the amount of \$2,300,426.75. The project is currently under construction with an anticipated completion date of December 2022.

**East Waketon Rd Drainage Improvements**

The project consists of channel excavation from FM 2499 to Waketon Road and culvert replacement under Waketon Road to alleviate the recurring flooding and traffic disruption of Waketon Road, east of FM 2499. The project will be constructed in two phases. Phase 1 provides for the channel excavation and Phase 2 provides for culvert replacement.

## **Town of Flower Mound, Texas** **Tax Increment Reinvestment Zone #1**

**As of September 30, 2022**

A design contract was awarded to Halff Associates, Inc. on March 20, 2017 to complete a drainage study providing hydraulic modeling of existing conditions, analysis of alternatives and a final report. The initial drainage study was received. A design contract in the amount of \$212,790.00 was awarded to Halff Associates, Inc. on January 7, 2019 to complete design based on the drainage study. Design plans area currently 60% complete. During design it was determined that a reassessment of the upstream hydrology was needed to better model the existing conditions. On December 7, 2020 a design amendment in the amount of \$55,000.00 was approved to reassess the drainage area and explore the possibility of minimizing the project limits to reduce the project's impacts. Construction is currently scheduled for FY 22-23.

### **WATER PROJECTS**

#### **Morriss Road Waterline Project 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. A design contract with Kimley-Horn and Associates, Inc., in the amount of \$202,500, was approved February 17, 2020. On January 4, 2021, a construction award was approved by Town Council. The project is substantially complete.

#### **Rippy Road Water Line Improvements**

The project includes 2,000 linear feet of 12-inch waterline to be constructed with the Rippy Road project. The project begins at the intersection with Pecan Meadows and extends south and east to approximately 300 feet west of FM 2499. A design contract with Urban Engineers Group, Inc. was approved on November 21, 2016. On August 8, 2022, a construction award was approved by Town Council. Due to material delays, a work start date has been tentatively set as February 2023. The project is expected to be complete February 2024.

### **PARKS PROJECTS**

#### **Pink Evening Primrose Trail Connection (Bridge & Trail)**

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. A design contract in the amount of \$59,190.00 was awarded to Halff Associates, Inc. on December 16, 2019. Town Council approved a construction award on August 17, 2020 in the amount of \$534,610.15. The project is currently under construction with an expected completion date of December 2022.

**Town of Flower Mound, Texas**  
**Tax Increment Reinvestment Zone #1**

As of September 30, 2022

**CAPITAL IMPROVEMENT PLAN BUDGET**

Project	Estimated Cost
<b>STREETS</b>	
Dixon Lane (Chinn Chapel to Crestside)	\$2,685,267
Chinn Chapel (FM 407 to Dixon)	1,387,500
Chinn Chapel (Dixon to Waketon)	941,305
Waketon Road (Rippy to Chinn Chapel)	5,209,161
Rippy Road (FM 2499 to Waketon)	<b>8,500,000</b>
Churchill (East end to Yucca)	400,000
FM 1171 at FM 2499 Westbound Right Turn Lane	998,000
FM 1171 at FM 2499 Eastbound Right Turn Lane	432,752
FM 2499 at Waketon Intersection	1,000,000
East Waketon Rd Drainage Improvements	470,000
<b>Subtotal</b>	<b>\$22,023,985</b>
<b>SIGNALS</b>	
College Parkway at FM 2499	\$115,000
<b>Subtotal</b>	<b>\$115,000</b>
<b>WATER</b>	
FM 2499 west side from FM 1171 to Dixon	\$1,700,000
<b>Rippy Road Water Line Improvements</b>	<b>400,000</b>
FM 407 from FM 2499 to Country Meadows Addition	438,039
Morriss Waterline Project PH III	1,800,000
<b>Subtotal</b>	<b>\$4,338,039</b>
<b>FACILITIES</b>	
Town Hall	\$10,000,000
Senior Citizen Activity Center	4,869,638
Library renovation/expansion	12,027,346
<b>Subtotal</b>	<b>\$28,180,294</b>
<b>PARKS</b>	
Pink Evening Primrose Trail Connection (Bridge & Trail)	\$400,000
<b>Subtotal</b>	<b>\$400,000</b>
<b>Improvements in Forum (Riverwalk) Area</b>	
Parking Structure	\$730,000
<b>Subtotal</b>	<b>\$1,000,000</b>
<b>Other Projects</b>	
Town Center Master Plan	\$464,566
Retail Developments Shared Drive (FM 407 & Chinn Chapel)	50,685
<b>Subtotal</b>	<b>180,000</b>
<b>Subtotal</b>	<b>\$695,251</b>
<b>TOTAL</b>	<b>\$57,482,569</b>

**Town of Flower Mound, Texas**  
**Tax Increment Reinvestment Zone #1**

As of September 30, 2022

**BUDGET VS EXPENDITURES**

Project	Current Budget	Expended Costs to Date	Remaining Balance
<b>STREETS</b>			
Dixon Lane (Chinn Chapel to Crestside)	\$2,685,267	\$2,685,267	\$0
Chinn Chapel (FM 407 to Dixon)	1,387,500	1,387,500	0
Chinn Chapel (Dixon to Waketon)	941,305	941,305	0
Waketon Road	5,209,161	4,410,568	798,593
Rippy Road (FM 2499 to Waketon)	8,500,000	1,119,649	7,380,351
Churchill (East end to Yucca)	400,000	400,000	0
FM 1171 at FM 2499 Westbound Right Turn Lane	998,000	249,491	748,509
FM 1171 at FM 2499 Eastbound Right Turn Lane	432,752	432,752	0
FM 2499 at Waketon Intersection	1,000,000	848,807	151,193
East Waketon Rd Drainage Improvements	470,000	216,950	253,050
<b>Subtotal</b>	<b>\$22,023,985</b>	<b>\$12,692,289</b>	<b>\$9,331,696</b>
<b>SIGNALS</b>			
College Parkway at FM 2499	\$115,000	\$115,000	\$0
<b>Subtotal</b>	<b>\$115,000</b>	<b>\$115,000</b>	<b>\$0</b>
<b>WATER</b>			
FM 2499 west side from FM 1171 to Dixon	\$1,700,000	\$881,703	\$818,297
Rippy Road Water Line Improvements	400,000	0	400,000
FM 407 from FM 2499 to Country Meadows Addition	438,039	438,039	0
Morriss Waterline Project Ph II	1,800,000	1,602,415	197,585
<b>Subtotal</b>	<b>\$4,338,039</b>	<b>\$2,922,157</b>	<b>\$1,415,882</b>
<b>FACILITIES</b>			
Town Hall	\$10,000,000	\$6,309,531	\$4,957,325
Senior Citizen Activity Center	4,886,092	4,886,092	0
Library Renovation/Expansion	12,027,346	6,425,796	5,601,550
<b>Subtotal</b>	<b>\$28,180,294</b>	<b>\$17,621,419</b>	<b>\$10,558,875</b>
<b>PARKS</b>			
Pink Evening Primrose Trail Connection (Bridge & Trail)	\$400,000	\$400,000	\$0
<b>Subtotal</b>	<b>\$400,000</b>	<b>\$0</b>	<b>\$0</b>
<b>Improvements in Forum (Riverwalk) area</b>			
Parking Structure	\$730,000	\$0	\$730,000
<b>Subtotal</b>	<b>\$1,730,000</b>	<b>\$1,000,000</b>	<b>\$730,000</b>
<b>Other Projects</b>			
Town Center Master Plan	\$464,566	\$0	\$464,566
Retail Developments Shared Drive (FM 407 & Chinn Chapel)	50,685	50,685	0
<b>Subtotal</b>	<b>\$180,000</b>	<b>\$180,000</b>	<b>\$0</b>
<b>Subtotal</b>	<b>\$695,251</b>	<b>\$230,685</b>	<b>\$464,566</b>
<b>TOTAL</b>	<b>\$57,482,569</b>	<b>\$34,981,550</b>	<b>\$22,501,019</b>

*Highlighted values indicate changes from 2021*

**Town of Flower Mound, Texas**  
***Tax Increment Reinvestment Zone #1***

**As of September 30, 2022**

**TIRZ FUND**

<b>Beginning Balance:</b>	
<i>October 1, 2021</i>	<b>\$17,628,772</b>
<b>Revenues:</b>	
Property Tax	\$7,023,502
Interest	<u>\$135,231</u>
<b>TOTAL REVENUES</b>	<b>\$7,158,733</b>
<b>Expenditures:</b>	
Construction/Improvements	\$3,118,058
Debt Service	<u>\$2,645,175</u>
<b>TOTAL EXPENDITURES</b>	<b>\$5,763,233</b>
<b>Ending Balance:</b>	
<i>September 30, 2022 (unaudited)</i>	<b>\$19,024,272</b>



# Town of Flower Mound, Texas

## Tax Increment Reinvestment Zone #1

As of September 30, 2022

### ANNUAL REPORT

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIRZ District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the zone:**

\$7,158,733      Total Revenue

**2. Amount and purpose of expenditures from the fund:**

\$5,763,233      Total Expenditures

**3. Amount of Principal and Interest due on outstanding indebtedness is as follows:**

\$2,645,175      Total Principal and Interest

- I. Contributions /Advances from developers: None
- II. Bonds issued and payment schedule to retire bonds:

2017COTIRZ:	Fiscal Year	Principal	Interest	Total
	2023	1,085,000	155,275	1,240,275
	2024	1,110,000	128,150	1,238,150
	2025	1,145,000	94,850	1,239,850
	2026	<u>1,190,000</u>	<u>49,050</u>	<u>1,239,050</u>
		<u>\$ 4,530,000</u>	<u>\$ 427,325</u>	<u>\$ 4,957,325</u>

2018COTIRZ:	Fiscal Year	Principal	Interest	Total
	2023	1,230,000	169,400	1,399,400
	2024	1,270,000	132,500	1,402,500
	2025	1,305,000	94,400	1,399,400
	2026	<u>1,345,000</u>	<u>55,250</u>	<u>1,400,250</u>
		<u>\$ 5,150,000</u>	<u>\$ 451,550</u>	<u>\$ 5,601,550</u>

**4. Tax Increment base and current captured appraised value retained by the zone:**

Taxing Jurisdiction	Net Taxable Fiscal Year Value 2021 - 2022	Base Year* Value Jan 1, 2005	Captured App. Value Fiscal Year 2021 - 2022
Town of Flower Mound	\$1,427,557,781	\$228,290,889	\$1,199,266,892
Denton County	\$1,391,223,757	\$229,382,705	\$1,161,841,052

**5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.**

- A. Captured appraised value shared by the municipality and other participating taxing jurisdictions received in Fiscal Year 2021-2022:

Taxing Jurisdiction	Participation Per \$100/Value	Amount of 2021-2022 Increment
Town of Flower Mound (100%)	\$0.405000	\$4,857,031
Denton County (80%)	\$0.186469	\$2,166,471
<b>Total</b>	<b>\$0.591469</b>	<b>\$7,023,502</b>

**Town of Flower Mound, Texas**  
***Tax Increment Reinvestment Zone #1***

**As of September 30, 2022**

B. Amount of tax increment received in 2022 from the municipality and the other taxing jurisdictions based on 2021 valuations: \$7,023,502

C. Other information: None

\* Base Year Value as of January 1, 2005 is for Fiscal Year 2005-2006.



**TAX INCREMENT REINVESTMENT  
ZONE #1 BOARD MEETING  
AGENDA ITEM NO: 3  
NOVEMBER 22, 2022**

CONSENT ITEM       REGULAR ITEM       WORK SESSION ITEM

**FROM:** Brian Waltenburg, Assistant Director of Engineering  
Matthew J. Hotelling, Sr Transportation Engineering Manager

**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 \$828,000**

Ordinance       Resolution       Motion       Direction

**I. SUMMARY:**

Town staff proposes utilizing TIRZ funding for various capital improvement projects located within the TIRZ #1 boundary. The total additional funding requested is \$828,000. Each project is described below including current and proposed funding sources.

**Adaptive Traffic Signal Upgrade**

This project includes the installation of new central traffic signal software and signal controllers to operate an adaptive traffic signal system. Phase 1 of the project, to be installed in FY 22/23, includes traffic signal locations along the Morriss Road corridor.

The Adaptive Traffic Signal Upgrade project is a current CIP project with currently approved funding of \$1,000,000. Town Staff has identified three (3) traffic signals within the TIRZ #1 Boundary that are eligible for TIRZ funding. The funding requirements for these three signals is \$178,000 which includes the required signal components and the proportional share of the central traffic signal software.

Phase 1 is considered a pilot project for the adaptive traffic signal system. If the pilot project is successful, the remainder of the signals within the TIRZ #1 boundary will be upgraded. Staff will return to the TIRZ Board with a request for additional funding at that time.

<b>Current Funding</b>	<b>Proposed Funding</b>
\$1,000,000 – General Fund	<b>\$178,000 – TIRZ</b> \$822,000 – General Fund

**Chinn Chapel Soccer Complex**

This project includes drainage improvements, site improvements, and addressing ADA issues within the soccer complex.

The Chinn Chapel project is a current CIP project with currently approved funding of \$650,000. The project is located within the TIRZ #1 Boundary and is eligible for the utilization of TIRZ funds.

<b>Current Funding</b>	<b>Proposed Funding</b>
\$650,000 – 4B Funds	<b>\$650,000 – TIRZ</b>

**III. FISCAL IMPACT:**

<b>Project</b>	<b>TIRZ Requested</b>
Adaptive Traffic Signal Upgrade	\$ 178,000
Chinn Chapel Soccer Complex	\$ 650,000
	<b>\$ 828,000</b>

**IV. LEGAL REVIEW:**

N/A

**V. ATTACHMENTS:**

N/A

**VI. RECOMMENDED MOTION OR ACTION:**

Move to recommend as presented in the agenda caption.