



**TOWN OF TROPHY CLUB TOWN COUNCIL  
WORK SESSION AND REGULAR MEETING AGENDA**

August 10, 2026

6:00 PM

Council Chambers  
1 Trophy Wood Drive  
Trophy Club, Texas 76262

**CALL WORK SESSION TO ORDER AND ANNOUNCE A QUORUM**

**WORK SESSION ITEM**

1. Presentation and discussion of updates on the gateway, water tower, and wayfinding signage design project. (Tamara Smith, Assistant Town Manager)

**ADJOURN WORK SESSION**

**CALL REGULAR MEETING TO ORDER (immediately following Work Session or 7:00 p.m., whichever is later)**

**INVOCATION led by Pastor Joel Quilé, Bara Church**

**PLEDGES led by Council Member**

*Pledge of Allegiance to the American Flag*

*Pledge of Allegiance to the Texas Flag*

**PUBLIC COMMENT(S)**

*This is an opportunity for citizens to address the Council on any matter pursuant to Texas Government Code 551.007. The Council is not permitted to discuss or take action on any presentations made concerning matters that are not listed on the agenda. Presentations are limited to matters over which the Council has authority. Speakers have up to three (3) minutes or the time limit determined by the Presiding Officer. Each speaker is requested to complete the Speaker's Form prior to speaking or may email [mayorandcouncil@trophyclub.org](mailto:mayorandcouncil@trophyclub.org)*

**COMMUNITY SPOTLIGHT**

2. Lillian and Patrick O'Donnell
3. Working for You... Trophy Club
  - a) Update from Town Council Members
  - b) Update from Town Manager (Brandon Wright, Town Manager)

- c) Quick Civic Tip (Dean Roggia, Town Attorney)

## CONSENT AGENDA

*This part of the agenda consists of non-controversial, or "housekeeping" items required by law. Items may be removed from Consent by any council member by making such request prior to a motion and vote.*

4. Consider approval of the minutes of the July 17, 2026 Town Council Retreat and the July 27, 2026 Town Council Work Session and Regular Meeting. (Tammy Dixon, Town Secretary)
5. Consider setting a public hearing for the FY 2026-27 Proposed Budget on August 24, 2026 at 7:00 pm. (April Duvall, Director of Finance)
6. Consider a resolution of the Town of Trophy Club, Texas accepting the 2026 appraisal rolls from Denton and Tarrant Counties. (April Duvall, Director of Finance)
7. Consider ratifying the renewal of an existing one-year agreement with LaTour Tree Service, Inc. for FY 2026, and authorizing the Town Manager to renew the agreement for two (2) additional one-year terms during FY 2027 and FY 2028 for as needed creek inspections, maintenance, and sediment and debris removal in an annual amount not to exceed \$70,000 each fiscal year, subject to annual appropriations during FY 2027 and FY 2028, and authorizing the Town Manager to execute related documents. (Matt Cox, Director of Community Development)

## INDIVIDUAL ITEMS

8. Consider accepting the submission of the notice of a no-new-revenue tax rate of \$0.413391 per \$100 taxable valuation and a voter-approval tax rate of \$0.423905 per \$100 taxable valuation for the fiscal year beginning October 1, 2026 and ending September 30, 2027, setting a public hearing on Monday, September 14, 2026 at 7:00 pm for an ad valorem tax rate not-to-exceed \$0.423905 per \$100 taxable valuation for the fiscal year beginning October 1, 2026 and ending September 30, 2027. (April Duvall, Director of Finance)

## ADJOURN

The Town Council may convene into executive session to discuss posted items as allowed by Texas Government Code Sections 551.071 through 551.076 and Section 551.087.

I do hereby certify that the notice of meeting was posted on the bulletin board at the Town Hall for the Town of Trophy Club, Texas, in a place convenient and readily accessible to the general public at all times on the following date and time: August 4, 2026 at 4:10 p.m., and said Notice of Meeting was also posted concurrently on the Town's website in accordance with Texas Government Code Ch. 551.

**Tammy Dixon, Town Secretary**

- *In accordance with section 551.127 of the Texas Government Code (Open Meeting Act) this meeting will be an in-person meeting with either a member of Town Council, staff, or consultant, participating by video conference. The public meeting location will be Trophy Club Town Hall, 1 Trophy Wood Drive, Texas. The Mayor, as presiding officer of Town Council, and a quorum of the Town Council will be physically present at this location. The location where the Mayor is physically present shall be open to the public during the open portions of the meeting.*
- BUDGET/TAXPAYER IMPACT STATEMENT: Pursuant to Section 551.043, Government Code, the following taxpayer impact statement must be on the Town Council meeting agenda at which the Town Council will discuss or adopt a budget for the Town of Trophy Club: For a median-valued homestead property (\$735,891.00), the Town's portion of the property tax bill in dollars for the current fiscal year (FY2026) is \$1,799.64, the Town's estimated portion of the property tax bill for the upcoming fiscal year (FY2027) for the same property if the proposed budget is adopted is estimated to be \$1,799.64, and the Town's portion of the property tax bill in dollars for the upcoming fiscal year (FY2027) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be \$1,801.93.
- If you plan to attend this public meeting and have a disability that requires special needs, please contact the Town Secretary's Office at 6822372900, 48 hours in advance, and reasonable accommodations will be made to assist you.







## TOWN COUNCIL COMMUNICATION

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**MEETING DATE:** August 10, 2026

**FROM:** Tamara Smith, MSL, Assistant Town Manager

**AGENDA ITEM:** Presentation and discussion of updates on the gateway, water tower, and wayfinding signage design project. (Tamara Smith, Assistant Town Manager)

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### **BACKGROUND/SUMMARY:**

The Town of Trophy Club's Strategic Plan focus area, *Promote Quality of Life*, includes an FY 2026 initiative to develop a comprehensive wayfinding and directional signage program that enhances the Town's brand identity, monumentation, and street signage. During the Council work session, the Town Council will discuss Task #2: Collaborating with the consultant to develop design concepts that reflect the Town's brand identity.

The project scope includes assessing existing signage, developing cohesive design standards, specifying durable materials, planning for installation, establishing long-term maintenance strategies, and engaging stakeholders throughout the design process. The project is being implemented in two phases. Phase I includes the current planning and design work, while Phase II will focus on implementation and construction. Phase II costs will be programmed annually through the Capital Improvement Plan. Upon completion of Phase I, the Town will have a comprehensive signage master plan for gateway monuments, water tower signage, and community wayfinding.

The Town issued a request for proposals (RFP) in June 2025. Following an evaluation of the proposals, the review team selected Olsson, Inc. as the firm that best aligned with the project's requirements and objectives. Olsson's team combines technical expertise, creative design, and strong project management experience to develop functional, durable, and visually distinctive public spaces. On September 22, 2025, the Town Council approved the professional services agreement with Olsson for an amount not to exceed \$111,300.

Olsson and the Town have completed Phase 100 (Discovery and Assessment) and Phase 200 (Design Generation and Engagement) under the contract. During Phase 200, Olsson provided two opportunities for resident and stakeholder engagement. The first consisted of a three-day design charrette that explored concepts, developed preliminary sketches, and gathered stakeholder input. This process resulted in two conceptual design alternatives utilizing materials appropriate for Trophy Club. The second engagement opportunity involved presenting the two concepts, along with associated material options, through a community survey to gather broader public input.

The charrette included eight participants representing local businesses and Town boards and commissions. The subsequent survey generated 460 responses and asked participants to provide feedback on three topics:

- Preferred overall monument, gateway, and wayfinding design.
- Preferred monument base material.
- Preferred street sign color.

Survey results showed that 47.28% of respondents preferred Option A, while 40.52% preferred Option B (images provided below).

**Option A:**



**Option B:**



Regarding monument materials, 47.15% of respondents preferred a combination of brick and Austin stone. For street signage, 44.74% preferred retaining the existing green street signs, while the second-highest response (17.54%) indicated no preference.

In April 2026, the Town Council conducted a workshop to review the project's design progress to date. During the April workshop, the Town Council selected Option A as the preferred monument design and included the following design direction:

- Utilize brick and limestone as the primary monument material.
- Incorporate planter boxes or ground-level landscaping around monument features.
- Develop concepts without beacon lighting or lanterns while retaining those features as optional design elements.
- Evaluate both backlighting and uplighting options.
- Exclude Town slogans from monument signage.
- Include the wording "Incorporated in 1985."
- Retain the star design elements and evaluate the potential use of red, white, and blue uplighting.

The project is currently in Phase 300 (Final Master Plan Design). During this phase, Olsson is preparing final 3D renderings that incorporate feedback received during Phases 100 and 200, Council direction, and design considerations related to motorists, pedestrians, cyclists, long-term maintenance, and sustainability.

This work session item will provide the Town Council with an opportunity to review the revised concepts and the final master plan renderings. Following Council discussion, staff will coordinate with Olsson to incorporate any final revisions. Staff anticipates presenting the completed Wayfinding Master Plan for Council consideration at a future meeting.

**BOARD REVIEW/CITIZEN FEEDBACK: N/A**

**FISCAL IMPACT:** The professional services agreement with Olsson is in an amount not to exceed \$111,300 and is funded through the FY 2026 Hotel Occupancy Tax Fund budget. Future implementation costs will be programmed through the Capital Improvement Program over multiple fiscal years, with funding allocated to the appropriate funds based on each project components.

**LEGAL REVIEW: N/A**

**ATTACHMENTS:**

1. Presentation
2. Draft Master Plan

**ACTIONS/OPTIONS:**

This agenda item is being presented for discussion and feedback purposes only. No action will be taken by the Town Council during the Town Council Work Session.



# **Gateway, Water Tower, and Wayfinding Signage Master Plan**

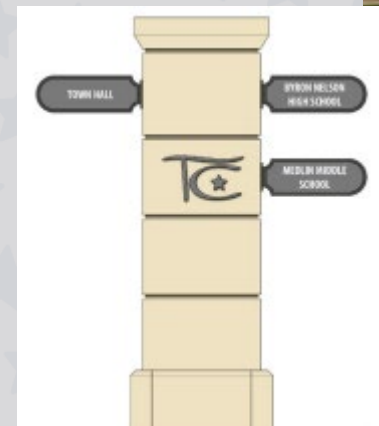


# Purpose & Vision



# Purpose

- Create a unified community identity
- Improve navigation for residents and visitors
- Strengthen Trophy Club's brand
- Enhance gateways, wayfinding, and destination markers
- Establish long-term design standards





# Vision

- Consistent architectural language
- Coordinated materials
- Landscape integration
- Lighting
- Durable, recognizable community branding

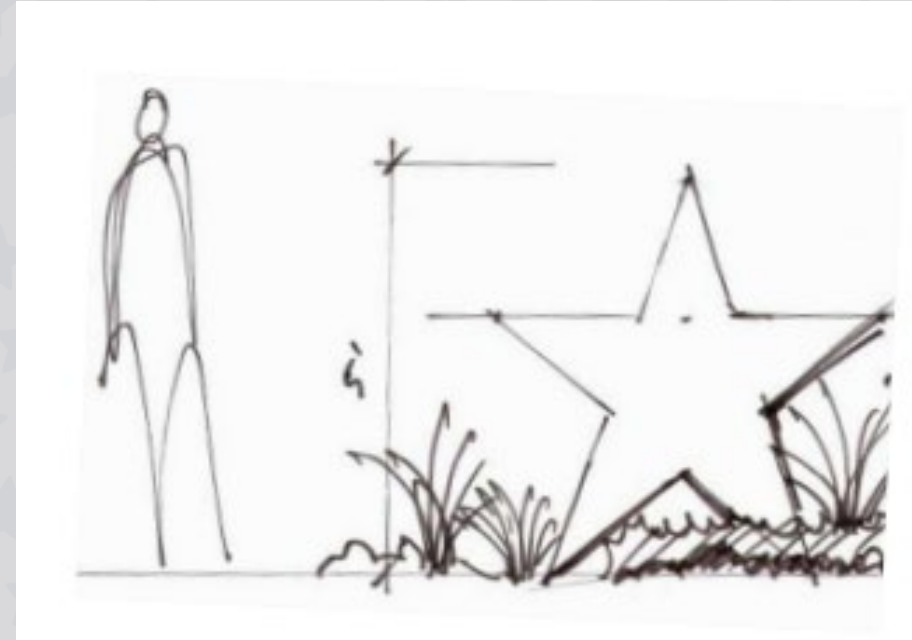


# Master Plan Components



# Master Plan Components

- Gateways
- Community Wayfinding
- Civic Markers
- Park Markers
- Water Tower Branding
- High School Identity
- Existing Sign Improvements
- Maintenance Standards

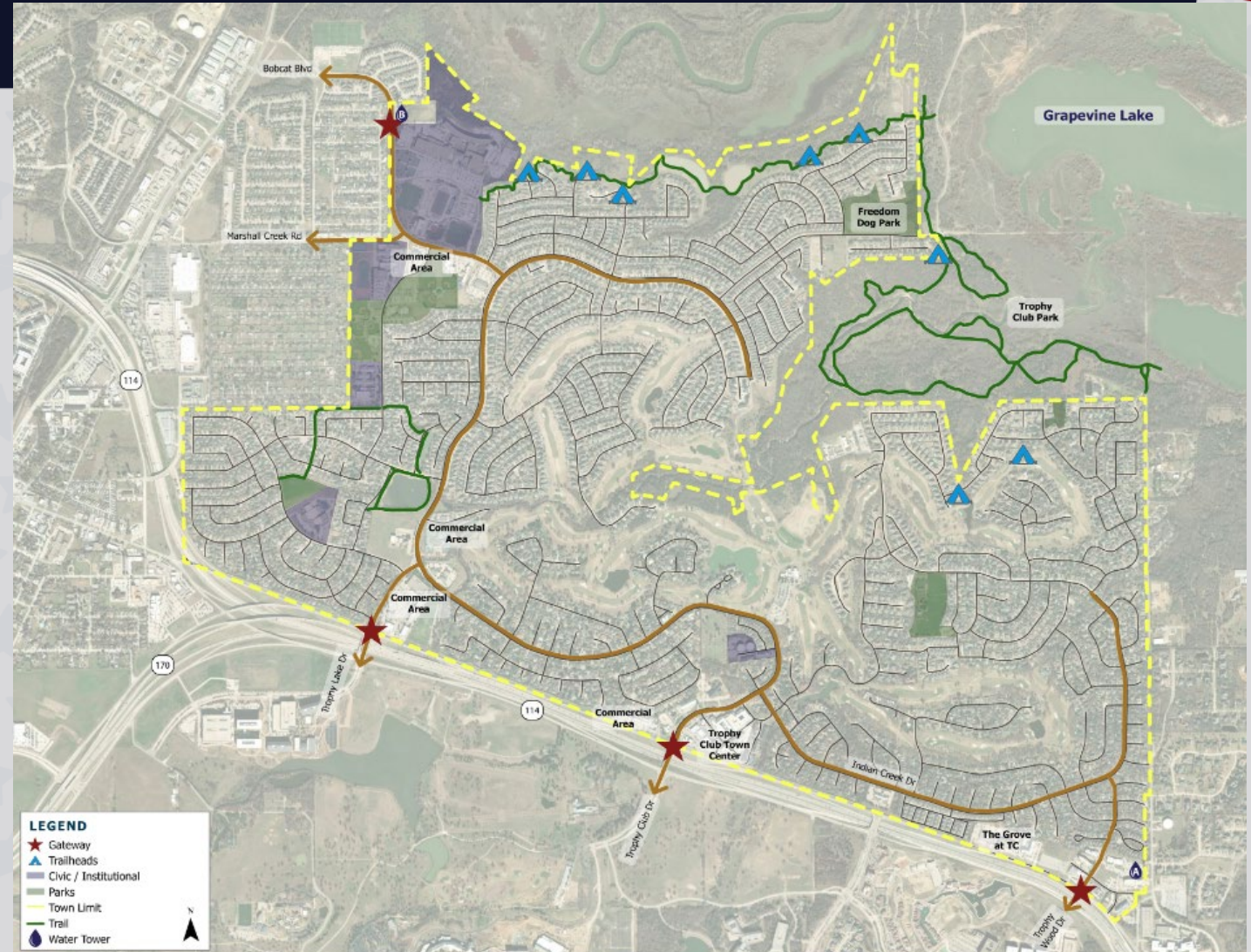




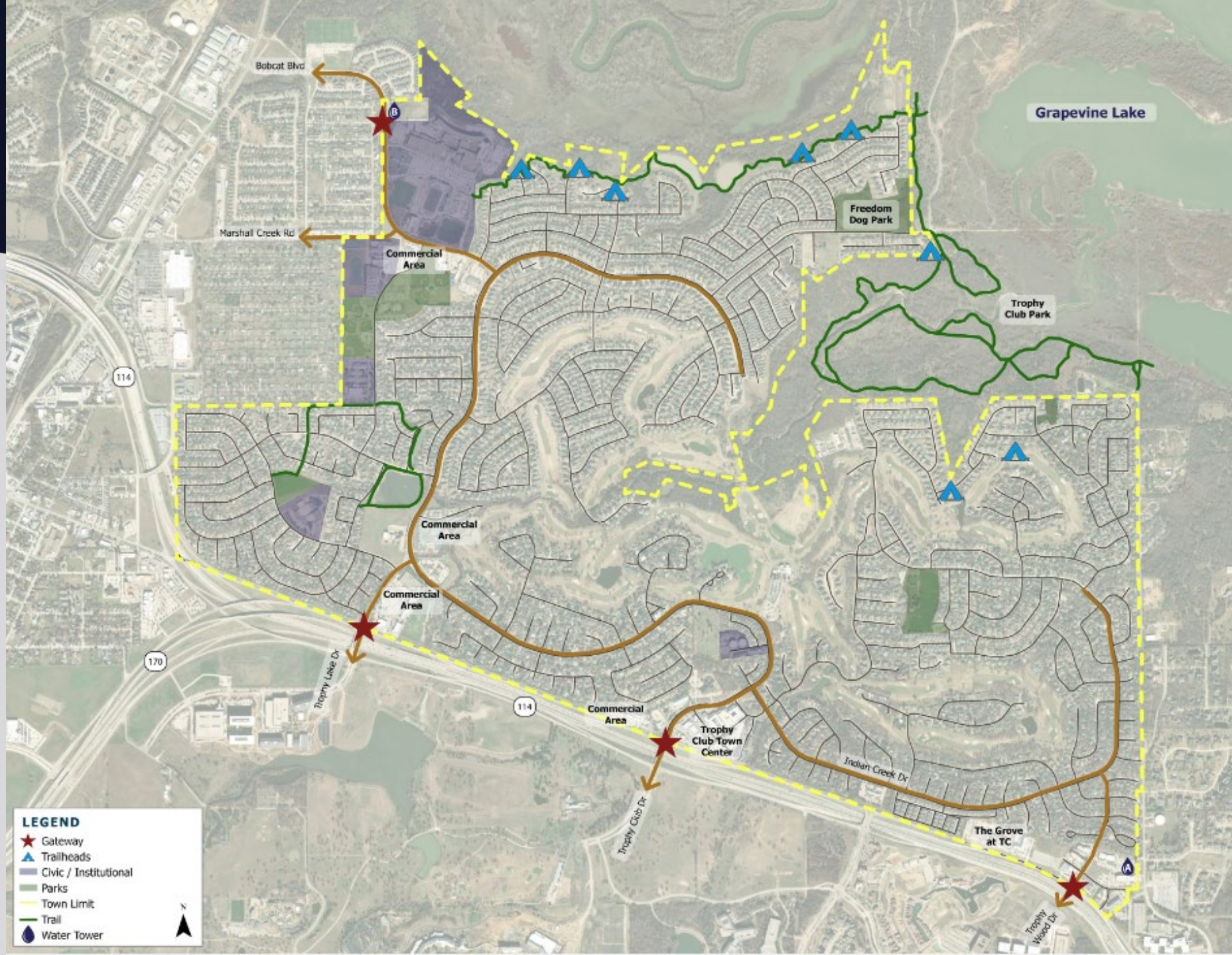
# Master Plan Components

## Proposed System Map

- Gateway locations
- Wayfinding corridors
- Parks
- Trailheads
- Civic facilities
- Commercial areas
- Water tower locations











# Gateways



# Gateways



## Key points:

- Signature entrances
- Strong community identity
- Brick and limestone materials
- Landscaping and lighting
- Creates memorable arrival experience

## Gateway Design:

- Monument sign
- Masonry columns
- Town branding
- 1985 incorporation date
- Landscape enhancements

# Trophy Lake



# Trophy Lake





# Trophy Club



# Trophy Club





# Trophy Wood





# Trophy Wood



# Bobcat



# Bobcat





# Alternative Option



**Alternative Option**  
**\*Excludes the Median Monument**



# Wayfinding

# Master Plan Components



## Community Wayfinding

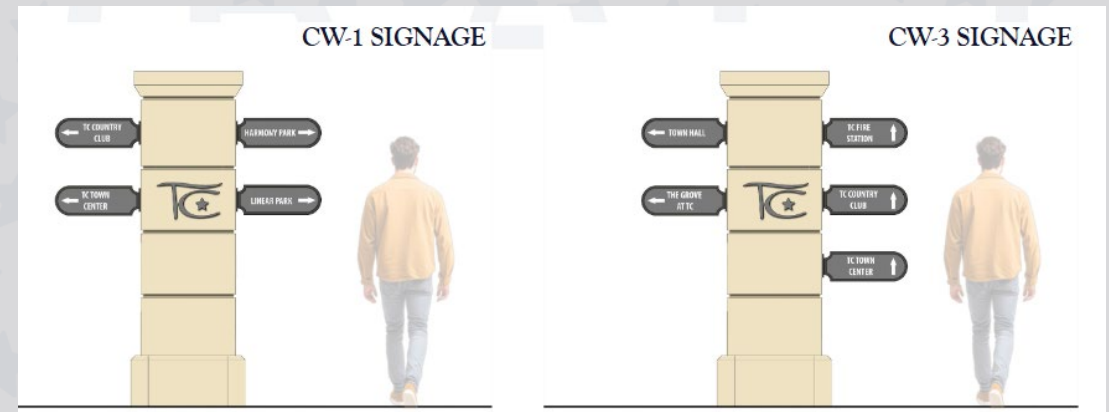
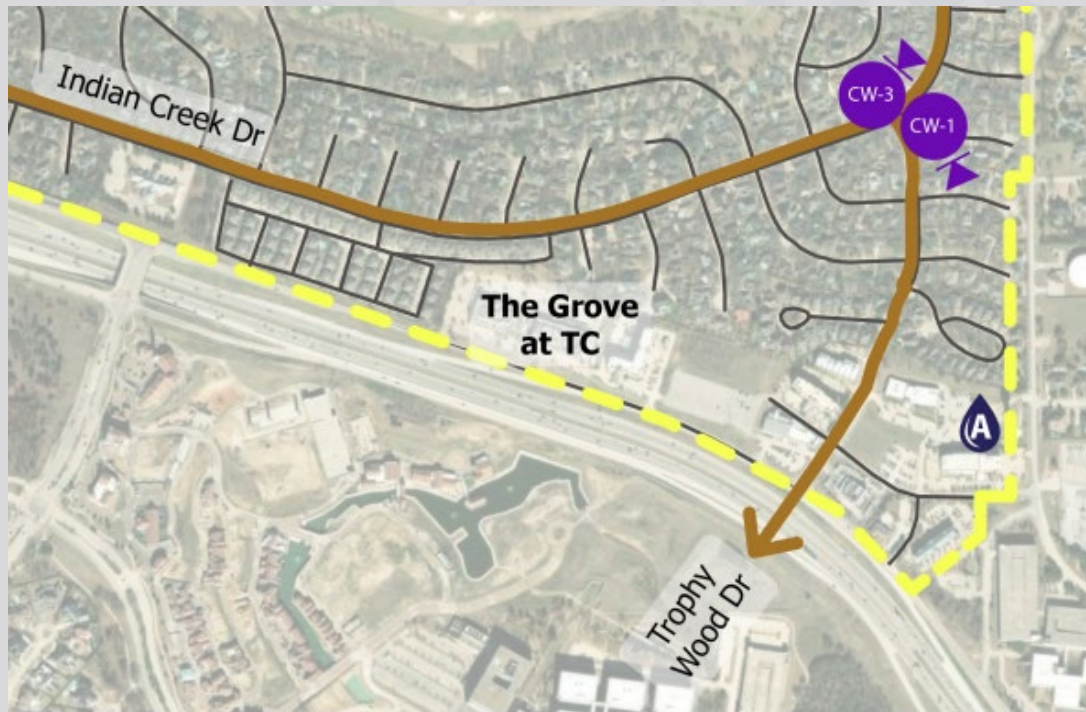
- Directional signs
- Parks
- Trails
- Schools
- Civic facilities
- Commercial districts
- Consistent branding throughout town

## Wayfinding Signage Design

- Columns
- Multi-directional blade signs
- Consistent typography
- Recognizable symbols paired with arrows to guide users efficiently
- Materials correspond with the gateway monuments



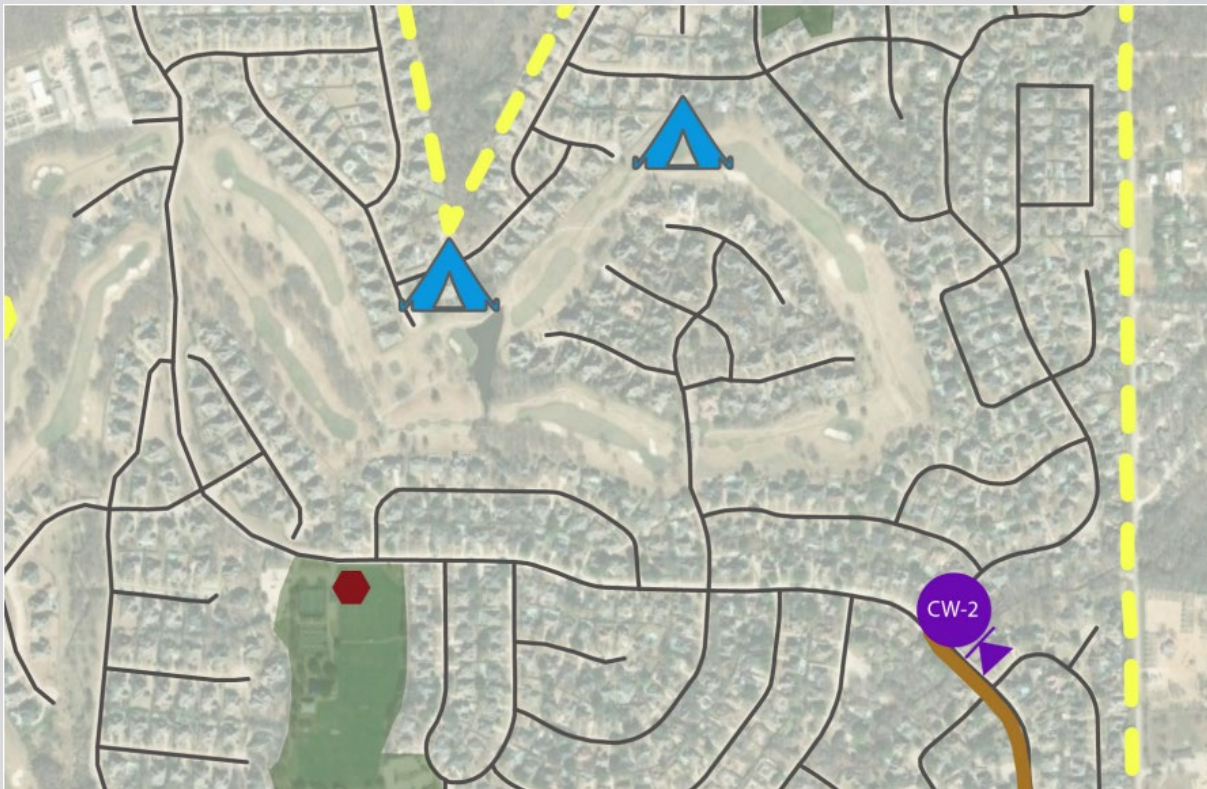
# Southeast Trophy Club



- TC Country Club
- TC Town Center
- Harmony Park
- Linear Park

- Town Hall
- The Grove at TC
- TC Fire Station

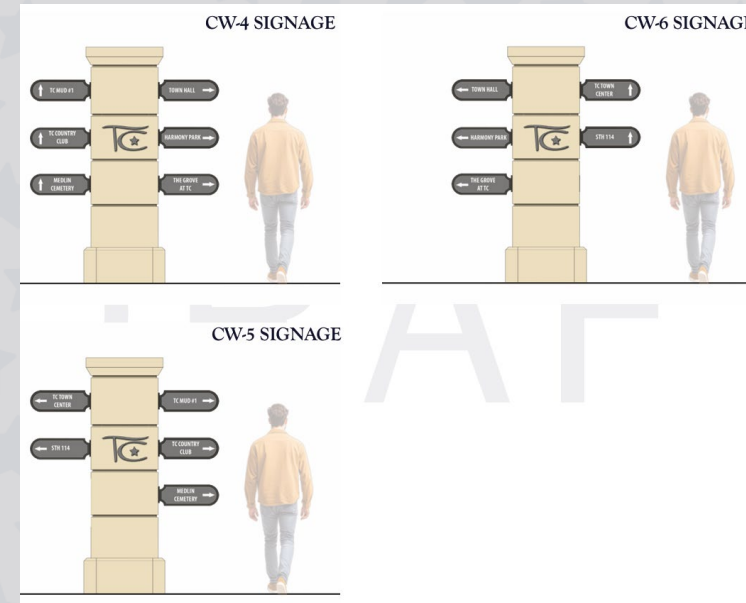
# East Trophy Club



- Harmony Park
- Linear Park
- Skyline Park



# South Trophy Club



- TC MUD #1
- TC Country Club
- Town Hall
- The Grove at TC
- TC Town Center
- STH 114
- Harmony Park
- Medlin Cemetery
- Fire Station

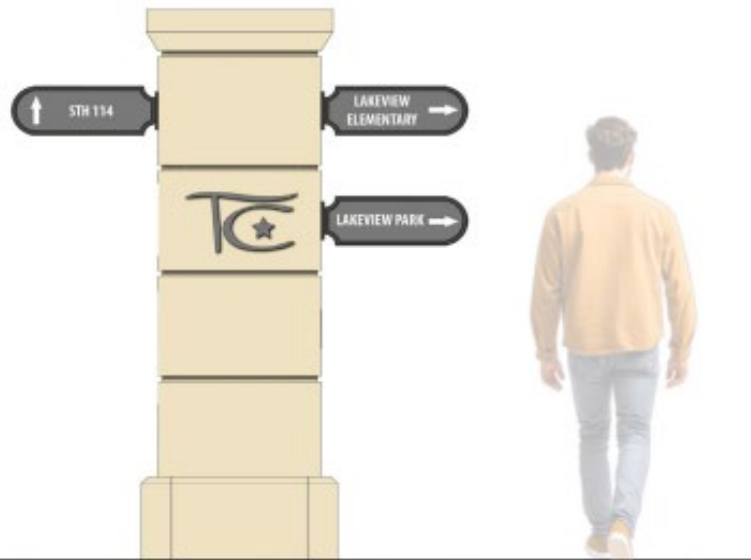


# Southwest Trophy Club

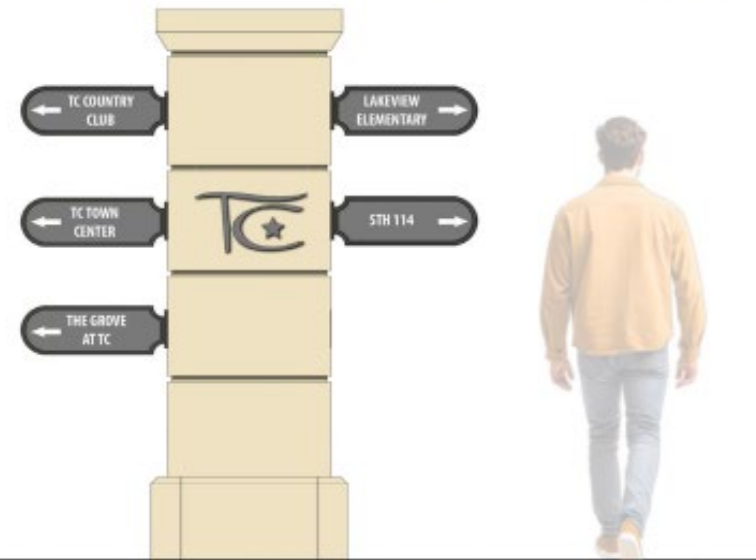


- TC Country Club
- TC Town Center
- Independence Park
- Linear Park
- Town Hall
- Byron Nelson HS
- Lakeview Elementary
- STH 114

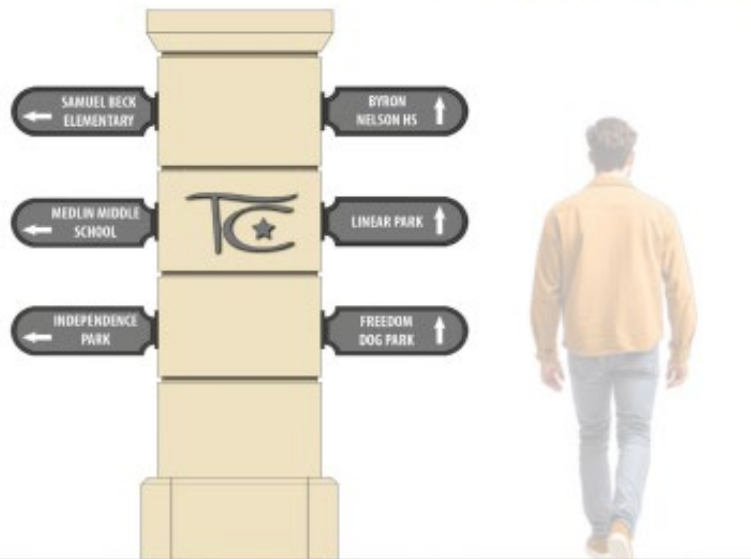
## CW-9 SIGNAGE



## CW-10 SIGNAGE

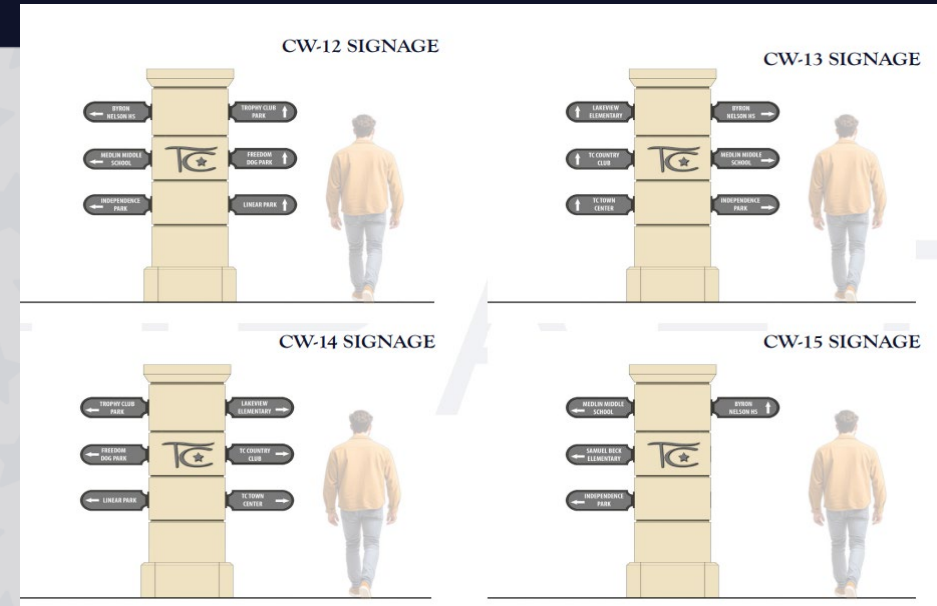


## CW-11 SIGNAGE



- TC Country Club
- TC Town Center
- The Grove at TC
- Samuel Beck Elementary
- Medlin Middle School
- Independence Park
- Byron Nelson HS
- Linear Park
- Freedom Dog Park
- Town Hall
- Lakeview Park
- Lakeview Elementary
- STH 114

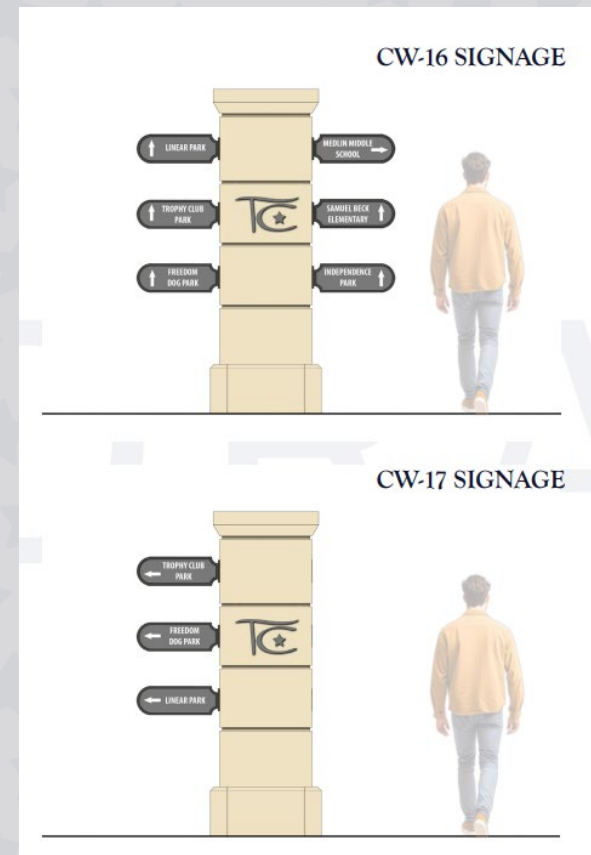
# Northwest Trophy Club



- TC Country Club
- TC Town Center
- Samuel Beck Elementary
- Medlin Middle School
- Independence Park
- Byron Nelson HS
- Linear Park
- Freedom Dog Park
- Town Hall
- Lakeview Park
- Lakeview Elementary
- Trophy Club Park

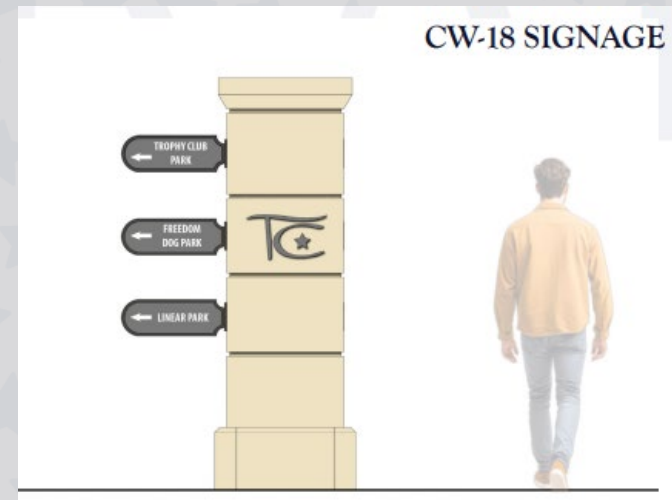


# Northwest Trophy Club



- Samuel Beck Elementary
- Medlin Middle School
- Independence Park
- Linear Park
- Freedom Dog Park
- Trophy Club Park

# North Trophy Club



- Linear Park
- Freedom Dog Park
- Trophy Club Park



# Water Tower Designs



A



B



C



D



E



F



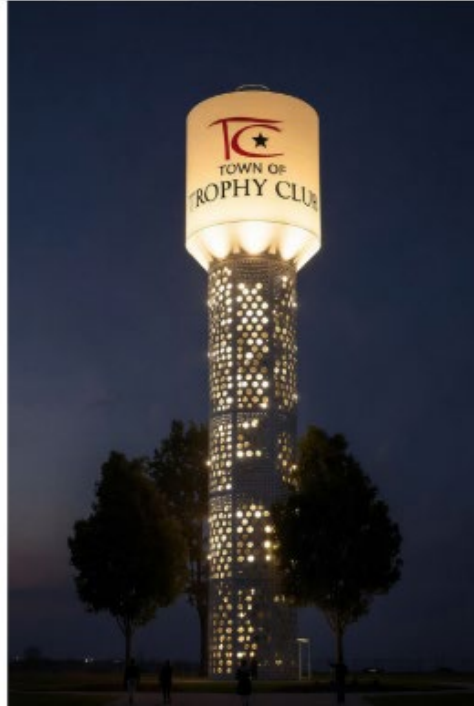
G



H



I





J



K



L





# High School Signage

# Byron Nelson Monument Sign

Concepts for Byron Nelson monument sign aligns aesthetically with the Town's proposed monument signage, while incorporating the school's logo and championship recognition.



# Byron Nelson Monument Sign

## Concept:

- High school name and logo
- Brick and stone material
- Opportunities to showcase championships
- Funding envisioned as a shared investment among the high school, private donors, and the broader community







# Existing Signage Recommendations

# Existing Signage Recommendations

## Existing Sign Improvements

- Replace inconsistent signage
- Improve visibility
- Standardize materials
- Update branding
- Improve maintenance practices



DOT Town Limit Signage



DOT Town Limit Signage



Utility Signage



Utility Usage Signs



High School State Championship Signs



Monument Sign



Facility Wayfinding



High School Championship Signage



Clock Tower



Video Board Signage



Video Board Signage



Video Board Signage



# Existing Signage Recommendations

## Recommendations

- Remove unnecessary entry signs
- Relocate championship signs
- Standardize street signs
- Update roundabout branding
- Relocate video message signs
- Reduce visual clutter
- Improve driver visibility
- Create consistent signage



Street Signs



Roundabout Signage



# Existing Signage Recommendations

## Recommendations

- Replace outdated stop signs
- Standardize street signs
- Phase out legacy signage
- Improve visual consistency
- Meet current town standards





# Existing Signage Recommendations



## SIGNS MEETING CURRENT TOWN STANDARDS



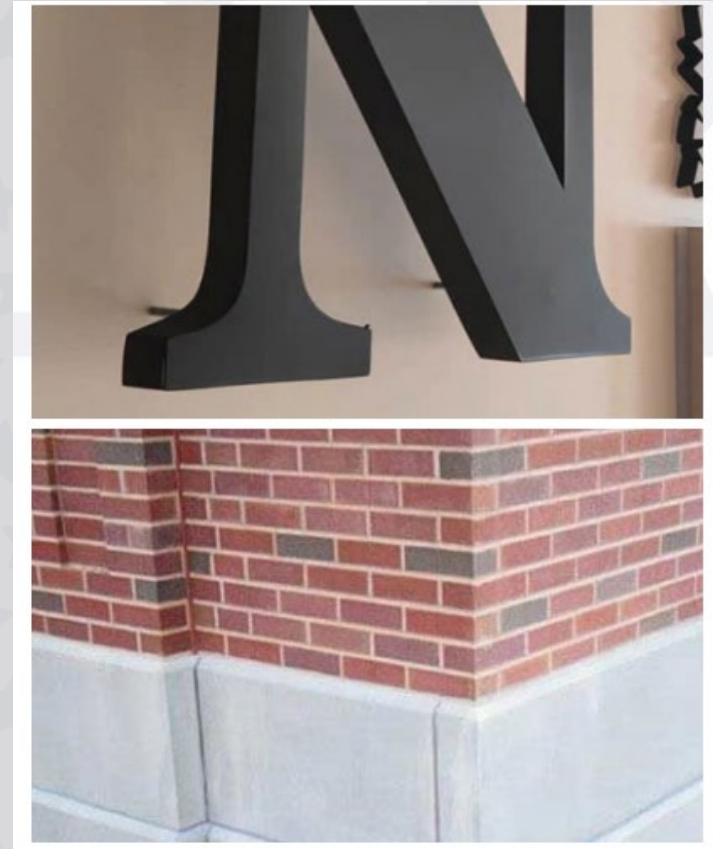


# Maintenance Strategy



# Maintenance

- Use durable, low-maintenance materials
- Incorporate long-life LED lighting
- Select low-maintenance landscaping
- Conduct biannual inspections
- Clean signs as needed
- Protect finishes during cleaning
- Maintain landscape visibility
- Prevent mowing damage
- Reduce long-term maintenance costs



# Opinion of Probable Cost

# Gateway Monument Signage



| Trophy Club Drive     |           |
|-----------------------|-----------|
| 1.0 General Items     | \$65,000  |
| 2.0 Demolition Items  | \$7,500   |
| 3.0 Streetscape Items | \$545,000 |
| 4.0 Landscape Items   | \$20,500  |
| Subtotal              | \$638,000 |
| 20% Contingency       | \$127,600 |
| Total                 | \$765,600 |



**\*Does not include design fees.**



# Gateway Monument Signage

| Trophy Lake Drive     |           |
|-----------------------|-----------|
| 1.0 General Items     | \$65,000  |
| 2.0 Demolition Items  | \$7,500   |
| 3.0 Streetscape Items | \$425,000 |
| 4.0 Landscape Items   | \$18,500  |
| Subtotal              | \$516,000 |
| 20% Contingency       | \$103,200 |
| Total                 | \$619,200 |



**\*Does not include design fees.**

# Gateway Monument Signage



| Trophy Wood Drive     |           |
|-----------------------|-----------|
| 1.0 General Items     | \$65,000  |
| 2.0 Demolition Items  | \$5,000   |
| 3.0 Streetscape Items | \$395,000 |
| 4.0 Landscape Items   | \$17,000  |
| Subtotal              | \$482,000 |
| 20% Contingency       | \$96,400  |
| Total                 | \$578,400 |



**\*Does not include design fees.**

# Gateway Monument Signage



| Bobcat Boulevard      |           |
|-----------------------|-----------|
| 1.0 General Items     | \$40,000  |
| 2.0 Demolition Items  | \$5,000   |
| 3.0 Streetscape Items | \$132,000 |
| 4.0 Landscape Items   | \$14,000  |
| Subtotal              | \$191,000 |
| 20% Contingency       | \$38,200  |
| Total                 | \$229,200 |



**\*Does not include design fees.**



# Gateway Monument Signage

## Highway 114 Alternate Entrance Design

|                       |           |
|-----------------------|-----------|
| 1.0 General Items     | \$45,000  |
| 2.0 Demolition Items  | \$5,000   |
| 3.0 Streetscape Items | \$154,000 |
| 4.0 Landscape Items   | \$42,000  |
| Subtotal              | \$246,000 |
| 20% Contingency       | \$49,200  |
| Total                 | \$295,200 |



## Alternative Option

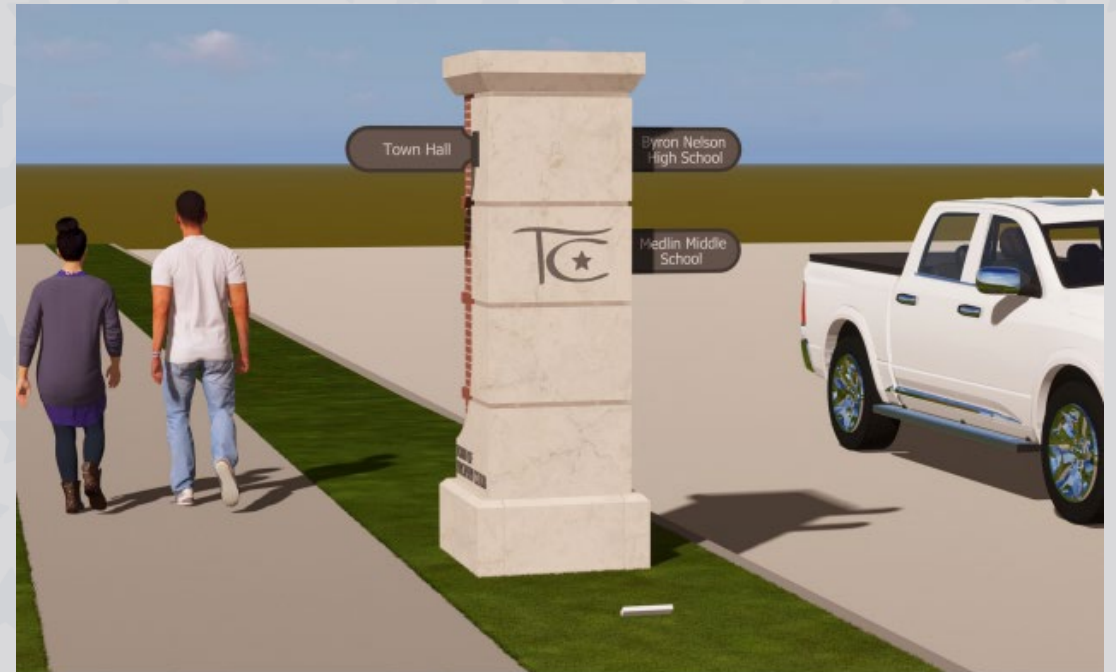
**\*Excludes the Median Monument**

**\*Does not include design fees.**

# Gateway Monument Signage

## Wayfinding Directional Signage

|                       |           |
|-----------------------|-----------|
| 1.0 General Items     | \$50,000  |
| 2.0 Demolition Items  | \$18,000  |
| 3.0 Streetscape Items | \$465,000 |
| 4.0 Landscape Items   | \$27,000  |
| Subtotal              | \$560,000 |
| 20% Contingency       | \$112,000 |
| Total                 | \$672,000 |



**18 Columns Included In Cost**

**\*Does not include design fees.**

# Gateway Monument Signage

## Highschool Monument Sign

|                       |           |
|-----------------------|-----------|
| 1.0 General Items     | \$55,000  |
| 2.0 Demolition Items  | \$3,000   |
| 3.0 Streetscape Items | \$204,000 |
| 4.0 Landscape Items   | \$15,000  |
| Subtotal              | \$277,000 |
| 20% Contingency       | \$55,400  |
| Total                 | \$332,400 |



**Funding envisioned as a shared investment among the high school, private donors, and the broader community.**

**\*Does not include design fees.**



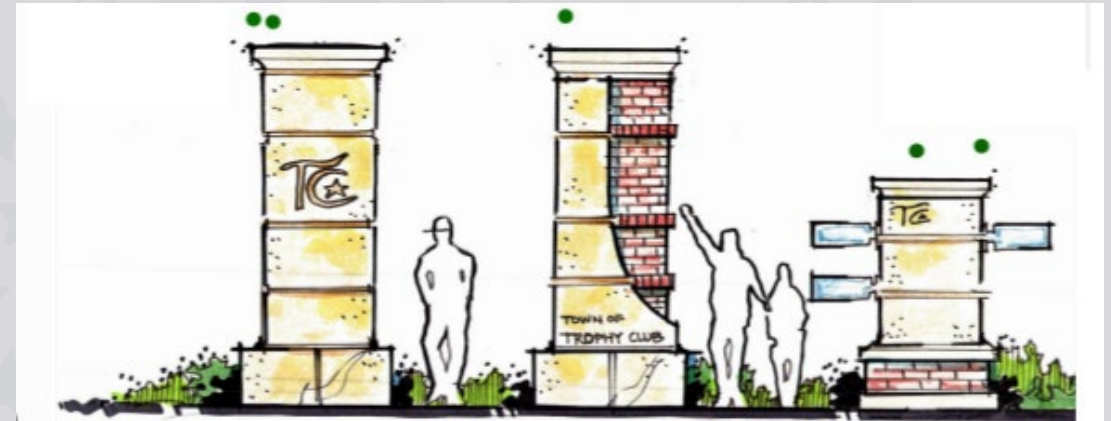


# Next Steps

# Next Steps

## Next Steps

- Finalize direction from Council
- Bring Gateway, Water Tower, and Wayfinding signage Master Plan back to Council for approval
- Start FY 2027 with Phase I implementation





[social media](#) | [email](#) | [website](#)



# GATEWAY, WATER TOWER, AND WAYFINDING SIGNAGE MASTER PLAN

**DRAFT | AUGUST 3, 2026**



# ACKNOWLEDGMENTS

Thank you to all who contributed their time, energy, and passion to creating this vision for Trophy Club's Monumentation and Wayfinding. This Master Plan could not have been created without the input of the community and the following individuals.

## Stakeholder Group

- Brandon Wright, Town Manager, Town of Trophy Club
- Tamara Smith, Assistant Town Manager, Town of Trophy Club
- Jean Fraser, Arts Council
- Chassidy Murphy, State Farm, Trophy Club Commons
- Brandon Bayes, Baylor Scott & White Medical Center, Grove at Trophy Club
- Kimbra Fox, Arts Council
- Billy York, Town Center
- Rhonda David, Town Center
- Carol Tombari, Parks Board
- Melissa Eason, Arts Council

Prepared By:

**olsson**

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# INTRODUCTION

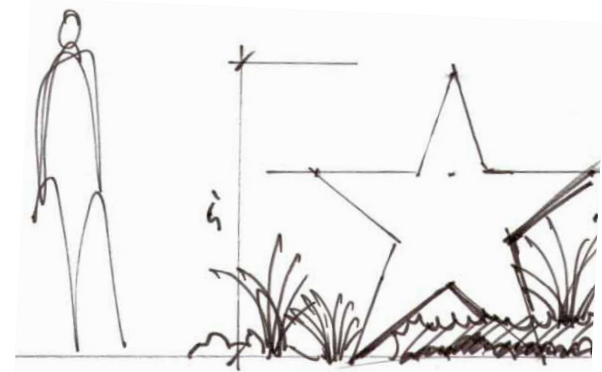
A wayfinding and gateway system is more than a collection of signs; it is the physical expression of a community's identity and values, and helps establish a sense of place. For residents, visitors, and businesses alike, these elements shape first impressions, guide movement throughout a community, and reinforce the character of a town. In a community like Trophy Club, where community pride, quality of life, and connectivity are defining characteristics, a cohesive and recognizable system of gateways, wayfinding, destination markers, and community identifiers plays a critical role in how people experience the town every day.

The Trophy Club Wayfinding and Gateway Master Plan establishes a holistic framework for how the community welcomes, guides, and connects people throughout the town. Rather than approaching signage as isolated elements, the plan envisions a coordinated family of features that work together as one unified system. From major roadway entries and highway-oriented signage to neighborhood-scale directional elements, park markers, civic identifiers, and branded water towers serving as vertical community beacons, each component contributes to a consistent visual language that reflects Trophy Club's identity while improving navigation, visibility, and user experience.

A successful wayfinding system does more than direct traffic; it creates clarity, confidence, and continuity. It helps residents navigate daily life, connects people to parks, trails, neighborhoods, civic destinations, schools, and commercial areas, and assists visitors in discovering the community's unique assets and experiences. A coordinated identity system also strengthens Trophy Club's community brand, supports local destinations and events, enhances the visitor experience, and reinforces the Town's image within the broader region. The system must function cohesively across multiple scales and environments, balancing visibility, readability, aesthetics, and durability while responding to the unique context of Trophy Club's roadways, parks, civic spaces, neighborhoods, and community destinations.

Beyond navigation, the system is intended to reinforce a memorable sense of arrival and strengthen the pride and character that define Trophy Club. Each element should integrate seamlessly with the surrounding built and natural environment through coordinated architecture, materials, landscaping, lighting, and corridor character, ensuring the system contributes positively to the overall visual quality of the community rather than functioning solely as standalone signage.

Together, these elements form a comprehensive and interconnected system that supports both the functional and experiential qualities of Trophy Club. While each sign type serves a unique purpose, the strength of the overall framework lies in the consistency of its design language, placement strategy, and relationship to the community's identity. From prominent gateways and roadway wayfinding to destination markers and water towers serving as vertical beacons across the community, each element contributes to a layered family of features that collectively shape the visual experience of Trophy Club. The following sections outline the hierarchy of gateway, wayfinding, marker, and identity elements that establish the Town's unified wayfinding and gateway system.



## GATEWAYS

Gateways serve as the ceremonial front doors to the community and to key districts within Trophy Club. These elements are designed to create memorable arrival experiences, reinforce community identity, and establish a strong visual sense of place. Located at prominent entry corridors and strategic intersections, gateways provide both recognition and transition, signaling arrival into Trophy Club through coordinated architecture, materials, landscaping, lighting, and branding.

## WAYFINDING

Wayfinding elements provide directional guidance and orientation throughout the community, helping users navigate efficiently while reinforcing the town's visual identity. The wayfinding system is organized into multiple scales that respond to different travel speeds, roadway environments, and user needs.

**COMMUNITY WAYFINDING.** Community wayfinding consists of localized directional signage throughout the town that guides residents and visitors to neighborhoods, civic destinations, parks, trails, schools, and commercial areas. These elements are scaled for local roadways and community environments, prioritizing readability, consistency, and ease of navigation while strengthening the overall identity of the town.

## MARKERS

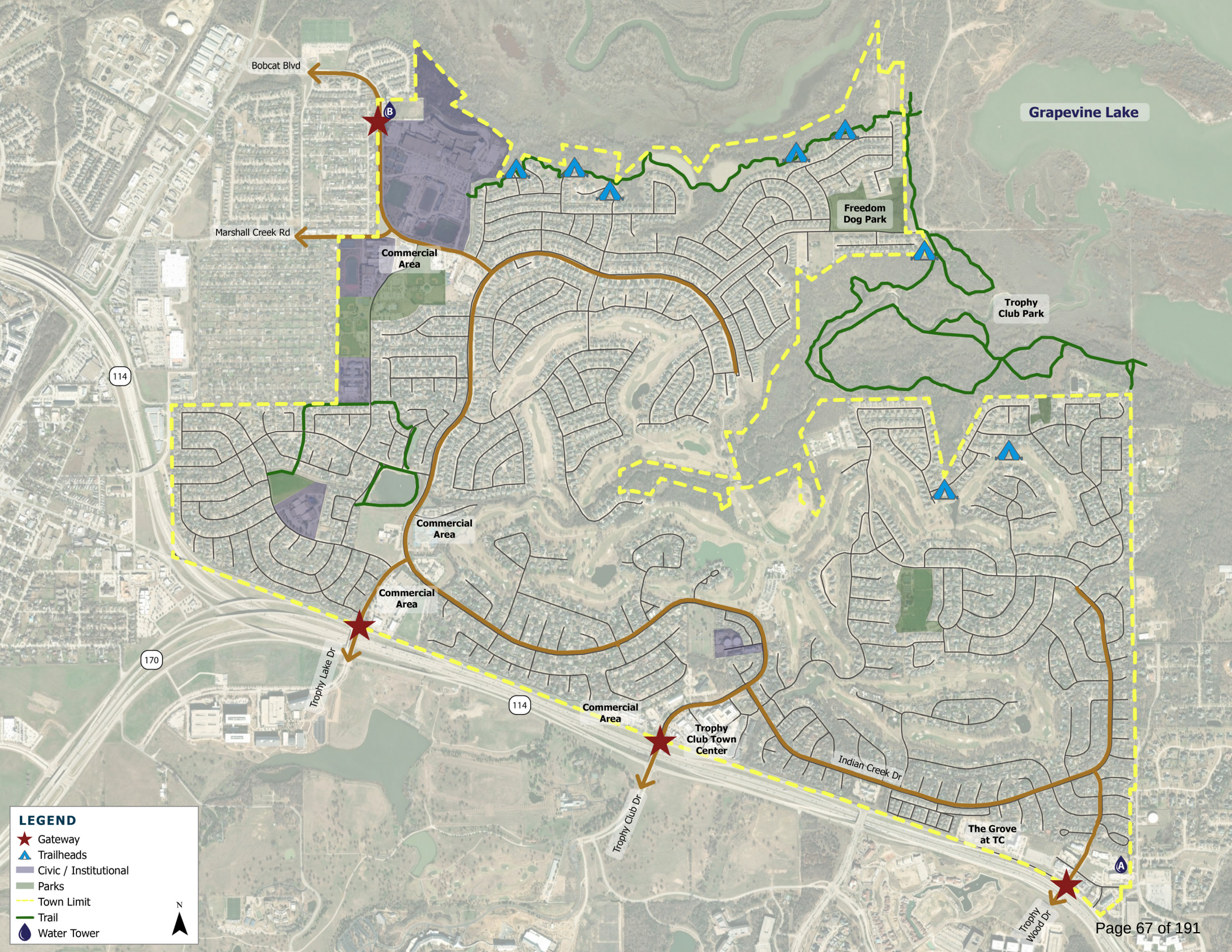
Markers are smaller-scale identity and destination elements that reinforce specific places and community assets within Trophy Club. While wayfinding signs guide movement, markers help define and celebrate destinations.

**CIVIC / INSTITUTIONAL MARKERS.** Civic and institutional markers identify important public facilities and community destinations such as Town Hall, public buildings, schools, libraries, and community gathering spaces. These elements reinforce the civic identity of Trophy Club while improving visibility and recognition of public assets.

**PARK MARKERS.** Park markers identify parks, trails, recreational facilities, and open spaces throughout the community. These elements help establish a connected parks and recreation identity while enhancing visibility, accessibility, and awareness of Trophy Club's recreational amenities and trail systems.

**WATER TOWERS.** Water towers serve as large-scale community identifiers and visual landmarks within Trophy Club's built environment. Functioning as vertical beacons across the community and region, these highly visible structures provide an opportunity to reinforce branding, identity, and civic pride at a scale unmatched by traditional signage. Through coordinated graphics, lighting, and branding treatments, water towers become iconic elements within the overall wayfinding and gateway system, strengthening Trophy Club's recognition and presence within the broader region.





Grapevine Lake

Freedom Dog Park

Trophy Club Park

Commercial Area

Commercial Area

Commercial Area

Commercial Area

Trophy Club Town Center

The Grove at TC

**LEGEND**

- ★ Gateway
- ▲ Trailheads
- Civic / Institutional
- Parks
- - - Town Limit
- - - Trail
- Water Tower

N



# GATEWAYS

The Gateway, Water Tower, and Wayfinding Signage project was a combined effort between Town Council, Town Staff, and the Stakeholder Committee. The design team led the stakeholders through a process of discovery identifying specific goals and regional materials that tie into the community as well as identifying locations that best fit each type of sign.



# TROPHY CLUB DRIVE | DAY





One of three gateway locations along Highway 114 is positioned at Trophy Club Drive, a location that welcomes both visitors and residents into the community. This gateway features a monument sign situated within the existing median, framed by two masonry columns on each side of the roadway. The monument is anchored with a combination of brick and cut limestone, creating a strong and cohesive architectural presence. Each column incorporates the Town of Trophy Club's "TC" logo and star emblem.

The median monument will include double-sided signage that reflects the Town's current branding and features 18-inch "Trophy Club" lettering to ensure clear visibility for motorists entering from the Highway 114 frontage road. At the base of the monument, the Town's incorporation date of 1985 will be displayed, reinforcing community heritage.

To further enhance the arrival experience, precast concrete stars will be placed beyond the median monument, extending the welcoming sequence and guiding visitors into the community.







# TROPHY CLUB DRIVE | NIGHT



The gateway is designed to create an attractive and welcoming entrance both during the day and at night. Ground-mounted uplighting will be incorporated to highlight the decorative brick and stone elements, ensuring the monument remains fully visible and visually striking after dark. This lighting will enhance the architectural details and provide a cohesive, illuminated gateway experience for visitors entering the community.



# TROPHY LAKE DRIVE | DAY





The west gateway location along Highway 114 is situated at Trophy Lake Drive and serves as a complementary entry point into the community. This gateway features a monument sign of similar scale and design to the Trophy Club Drive location, positioned within the existing median and flanked by two masonry columns on each side of the roadway. The monument is anchored with brick and cut limestone masonry, establishing a cohesive and durable architectural character.

Each column incorporates the Town of Trophy Club's "TC" logo and star emblem, reinforcing the Town's identity. The median monument will include double-sided signage that reflects current Town branding and features 18-inch "Trophy Club" lettering to provide clear visibility for motorists entering from the Highway 114 frontage road. At the base of the monument, the Town's incorporation date 1985 will be displayed, celebrating the community's history.

A landscaped planter will be incorporated at the front of the sign, allowing for rotating annual plantings that enhance seasonal color and create an inviting visual experience for visitors.

To extend the welcoming experience, precast concrete stars will be installed beyond the median monument, creating a continued visual rhythm and guiding visitors into the community.







The west gateway along Highway 114 will be thoughtfully illuminated to create a welcoming arrival experience for both visitors and residents after dark. Integrated LED strip uplighting will be incorporated into the monument, casting a warm, even wash of light that enhances the architectural details and highlights the Town of Trophy Club's logos.

Precast concrete stars located within the median will also feature integrated, color-changing LED uplighting. These fixtures can be programmed to display dynamic color sequences or a single color, allowing the Town to commemorate special events, holidays, or community celebrations. This adaptable lighting design adds visual interest while reinforcing community identity and pride.



# TROPHY LAKE DRIVE | NIGHT





# TROPHY WOOD DRIVE | DAY





The east gateway location along Highway 114 is situated at Trophy Wood Drive. This gateway builds upon the established branding and material palette introduced at the Trophy Club Drive and Trophy Lake Drive locations. Due to a more constrained right-of-way, the design has been thoughtfully adapted to fit the available space while maintaining a strong and recognizable identity.

The gateway features a central median column element accented with integrated lighting and the Town of Trophy Club's "TC" logo. On both the east and west sides of the roadway, smaller pedestrian-scale gateway elements invite visitors into the community, creating a more intimate arrival experience at this eastern entrance.

These masonry gateway elements will utilize the same brick and cut limestone materials to ensure consistency across all gateway locations. Each includes the Trophy Club "TC" logo, and the base of the median monument will display the Town's incorporation date—1985 highlighting the community's history and heritage.

Precast concrete stars will be positioned beyond the median monument, continuing the welcoming sequence and guiding visitors as they enter into the community.







The east gateway along Highway 114 will be illuminated to create a welcoming nighttime experience for residents and an engaging entrance for visitors to the nearby restaurants and amenities.

Integrated LED strip uplighting will be incorporated into the monument elements, casting a warm, even wash that highlights the unique architectural details as well as the Town of Trophy Club's logos and lettering.

The central median monument will also feature two decorative light fixtures designed to match existing streetlights, ensuring a cohesive streetscape and reinforcing the overall visual identity of the corridor.





# TROPHY WOOD DRIVE | NIGHT



# BOBCCAT BOULEVARD | DAY





The north gateway entrance is located along Bobcat Boulevard near the northern entrance to Byron Nelson High School. This gateway features two signature entry columns positioned on either side of the boulevard, creating a welcoming entry into the community.

The columns will utilize the same brick and stone masonry materials as the other gateway locations, ensuring a cohesive design language. Each column will incorporate the Town of Trophy Club's branding and "TC" logo, reinforcing community identity and continuity across all gateway entrances.







# BOBCAT BOULEVARD | NIGHT



The north gateway along Bobcat Boulevard will be illuminated to create a welcoming nighttime experience for both visitors and residents. Ground-mounted uplighting will highlight the architectural details of the columns, enhancing their visibility, and reinforcing the gateway's presence after dark.



# HIGHWAY 114 GATEWAYS | ALTERNATE ENTRANCE DESIGN



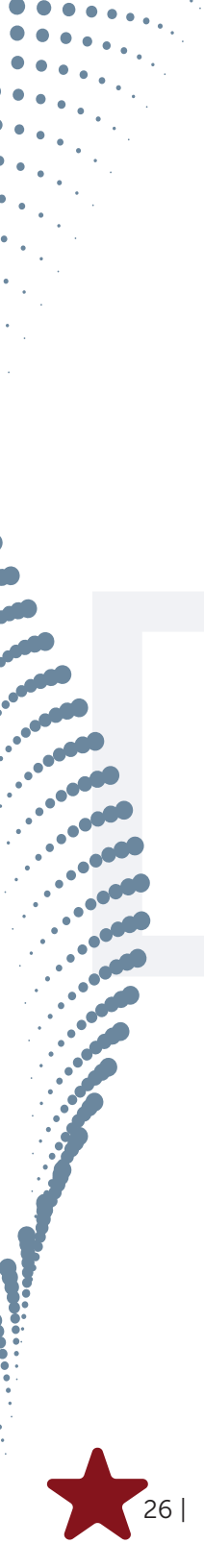


Depending on project phasing, available funding, and material costs at the time of construction, the gateway entrances along Highway 114 may be implemented in phases.

This alternative gateway concept features stone masonry columns positioned on either side of the roadway, with landscaped center medians inspired by the median design recommendations outlined in the Parks and Recreation Master Plan.

To maintain a cohesive identity throughout the community, the columns will incorporate the same brick and stone masonry materials used at other gateway locations. Each gateway will also prominently feature the Town of Trophy Club branding and “TC” logo, creating a recognizable and consistent sense of arrival at key entry points throughout the Town.





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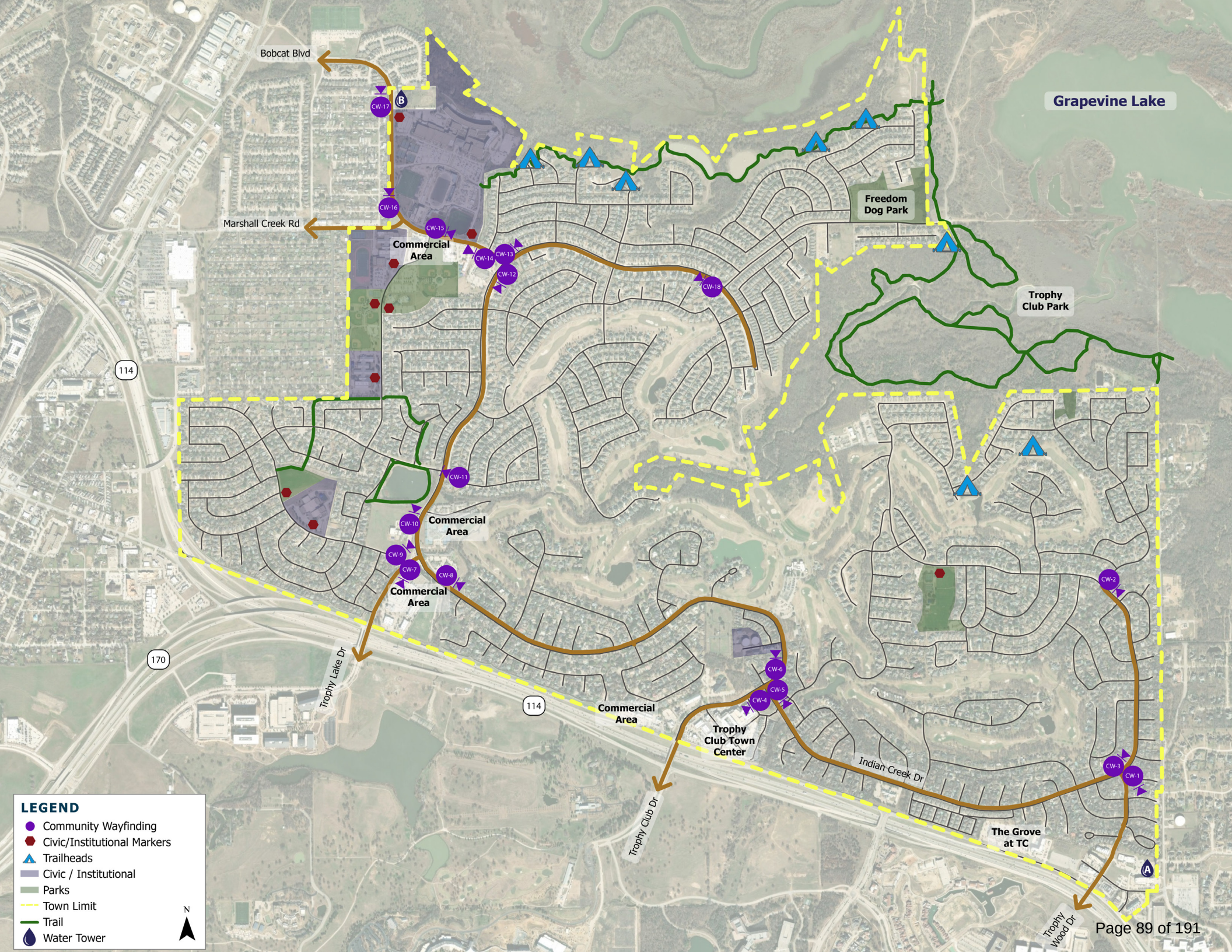


# COMMUNITY WAYFINDING

The proposed wayfinding elements are positioned to provide clear directional guidance for visitors as they make their way through the Town. Important destinations are highlighted and include civic buildings, parks, trails, schools, and commercial areas. The wayfinding materials correspond with the gateway monuments and help strengthen the overall identity of the Town.







Grapevine Lake

Freedom  
Dog Park

Trophy  
Club Park

Commercial  
Area

Commercial  
Area

Commercial  
Area

Commercial  
Area

Trophy  
Club Town  
Center

The Grove  
at TC

**LEGEND**

- Community Wayfinding
- Civic/Institutional Markers
- Trailheads
- Civic / Institutional
- Parks
- Town Limit
- Trail
- Water Tower

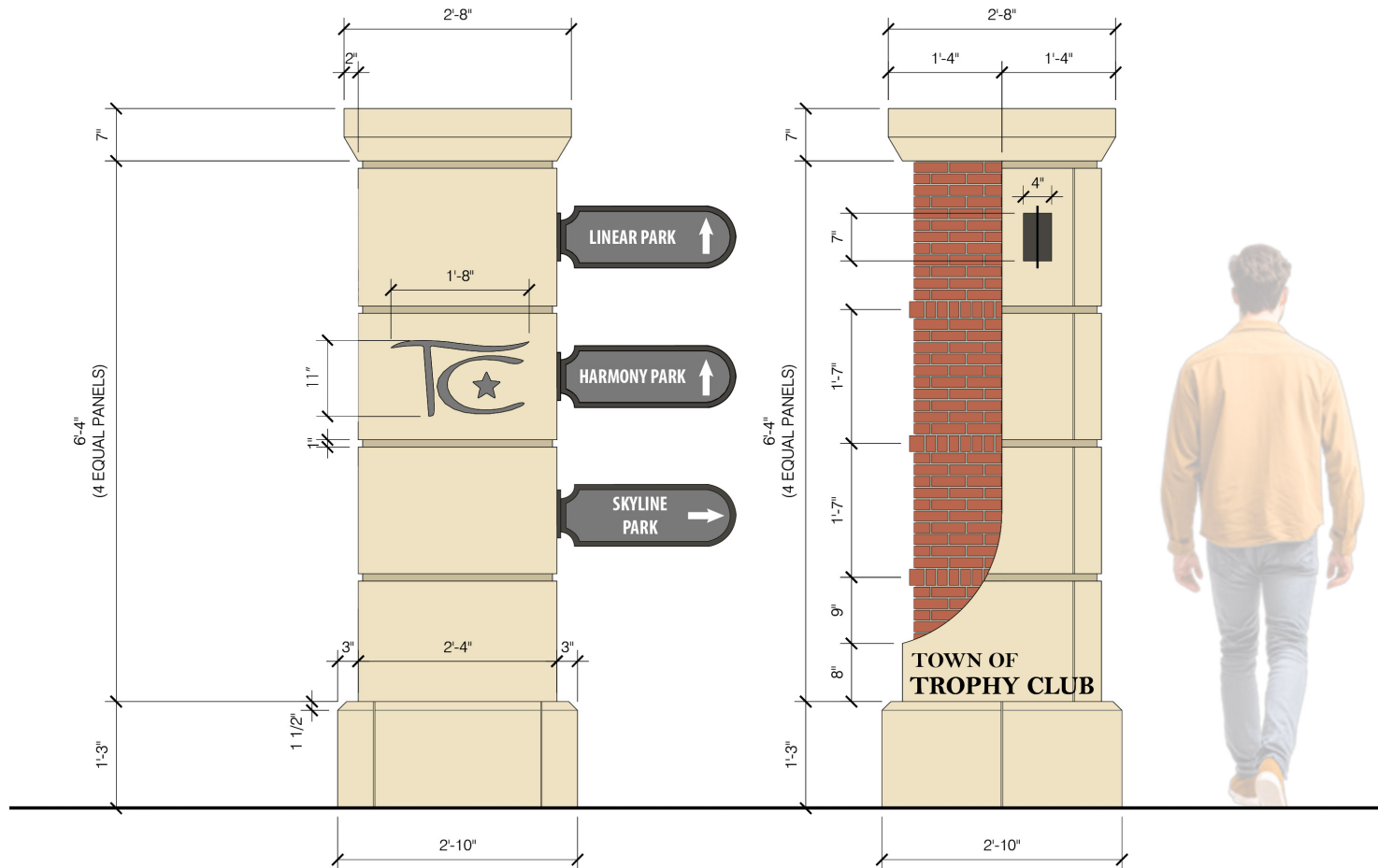
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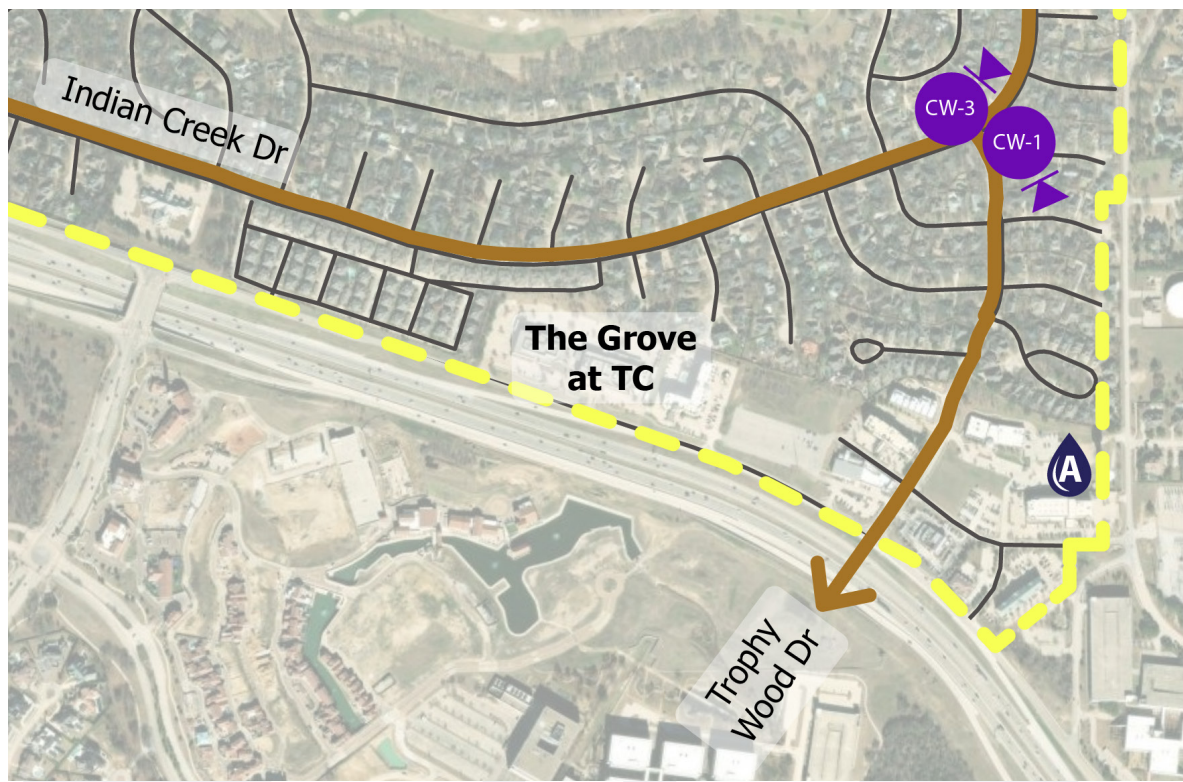


# WAYFINDING SIGNAGE

Wayfinding signage plays a critical role in creating an intuitive and welcoming experience, as illustrated in the location map to the left. The proposed wayfinding elements are positioned to provide clear directional guidance for visitors as they make their way through the Town, establishing a cohesive network that connects key destinations. Along primary corridors and at major decision points, location markers identify gateways, community wayfinding nodes, civic and institutional sites, and trailheads, reinforcing a clear hierarchy of movement that supports both vehicular and pedestrian circulation. Important destinations are highlighted and include civic buildings, parks, trails, schools, and commercial areas, ensuring users can easily orient themselves and navigate between activity centers such as the Town Center, Trophy Club Commons, and surrounding open space systems.

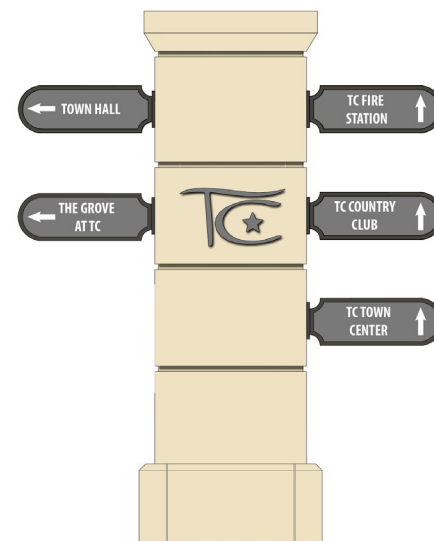
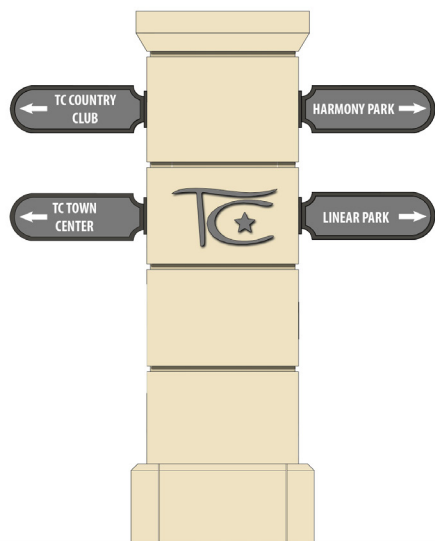
The plan segment depicting each location marker is supported by imagery of example wayfinding columns, which feature multi-directional blade signs, consistent typography, and recognizable symbols paired with arrows to guide users efficiently. These columns emphasize legibility, durability, and visibility at the human scale while also reflecting a strong sense of place through coordinated materials and branding elements, including the “TC” mark. The wayfinding materials correspond with the gateway monuments and help strengthen the overall identity of the Town, unifying the built environment and enhancing the overall user experience.



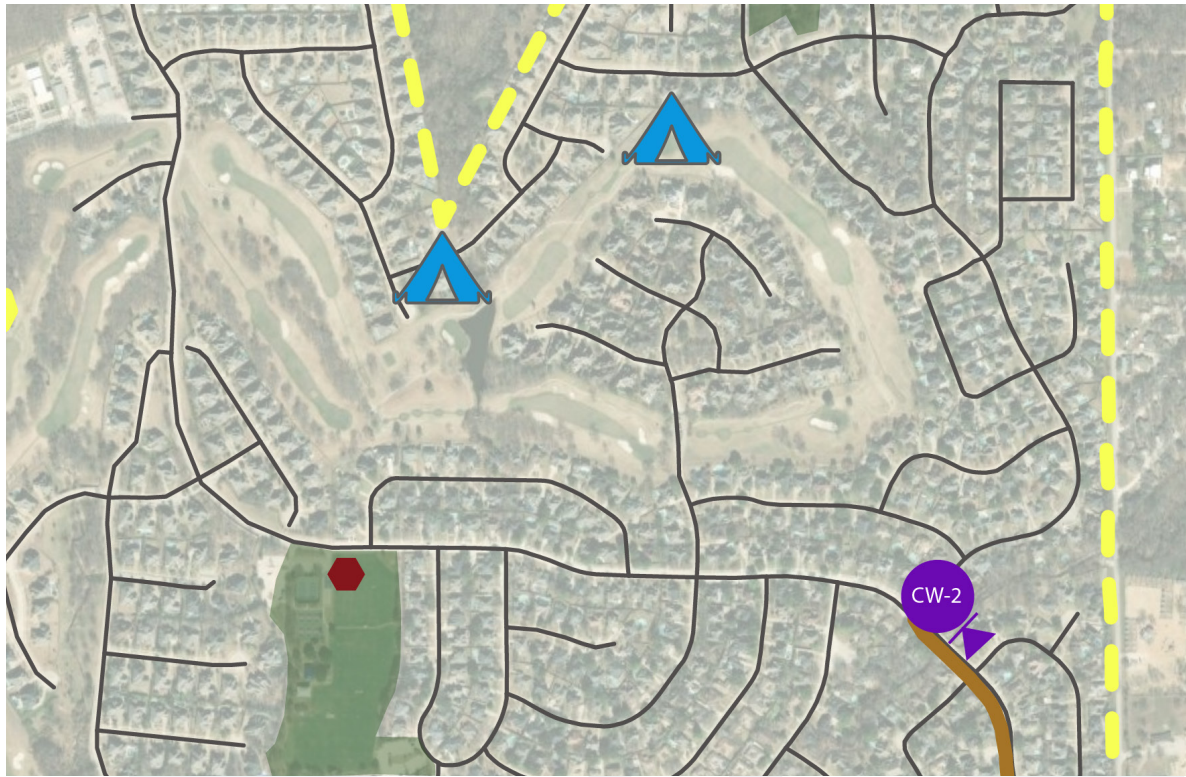


CW-1 SIGNAGE

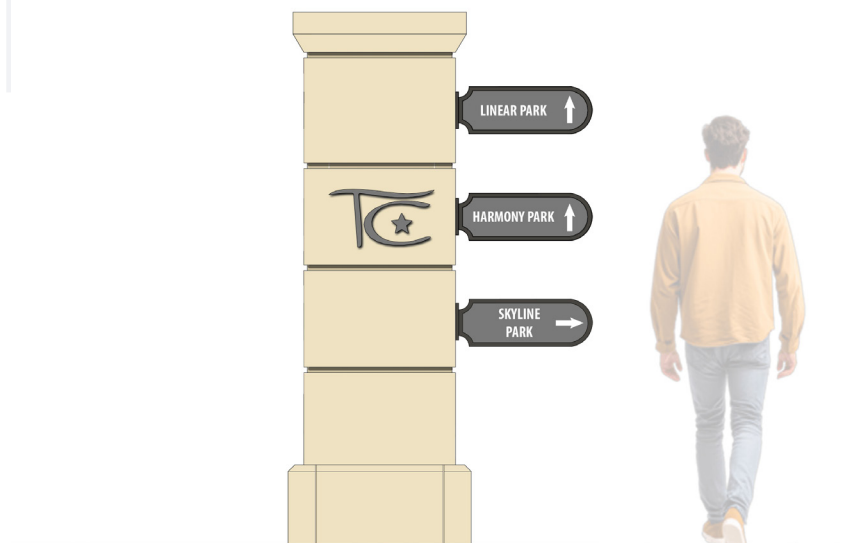
CW-3 SIGNAGE







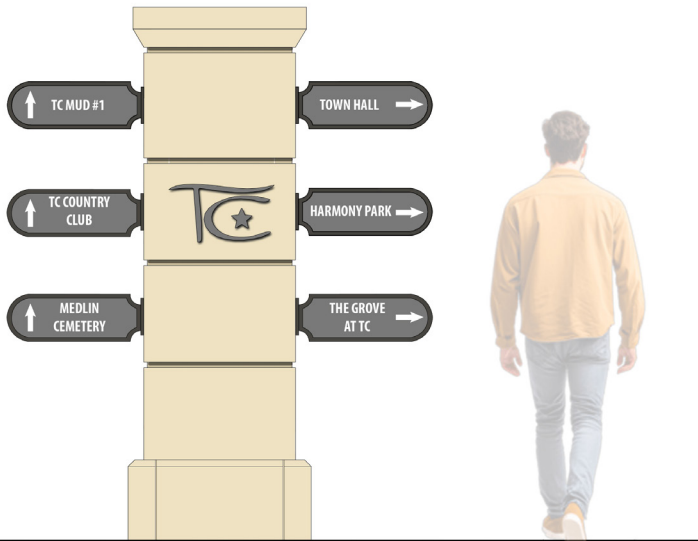
CW-2 SIGNAGE



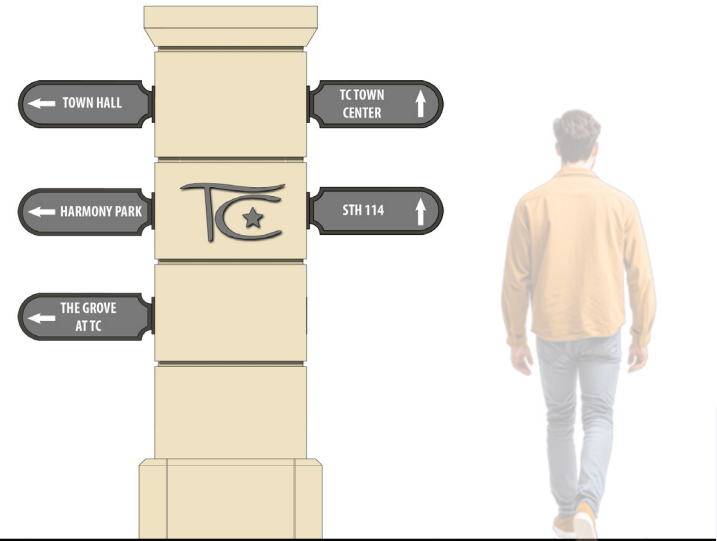




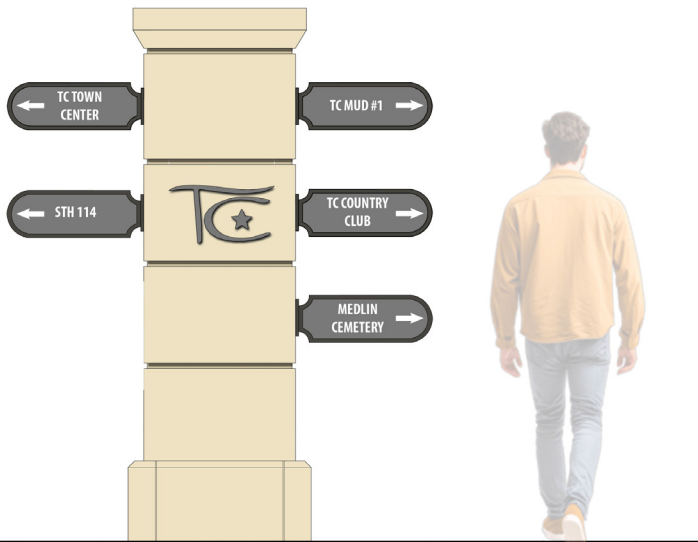
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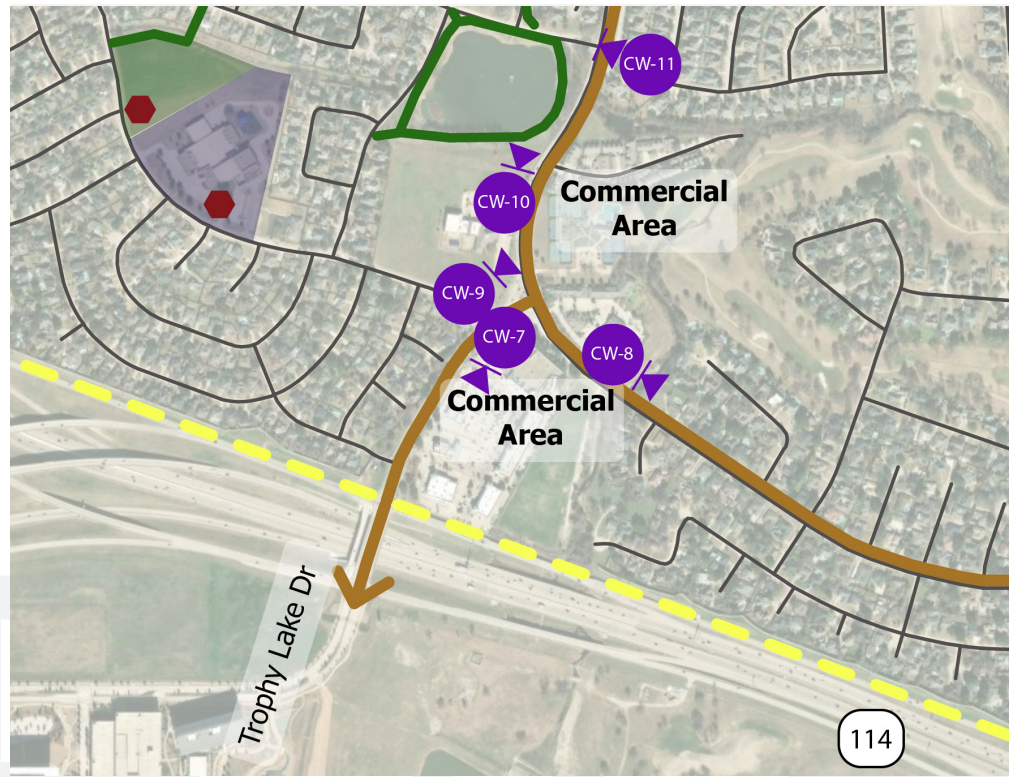


## CW-6 SIGNAGE



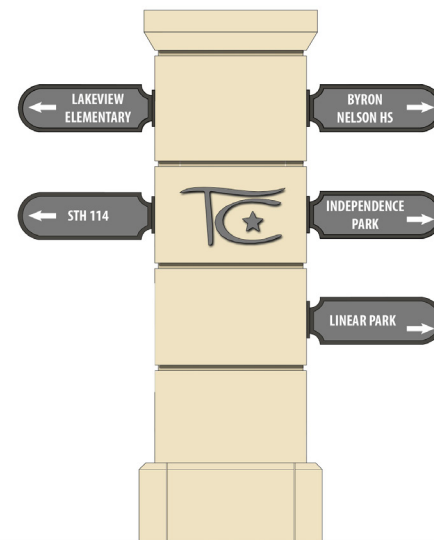
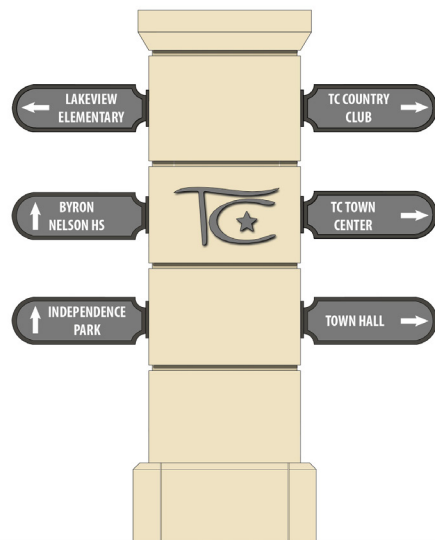
## CW-5 SIGNAGE





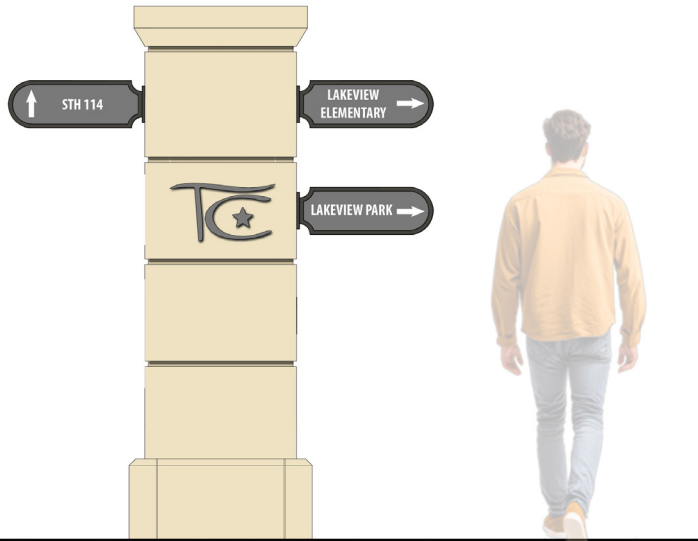
CW-7 SIGNAGE

CW-8 SIGNAGE

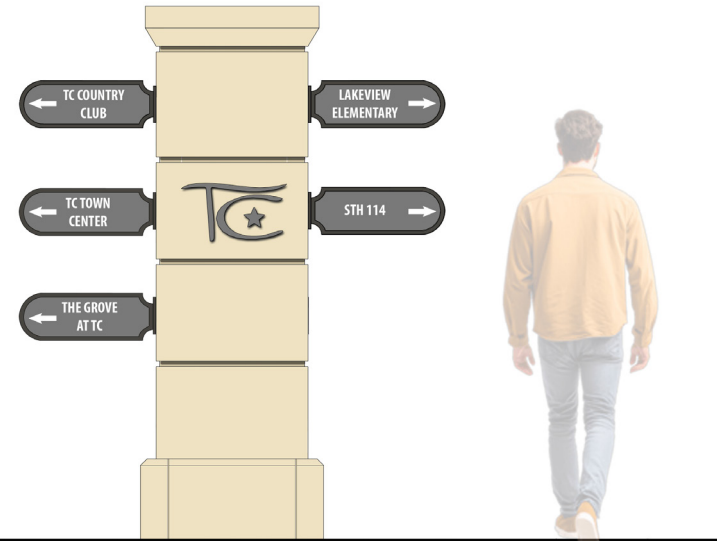




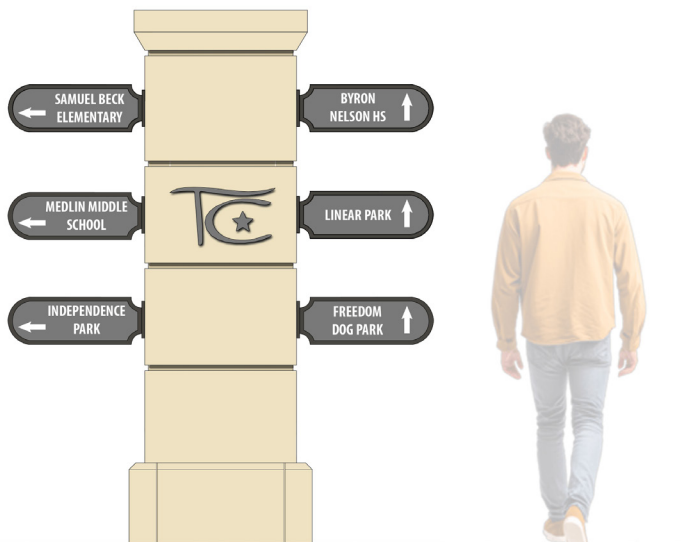
## CW-9 SIGNAGE



## CW-10 SIGNAGE



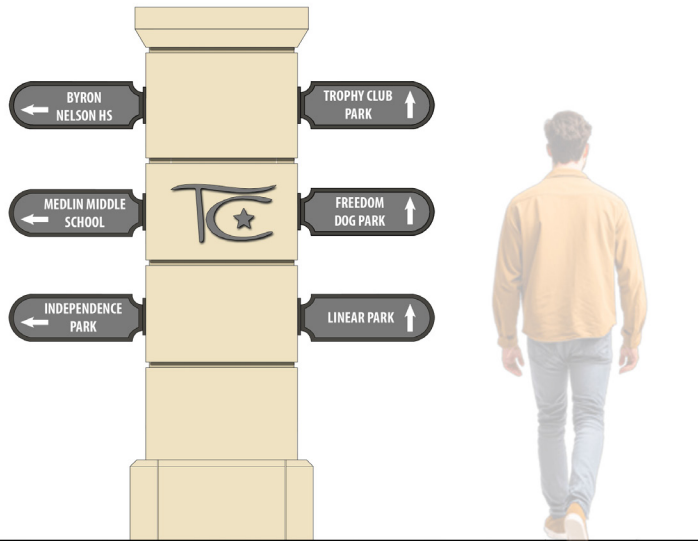
## CW-11 SIGNAGE



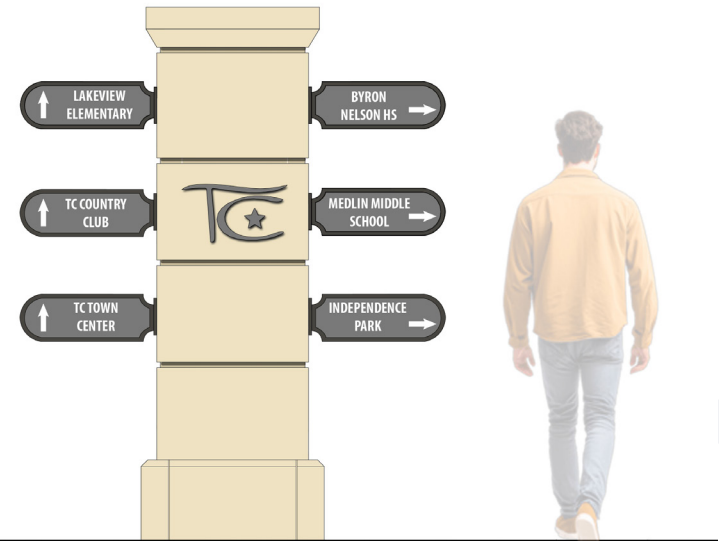




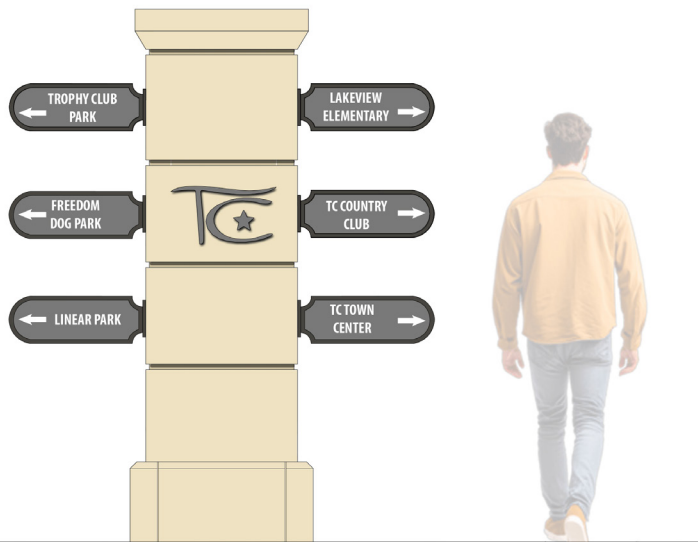
CW-12 SIGNAGE



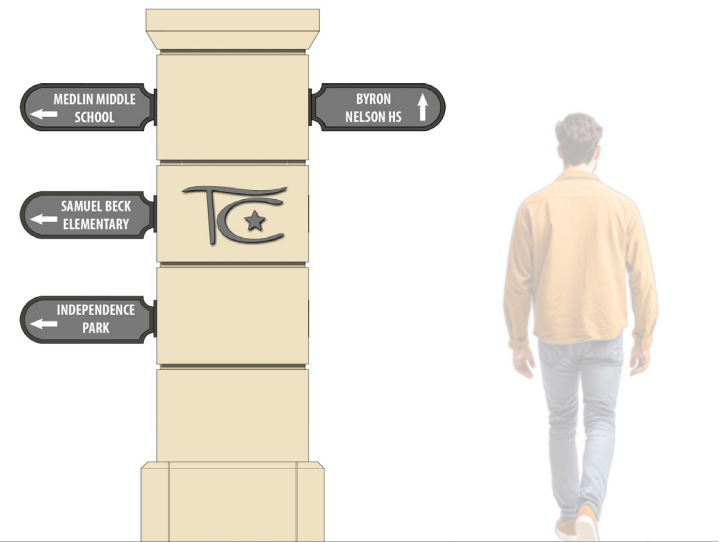
CW-13 SIGNAGE



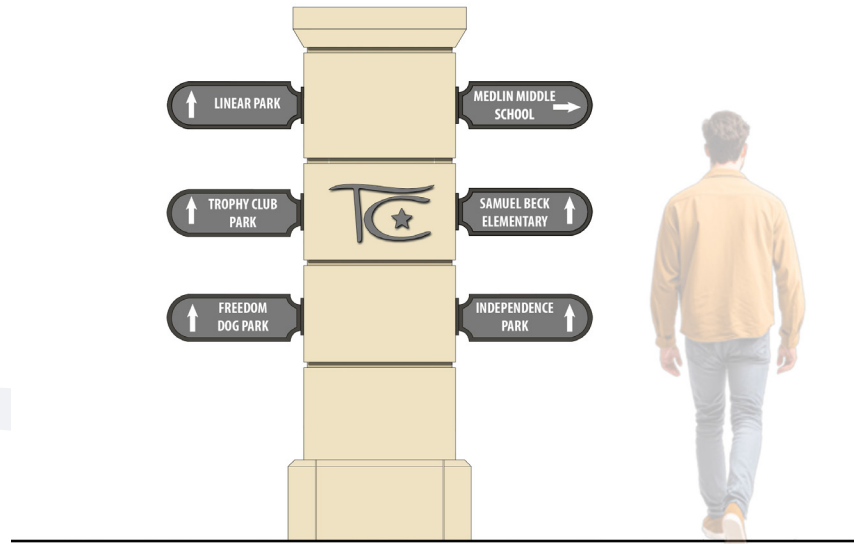
CW-14 SIGNAGE



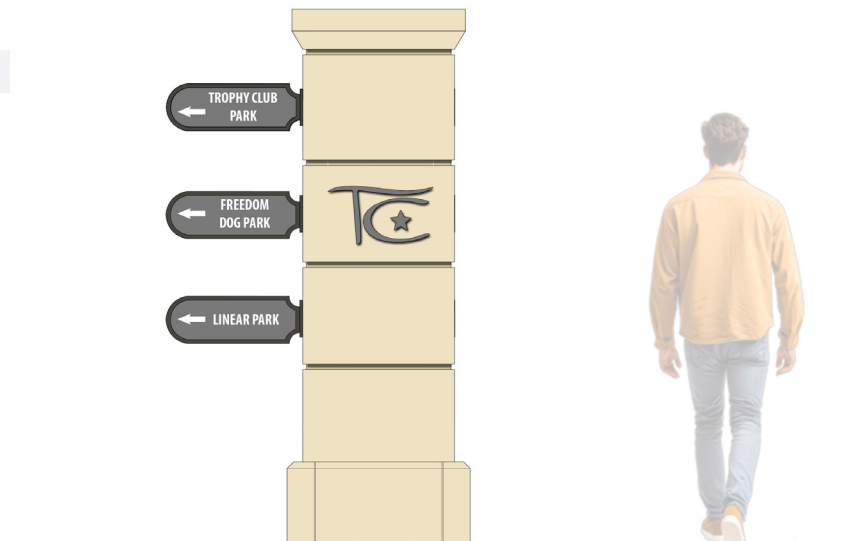
CW-15 SIGNAGE



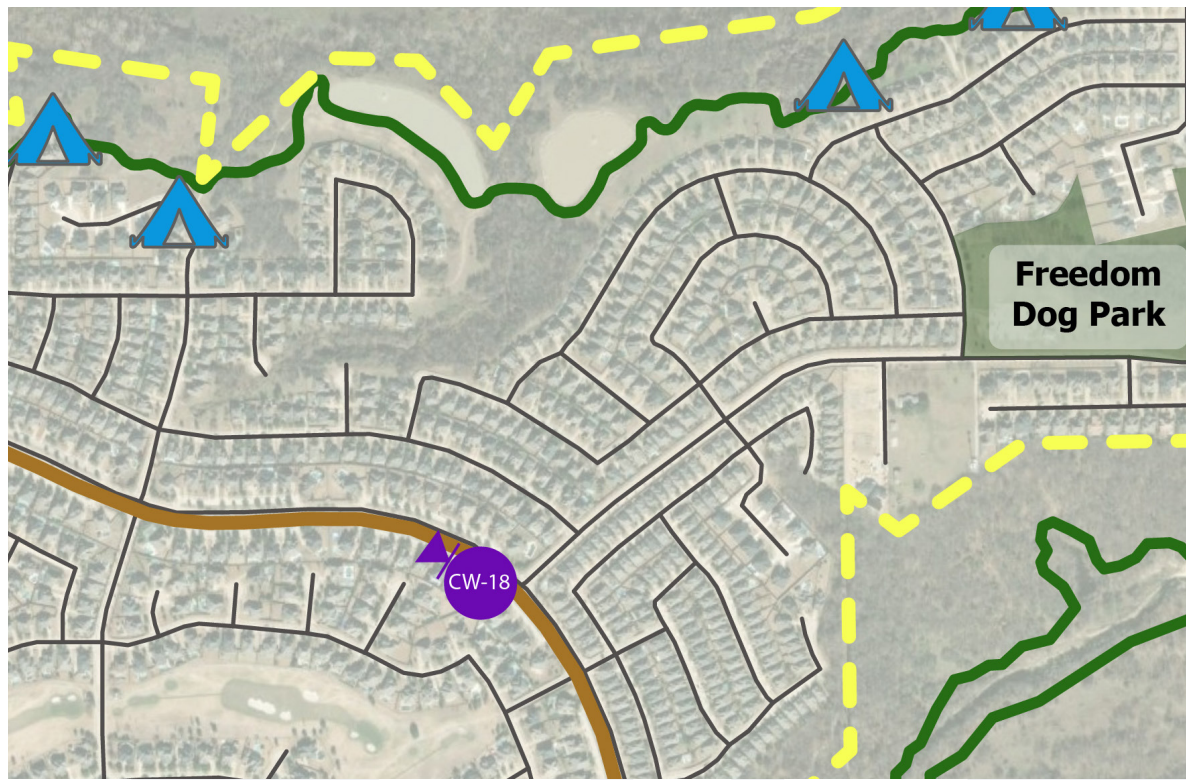
## CW-16 SIGNAGE



## CW-17 SIGNAGE



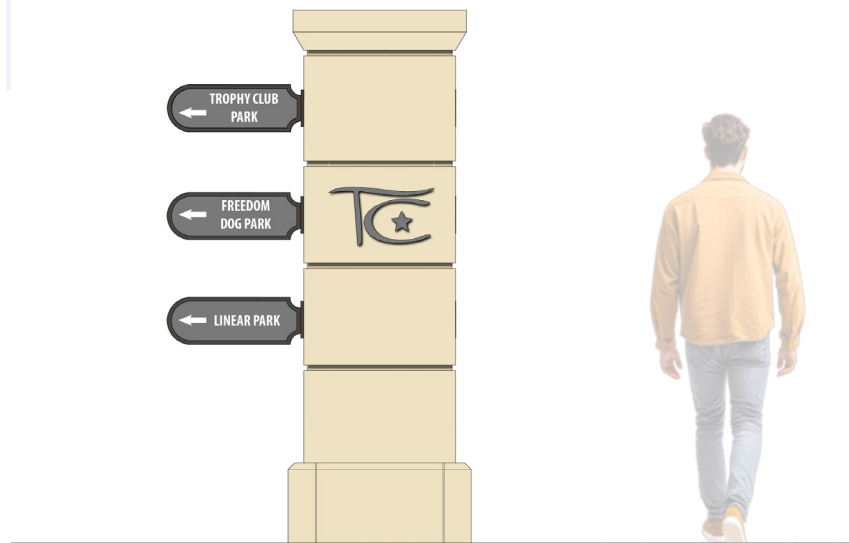


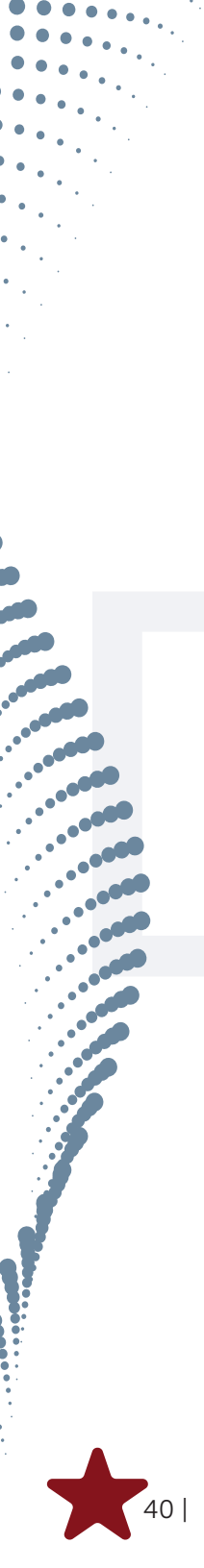


Freedom  
Dog Park

CW-18

## CW-18 SIGNAGE





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# MARKERS

Markers are smaller-scale identity elements that highlight and celebrate key destinations and community assets within Trophy Club. Complementing the broader wayfinding system, these features reinforce a sense of place by enhancing visibility, recognition, and community identity across civic spaces, parks, and prominent landmarks.

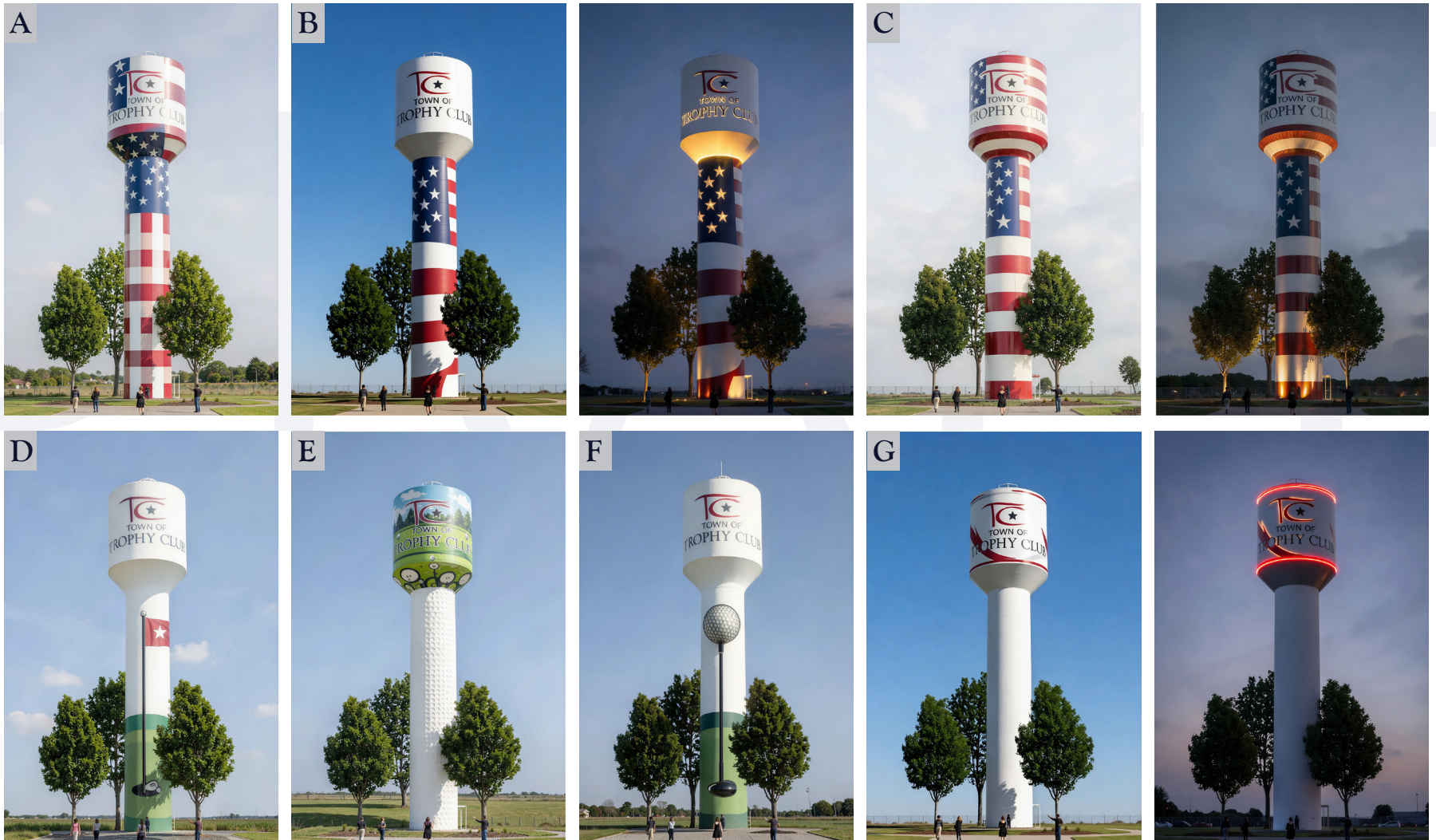




# WATER TOWER

The Trophy Club water towers are highly visible from nearby highways and present a strong opportunity to create a memorable first impression for visitors. Two water towers are located within the Town. The first is situated northwest of Byron Nelson High School along Bobcat Boulevard. The second is located just east of Town Hall along TW. King Road.

## PRELIMINARY TOWN HALL DESIGNS



## PRELIMINARY TOWN HALL DESIGNS



## PRELIMINARY HIGH SCHOOL DESIGNS





# HIGH SCHOOL SIGNAGE

The design team developed concepts for an updated Byron Nelson High School Sign that complements the Town's proposed monument signage while incorporating the school's branding and recognizing its state championship achievements.

Funding for the championship recognition elements is envisioned as a shared investment among the high school, private donors, and the broader community, creating a lasting tribute to the school's athletic and academic achievements.

## CONCEPT A

This concept emphasizes the high school's name and logo, while incorporating opportunities at the base to showcase state championships. Complementary brick and stone materials would be utilized to align with the design of the Town's entrance monument signage.

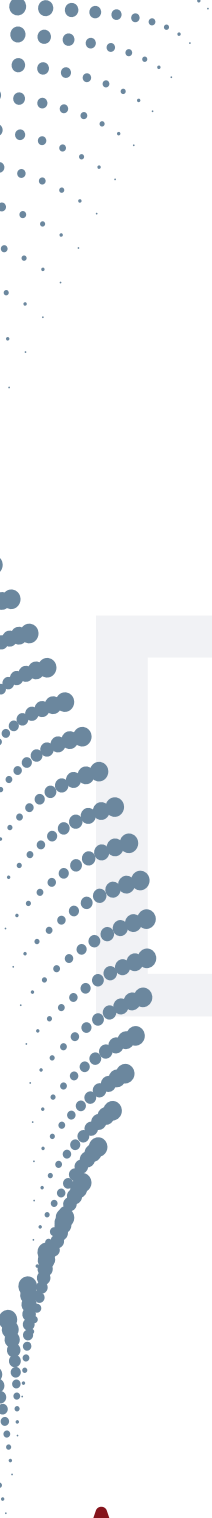




## CONCEPT B

This approach places emphasis on the school's identity and achievements by featuring its logo and state championships prominently. The base element anchors the design with the high school name, while matching brick and stone materials help maintain consistency with the Town's monument signage.





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# EXISTING SIGN ASSESSMENT AND RECOMMENDATIONS

The Project Team reviewed the Town's existing signage throughout the community. There were a number of outdated miscellaneous signs that were not used, not enforced or not meeting current Town standards.





# EXISTING WAYFINDING SIGNS



DOT Town Limit Signage



DOT Town Limit Signage



Utility Signage



Utility Usage Signs



High School State Championship Signs



Monument Sign



Facility Wayfinding



High School Championship Signage



Clock Tower



Video Board Signage



Video Board Signage



Video Board Signage







Street Signs



Roundabout Signage

## RECOMMENDATIONS BY SIGN TYPE

**Green DOT Town Limit.** Remove sign to reduce visual distractions at community entry points.

**911 Denco Area Emergency Sign.** Remove sign to reduce visual distractions at community entry points.

**No Watering from 3am to 5am.** Remove sign to reduce visual distractions at community entry points.

**MUD No 1.** Remove sign to reduce visual distractions at community entry points.

**Irrigation Signs.** Remove sign to reduce visual distractions at community entry points.

**Irrigation Signs.** Remove sign to reduce visual distractions at community entry points.

**Drinking Water Signs.** Remove sign to reduce visual distractions at community entry points.

**High School State Champion Signs.** Remove from town entrances and relocate to a new monument sign at the high school entrance. The new sign should include the school logo, highlight championship achievements, and allow space for future recognition.

**Street Signs.** Phase out outdated installations that do not meet current town standards to create a consistent, cohesive street signage aesthetic.

**Round-A-Bout Town Signage.** Update signage to align with current branding guidelines. Remove existing veneer and replace with materials and design consistent with proposed monument signage at main entrances, including updated town logos and branding.

**Video Entrance Signage.** The existing video signage located within medians has been knocked over multiple times in recent years. Residents have indicated that these video signs are an important tool for community announcements. It is recommended that the signs be relocated to areas within the community where they will not create distractions for drivers. Potential locations include Independence Park, Town Hall, and Harmony Park.

# EXISTING STOP SIGNS





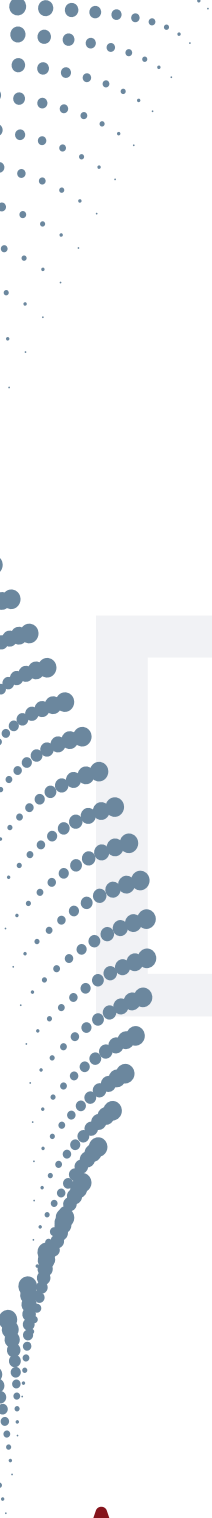
## RECOMMENDATIONS BY SIGN TYPE

**Stop Signs.** The town has multiple legacy installations throughout the community. Phase out outdated stop signs that do not meet current town standards to ensure a cohesive and consistent signage aesthetic.

**Street Signs.** Phase out outdated installations that do not meet current town standards to create a consistent, cohesive street signage aesthetic.

## SIGNS MEETING CURRENT TOWN STANDARDS





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# MAINTENANCE RECOMMENDATIONS

Periodic observation of the Town's signage and site amenities can help reduce long-term maintenance needs and extend the lifespan of community assets.





# MATERIAL SELECTION AND DURABILITY

Maintenance of community assets can place a significant burden on some communities. Thoughtful material selection can greatly reduce the costs associated with maintaining site amenities and signage. Advances in the design and efficiency of exterior LED lighting have also helped extend the lifespan of illuminated signs and site features. The following recommendations are intended to support long-term maintenance and enhance the durability of the community's signage and site amenities.

## Choosing Appropriate and Durable Materials

- Masonry building materials, such as brick and cut stone veneers, are widely used for their longevity and relatively low maintenance in the Texas environment. These materials perform well under the region's wide temperature fluctuations and intense UV exposure.
- Steel accent elements used in signage lettering and detailing should be fabricated in accordance with local codes and include appropriate primers, finish coatings, and sealants to minimize corrosion and prevent UV-related fading.
- Lighting components should incorporate current LED technology, which can extend fixture lifespans to 10 years or more before requiring re-lamping or replacement.
- Landscape materials used within planters or at the base of signage should be selected not only for their aesthetic appeal, but also for their growth habits and mature size. Proper selection helps prevent overgrowth, ensures visibility of signage elements, and reduces long-term maintenance needs.





## BI-ANNUAL INSPECTIONS

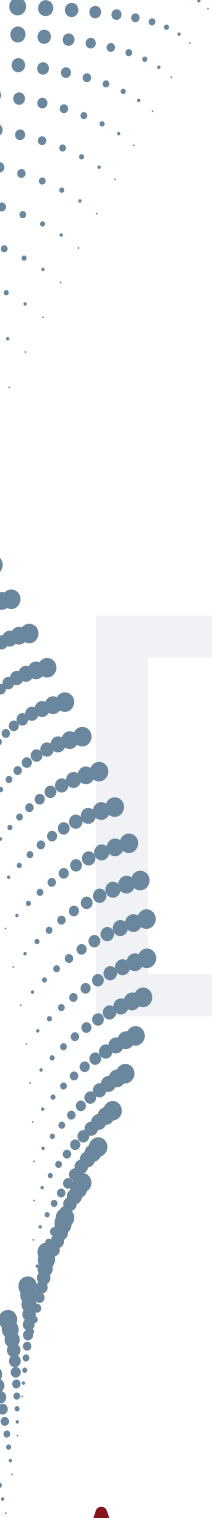
- Routine inspections for any structural, electrical and landscape issues can help avoid costly fixes if left unattended.

## CLEANING

- While appropriate material selection can minimize maintenance needs, periodic cleaning of signage may still be necessary depending on site-specific conditions.
- Power washing should be used with caution to avoid damaging mortar joints or painted surfaces. When using cleaning products, always test a small, inconspicuous area first to ensure the solution does not adversely affect the appearance of the sign before full application.

## LANDSCAPE MAINTENANCE

- Sign locations should be regularly reviewed to ensure that all text, particularly near ground level, remains clearly visible. Annual plantings should be appropriately selected and maintained to prevent obstruction or interference with signage.
- Care should also be taken when mowing near monument signs to avoid damage to signage structures and surrounding landscape features.



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# OPINION OF PROBABLE COSTS

An important step in the master planning process is the development of a conceptual, planning-level Opinion of Probable Cost (OPC). This estimate reflects current assumptions regarding construction timing, market conditions, and the availability of materials. It also assumes that all monument elements are constructed concurrently. If project components are added or removed, updated OPCs should be prepared. As the project advances, future cost opinions should be refined to reflect design development and the selection of specific materials.

In providing opinions of probable construction cost, it is recognized that neither the Client nor Olsson has control over the costs of labor, equipment, or materials, nor over the contractor's methods of pricing or bidding. These cost opinions are based on Olsson's professional judgment and experience and do not constitute a warranty, expressed or implied, that contractor bids or negotiated prices will align with the Client's budget or the estimated costs provided.

## Trophy Club Monument Signage and Wayfinding Master Plan - Opinion of Probable Cost



### Trophy Club Drive

|                       |           |
|-----------------------|-----------|
| 1.0 General Items     | \$65,000  |
| 2.0 Demolition Items  | \$7,500   |
| 3.0 Streetscape Items | \$545,000 |
| 4.0 Landscape Items   | \$20,500  |
| Subtotal              | \$638,000 |
| 20% Contingency       | \$127,600 |
| Total                 | \$765,600 |



### Trophy Lake Drive

|                       |           |
|-----------------------|-----------|
| 1.0 General Items     | \$65,000  |
| 2.0 Demolition Items  | \$7,500   |
| 3.0 Streetscape Items | \$425,000 |
| 4.0 Landscape Items   | \$18,500  |
| Subtotal              | \$516,000 |
| 20% Contingency       | \$103,200 |
| Total                 | \$619,200 |

\* Does not include design fees.



# Trophy Club Monument Signage and Wayfinding Master Plan - Opinion of Probable Cost



## Trophy Wood Drive

|                       |           |
|-----------------------|-----------|
| 1.0 General Items     | \$65,000  |
| 2.0 Demolition Items  | \$5,000   |
| 3.0 Streetscape Items | \$395,000 |
| 4.0 Landscape Items   | \$17,000  |
| Subtotal              | \$482,000 |
| 20% Contingency       | \$96,400  |
| Total                 | \$578,400 |



## Bobcat Boulevard

|                       |           |
|-----------------------|-----------|
| 1.0 General Items     | \$40,000  |
| 2.0 Demolition Items  | \$5,000   |
| 3.0 Streetscape Items | \$132,000 |
| 4.0 Landscape Items   | \$14,000  |
| Subtotal              | \$191,000 |
| 20% Contingency       | \$38,200  |
| Total                 | \$229,200 |



## Trophy Club Monument Signage and Wayfinding Master Plan - Opinion of Probable Cost



### Wayfinding Columns (18 Columns)

|                       |                  |
|-----------------------|------------------|
| 1.0 General Items     | \$50,000         |
| 2.0 Demolition Items  | \$18,000         |
| 3.0 Streetscape Items | \$465,000        |
| 4.0 Landscape Items   | \$27,000         |
| <b>Subtotal</b>       | <b>\$560,000</b> |
| 20% Contingency       | \$112,000        |
| <b>Total</b>          | <b>\$672,000</b> |



### High School Monument Sign

|                       |                  |
|-----------------------|------------------|
| 1.0 General Items     | \$55,000         |
| 2.0 Demolition Items  | \$3,000          |
| 3.0 Streetscape Items | \$204,000        |
| 4.0 Landscape Items   | \$15,000         |
| <b>Subtotal</b>       | <b>\$277,000</b> |
| 20% Contingency       | \$55,400         |
| <b>Total</b>          | <b>\$332,400</b> |

\* Does not include design fees.



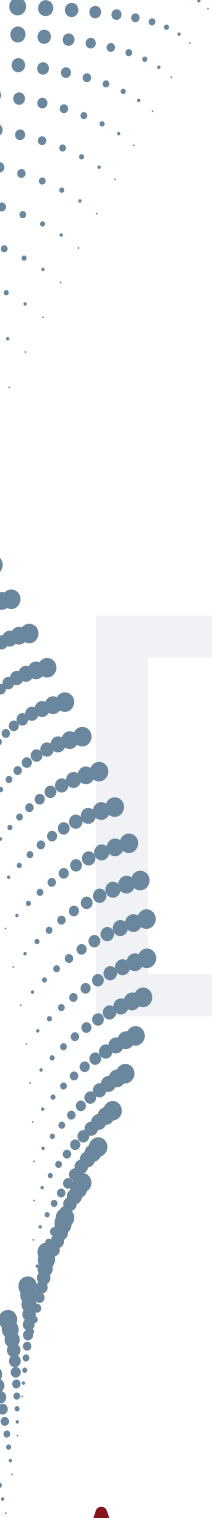
Trophy Club Monument Signage and Wayfinding Master Plan - Opinion of Probable Cost



Highway 114 Alternate Entrance Design

|                       |           |
|-----------------------|-----------|
| 1.0 General Item      | \$45,000  |
| 2.0 Demolition Items  | \$5,000   |
| 3.0 Streetscape Items | \$154,000 |
| 4.0 Landscape Items   | \$42,000  |
| Subtotal              | \$246,000 |
| 20% Contingency       | \$49,200  |
| Total                 | \$295,200 |

*\* Does not include design fees.*



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# APPENDIX A DISCOVERY

Olsson facilitated a design charrette with a diverse stakeholder group from the Town of Trophy Club, including representatives from the local business community, the Town Art and Town Park Boards, and Town Staff.

The process began with a kickoff meeting focused on visioning and discovery, where participants were encouraged to share ideas, identify priorities, and define what success for the project should look like. The Discovery Phase laid the groundwork for the Project Team to begin developing meaningful and responsive project concepts.



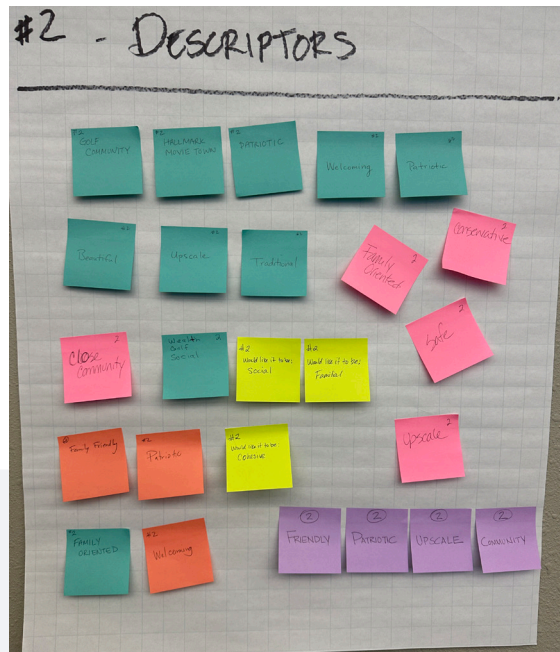
# APPENDIX A | DISCOVERY



The Stakeholder Group was asked to provide their thoughts on Trophy Club's personality and style in order to better understand how to design and style the Town's gateways, monumentation, and wayfinding. The following topic areas summarize those findings from the stakeholders' responses.

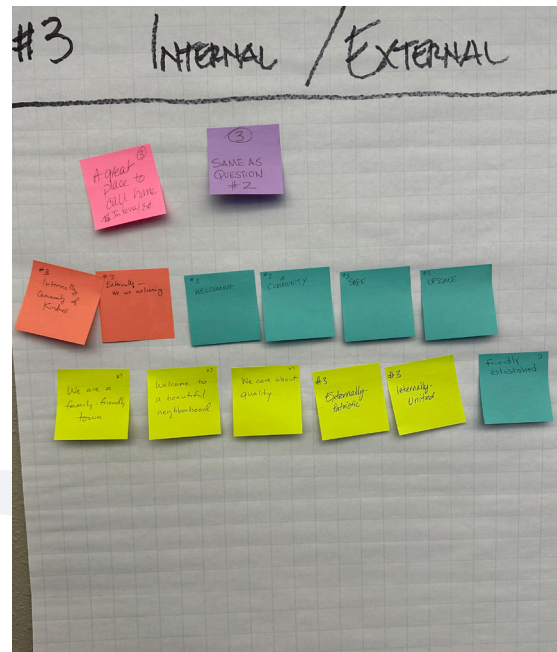






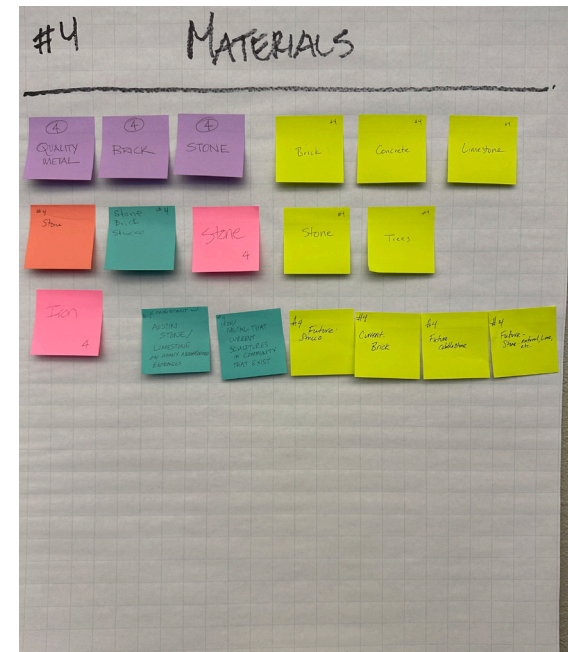
## TOWN DESCRIPTORS

Stakeholders described Trophy Club as an upscale, family-oriented, and socially cohesive place with a strong sense of patriotism. The Town's character was further refined with references to golf, safety, and "Hallmark movie town" feel, suggesting a traditional and visually appealing community.



## INTERNAL/EXTERNAL

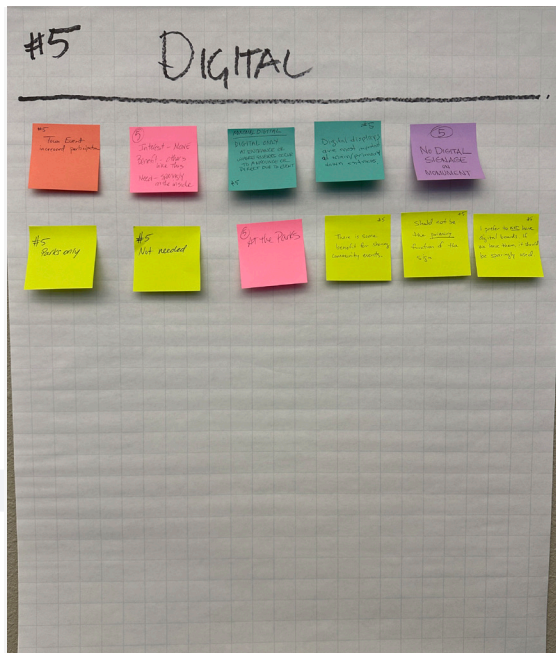
Internally, residents described the Town as a safe community defined by kindness, unity and being family-friendly. Externally, stakeholders shared that the Town is viewed as a welcoming and upscale place quality is prioritized, and there is a patriotic spirit to the community.



## MATERIAL PREFERENCE

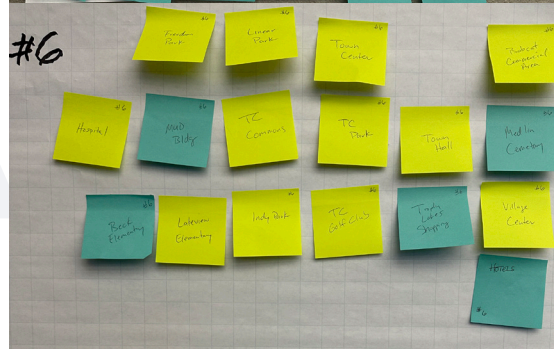
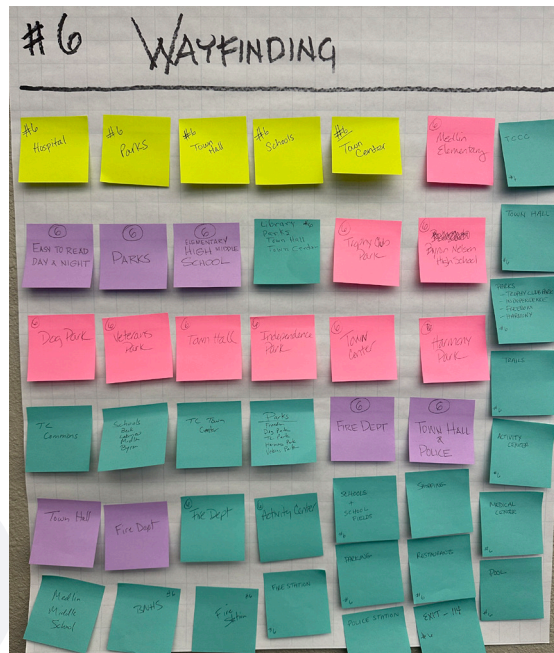
Stakeholders indicated a strong preference for high-quality, durable, and more traditional materials, particularly stone, brick, and metal. These materials convey a cohesive upscale character that is consistent with existing community features such as limestone entry monuments and metal sculptures.





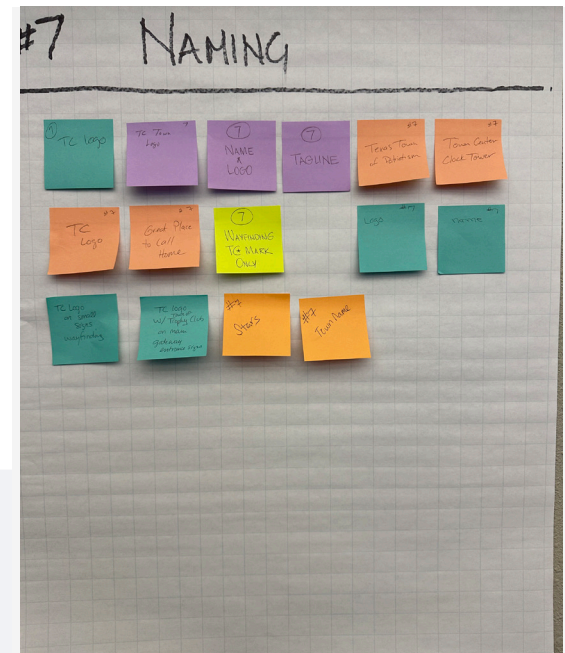
## DIGITAL SIGNAGE

Digital or electronic signage received limited support, with some respondents indicating it should be used sparingly or not at all. Supportive stakeholders indicated that digital signage should be located in parks, community centers, or primary entrances to the Town.



## WAYFINDING DESTINATIONS

Responses indicate a strong desire for a user-friendly system that helps residents and visitors navigate to essential services, major activity areas, and community hubs. The most frequently identified wayfinding destinations include civic facilities (e.g., Town Hall/Town Center, police and fire stations).

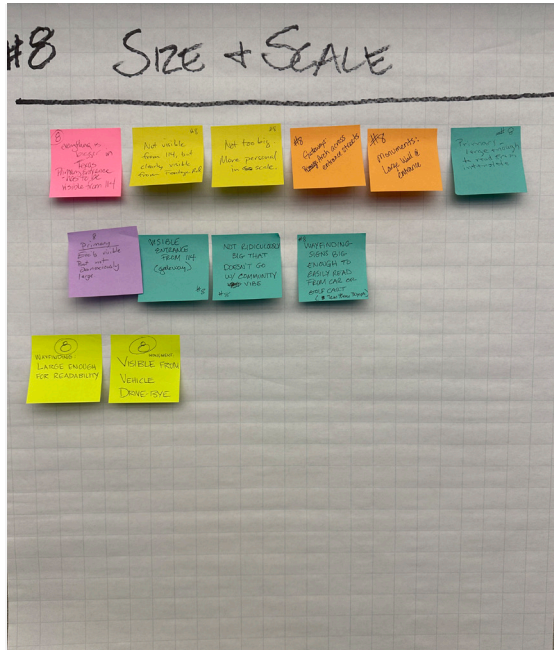


## NAMING CONVENTIONS

The Stakeholder Group overwhelmingly decided that the Town's name and logo should be incorporated in the monument signage. Additional feedback included the Texas Town of Patriotism, use of a tagline, and the use of the star symbol within the signage.

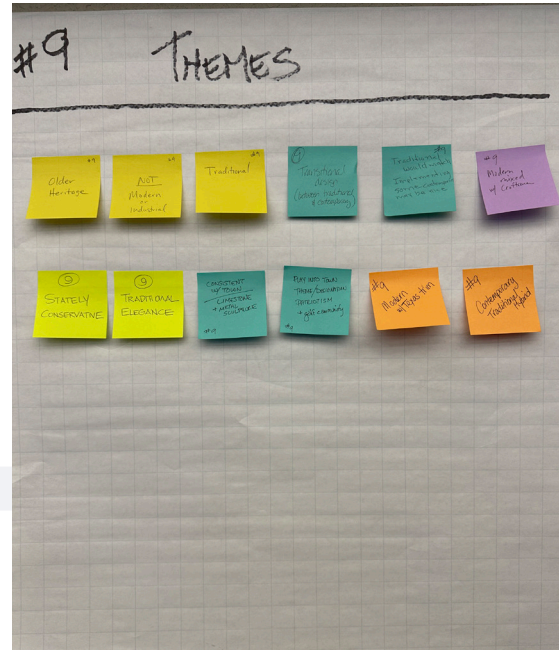






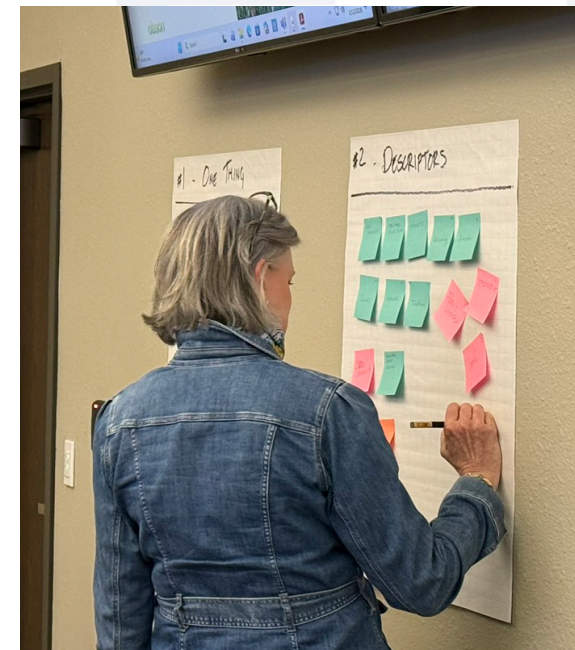
## SIZE + SCALE

Respondents prefer signage and gateway elements that are prominent enough to be easily seen and read from vehicles - particularly at key entry points. However, there is some disagreement about how large the monument should be, with some comments indicating it should be large enough to be seen from Interstate 114, while others voice concern that the signage would be so large as to become obnoxious.

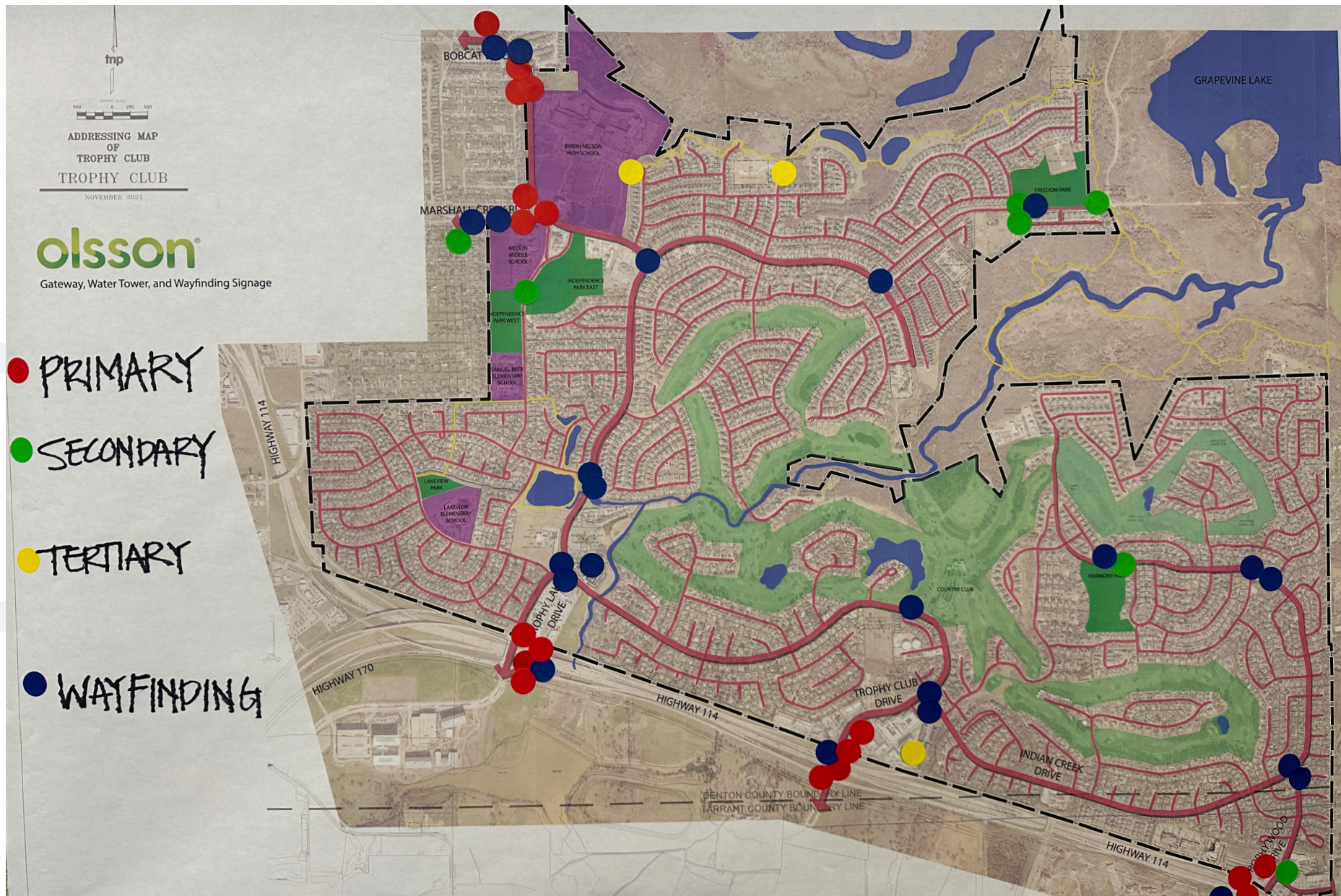


## THEMES

The Stakeholder Group favors a design approach that is rooted in traditional character and local identity, while allowing for select contemporary influences to keep the aesthetic a bit more modern.







## WAYFINDING MAPPING

Stakeholders worked collaboratively to identify key gateway and monumentation locations throughout the community, as well as priority areas for wayfinding signage. Identifying these locations was critical to ensure residents and visitors can easily navigate to popular destinations and community spaces throughout Trophy Club.





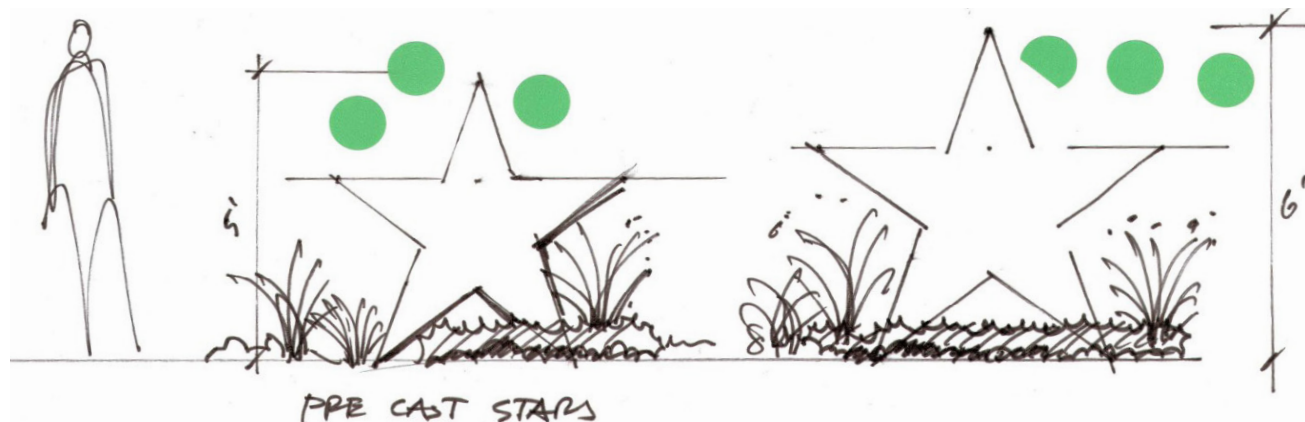
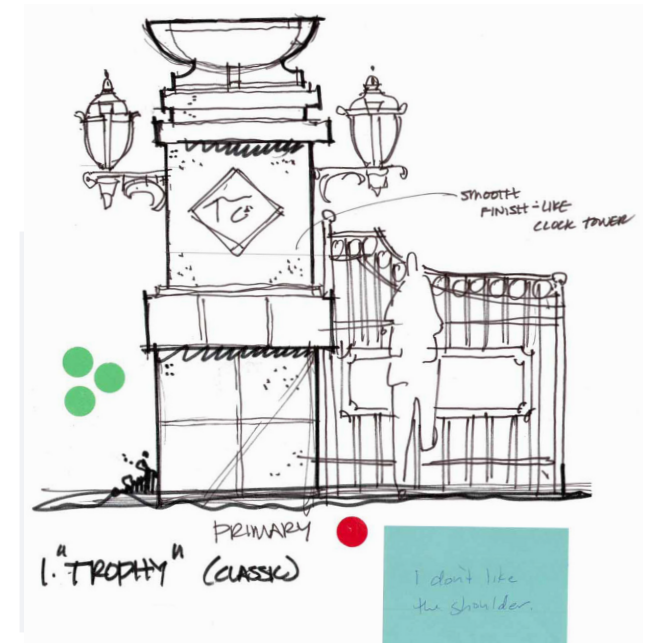
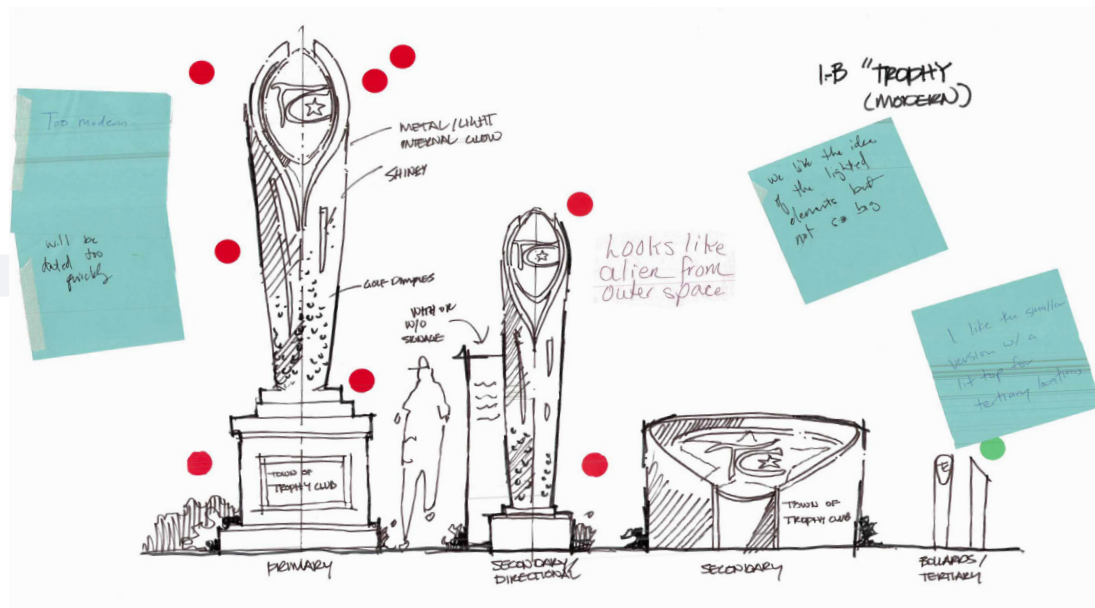
# APPENDIX B

## PRELIMINARY DESIGN

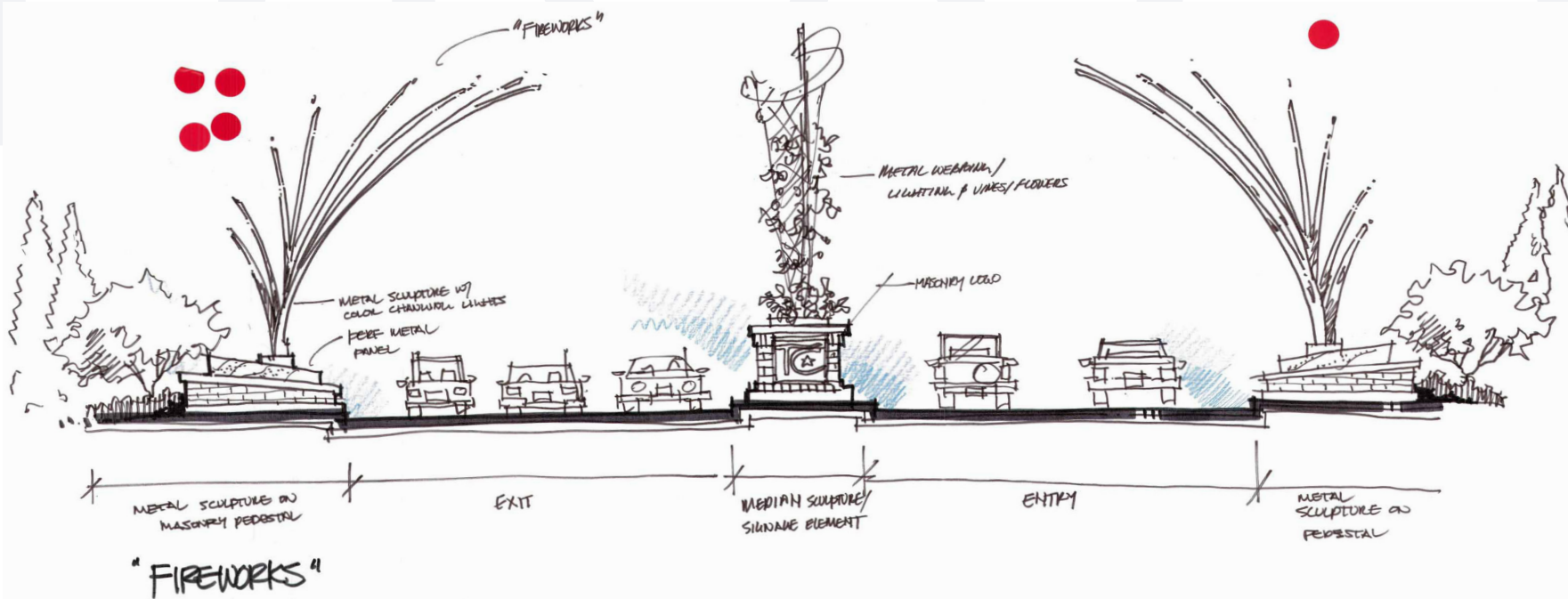
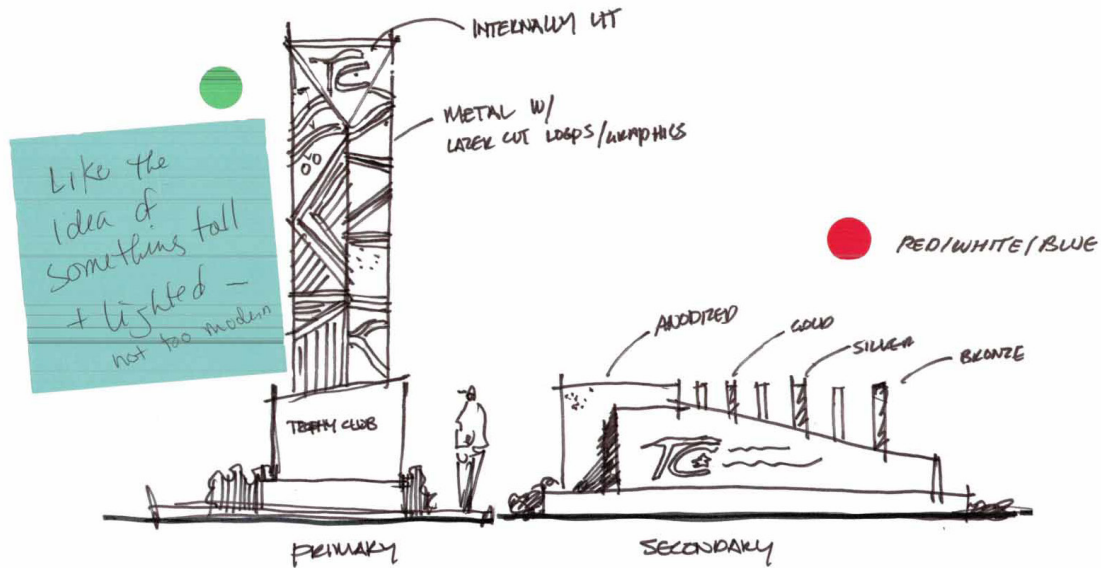
Building upon insights gathered during the Discovery Phase, the Project Team translated stakeholder input into a series of preliminary design concepts. These concepts explored potential approaches to layout, programming, and aesthetic character, reflecting the priorities and ideas expressed during the charrette. The Preliminary Design Phase provided an opportunity to visualize how key themes, such as community identity and functional improvements, could be incorporated into the project area, serving as a foundation for further refinement and discussion.



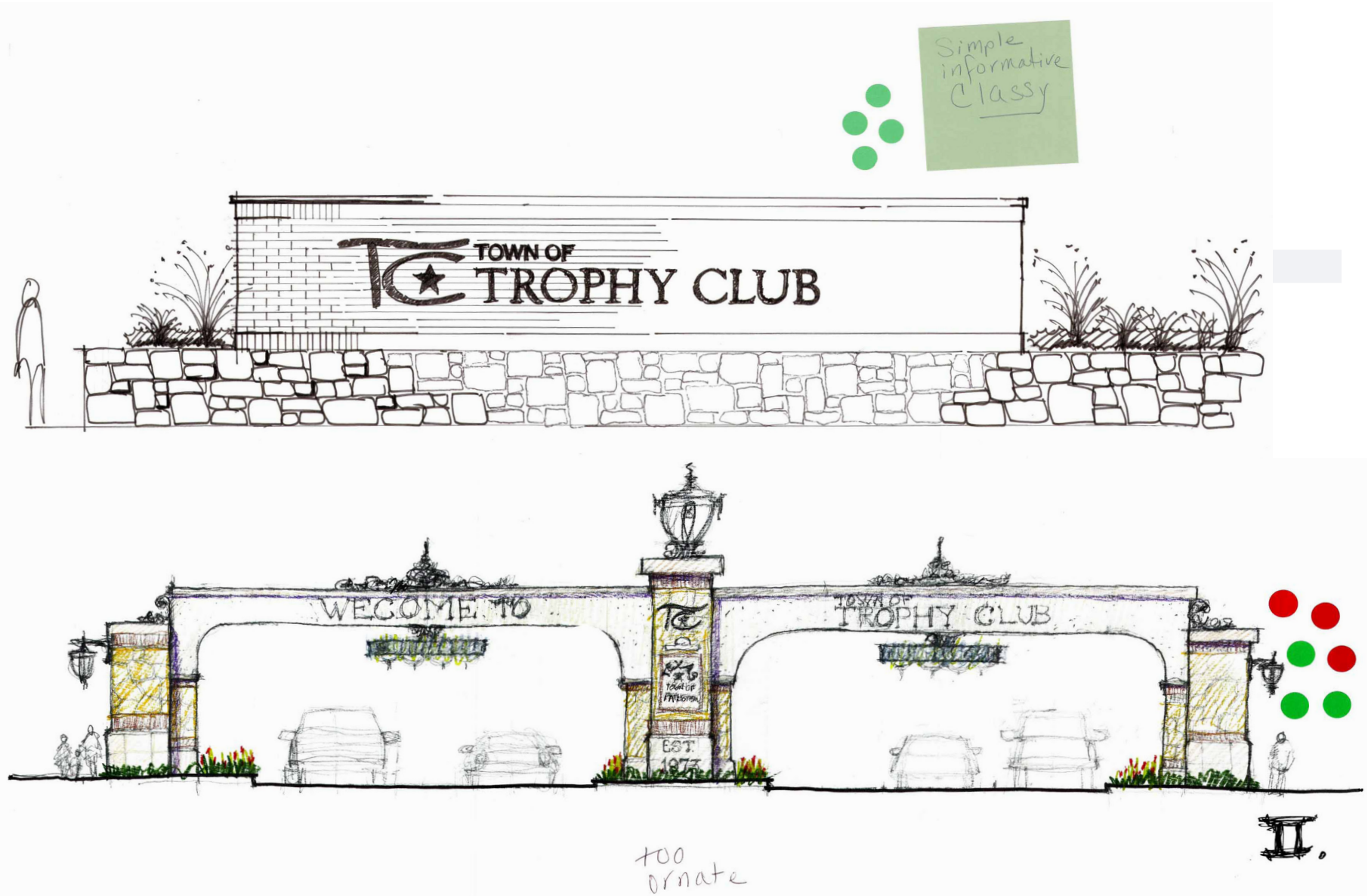
# APPENDIX B | PRELIMINARY DESIGN

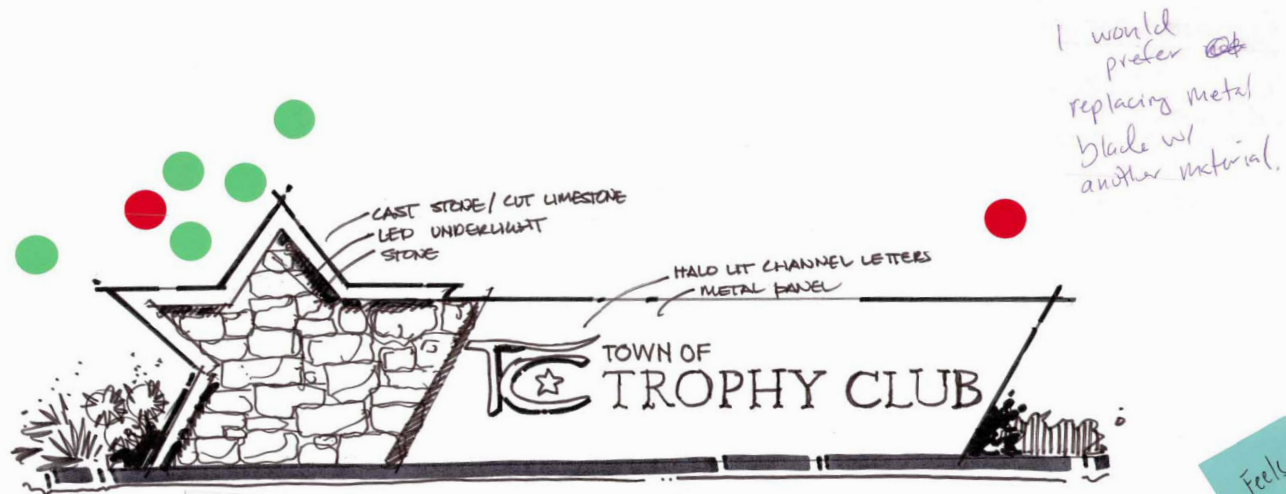






# APPENDIX B | PRELIMINARY DESIGN

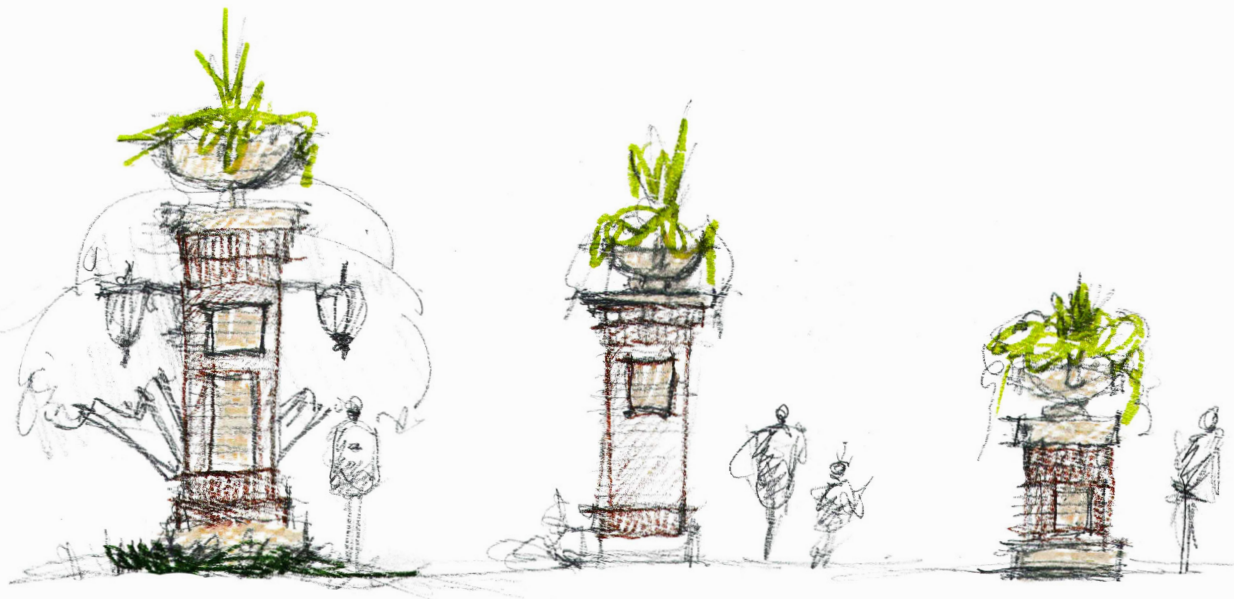




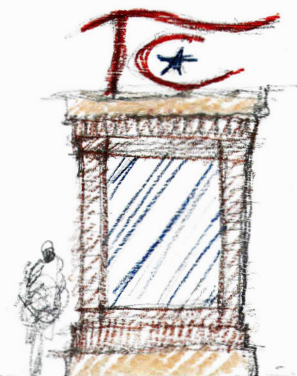
STAR

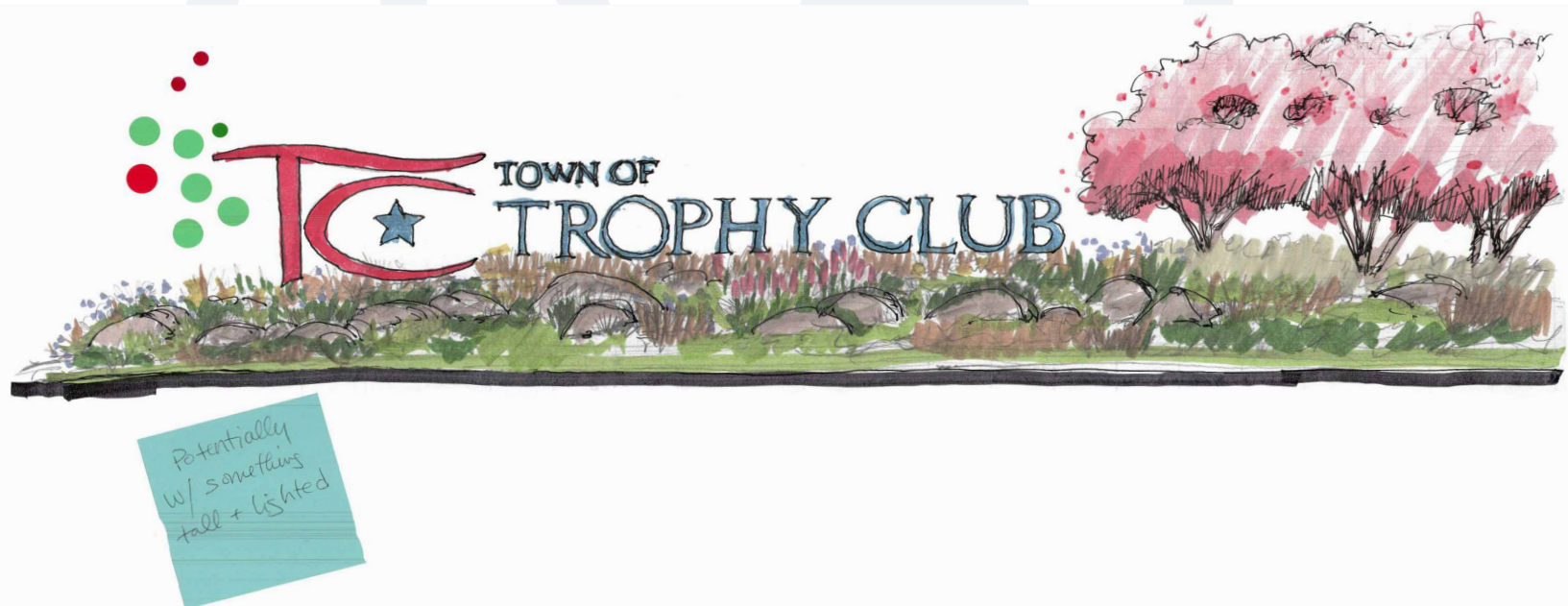
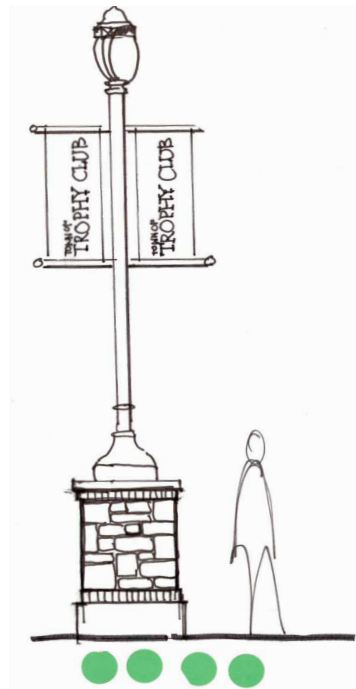
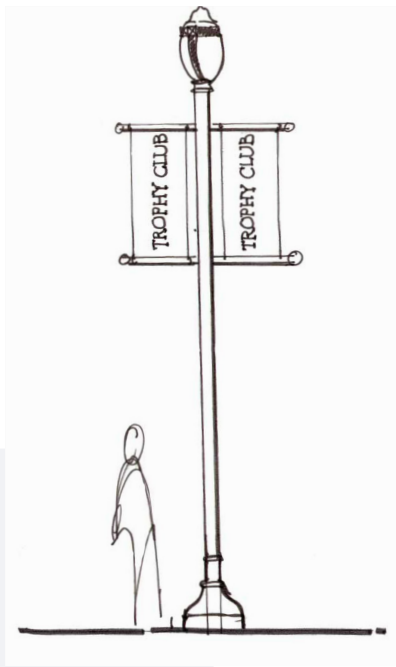
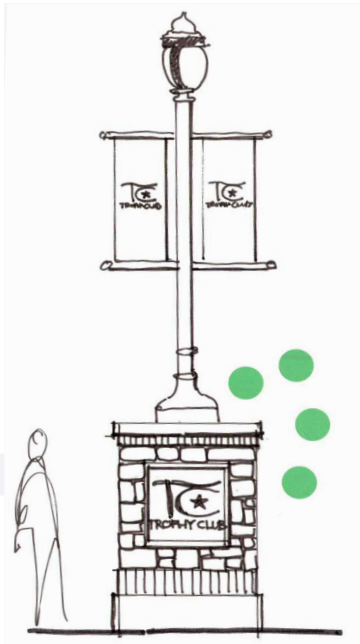
Star does not say  
patriotism necessarily

Feels to  
"Cowboys" - escape

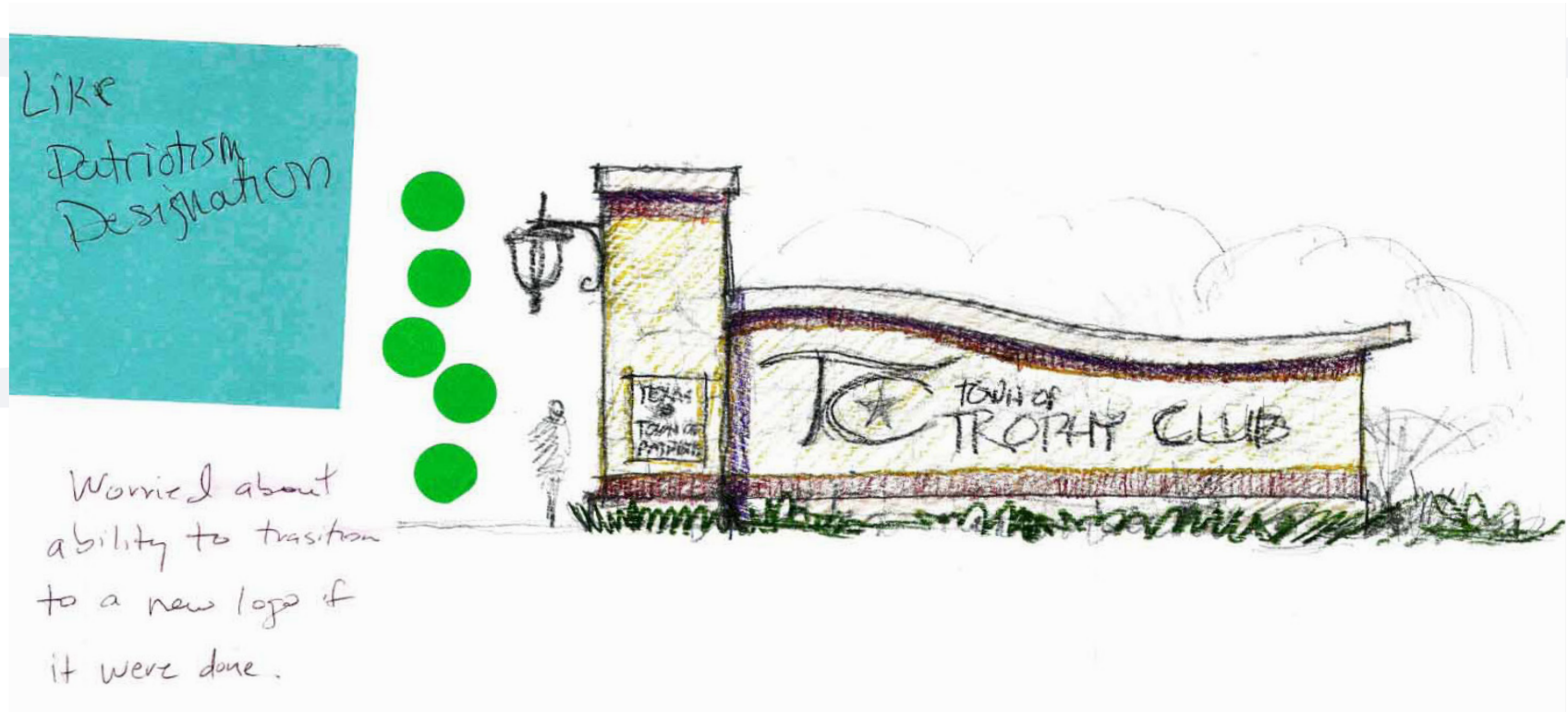




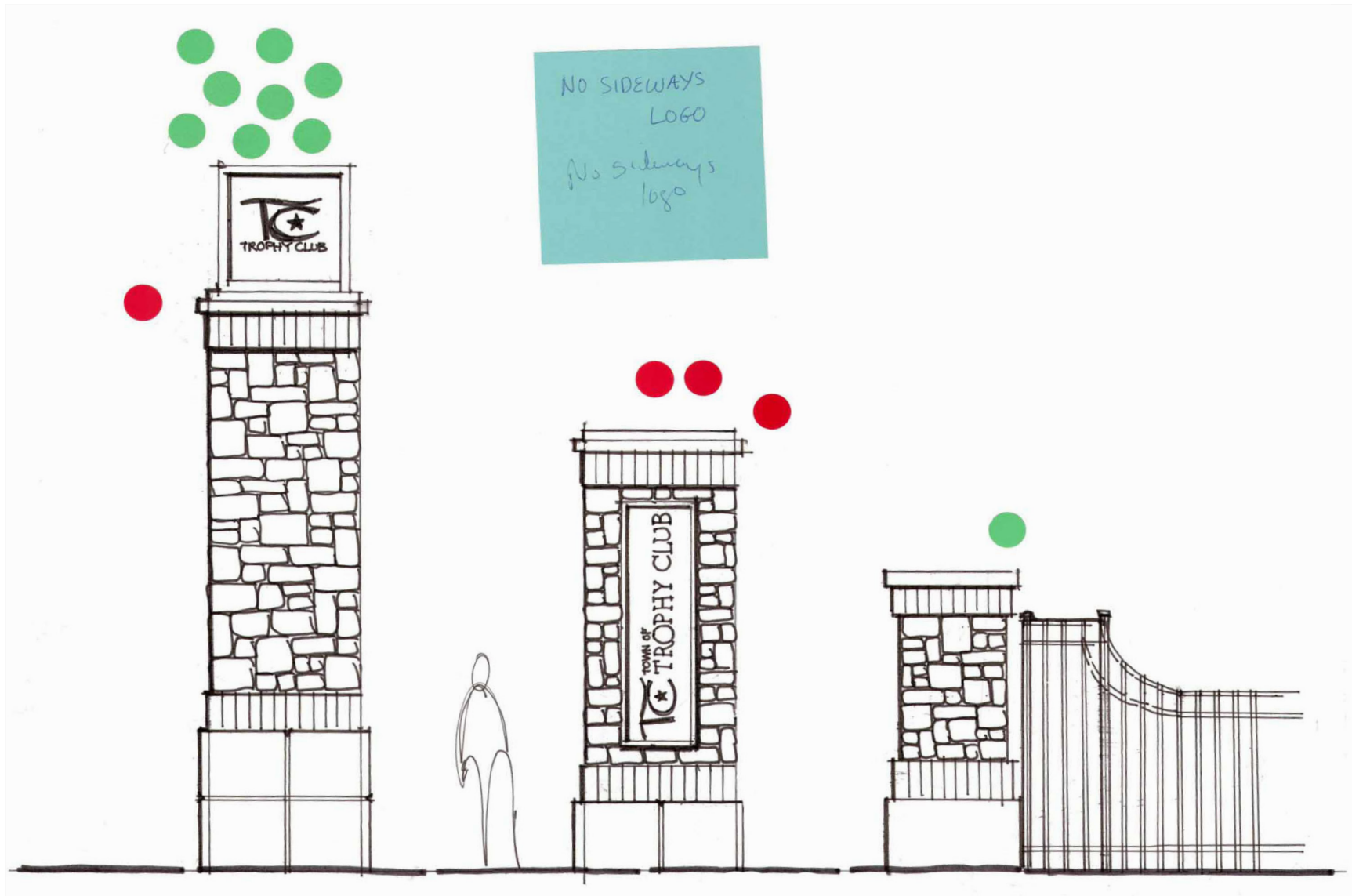


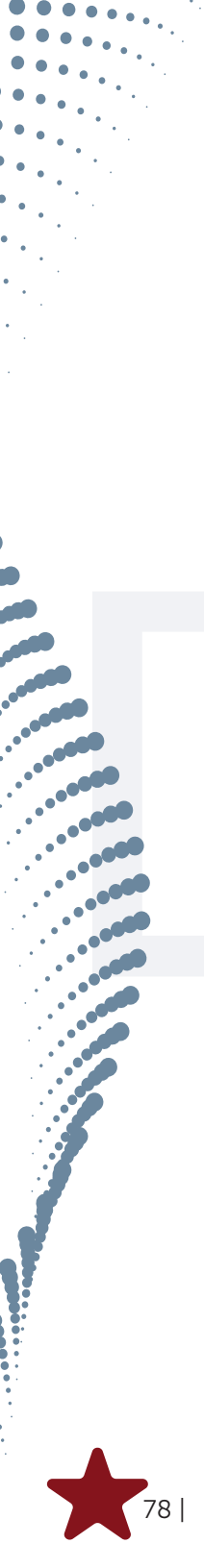


# APPENDIX B | PRELIMINARY DESIGN









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# APPENDIX C

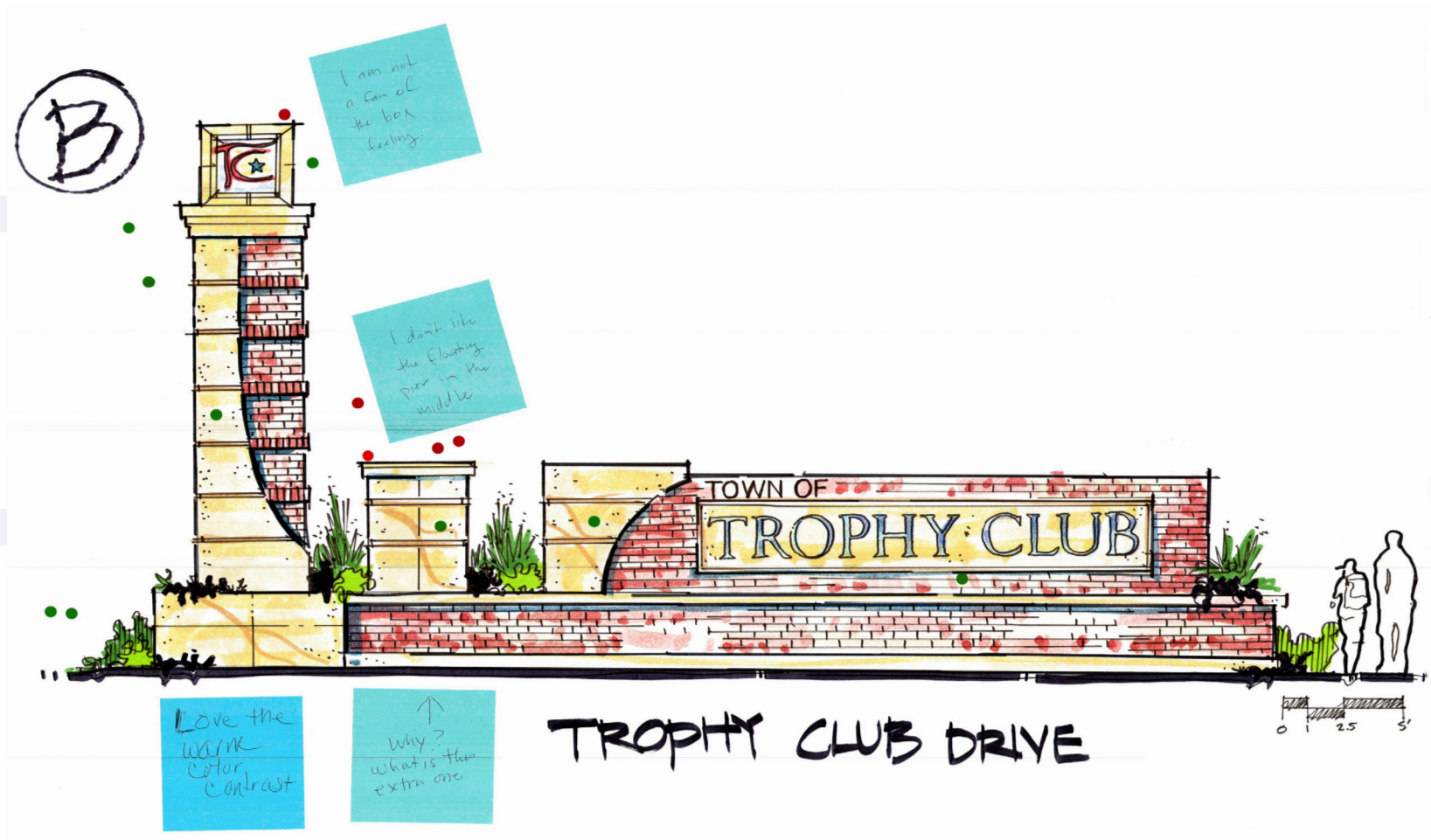
## REVISED CONCEPTS

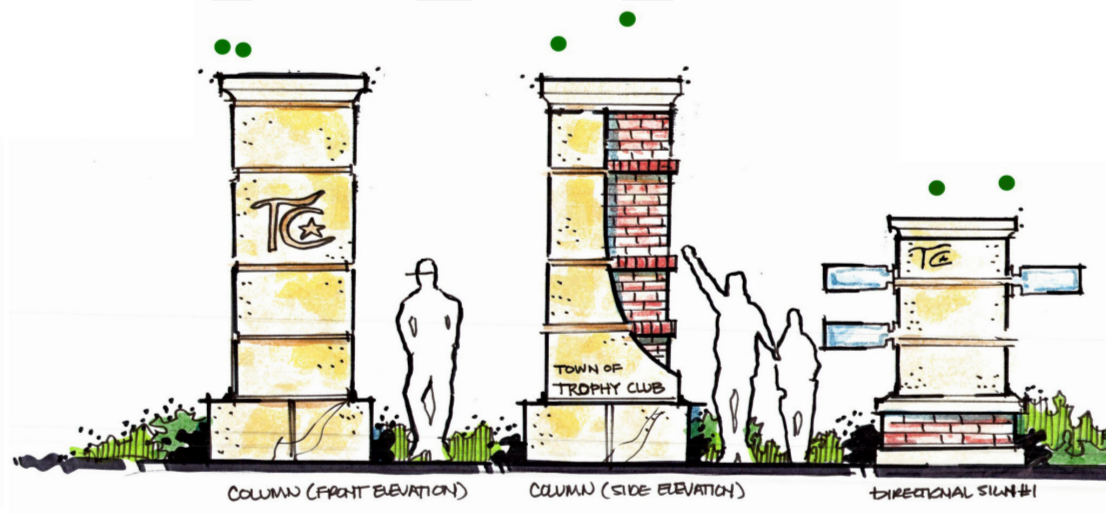
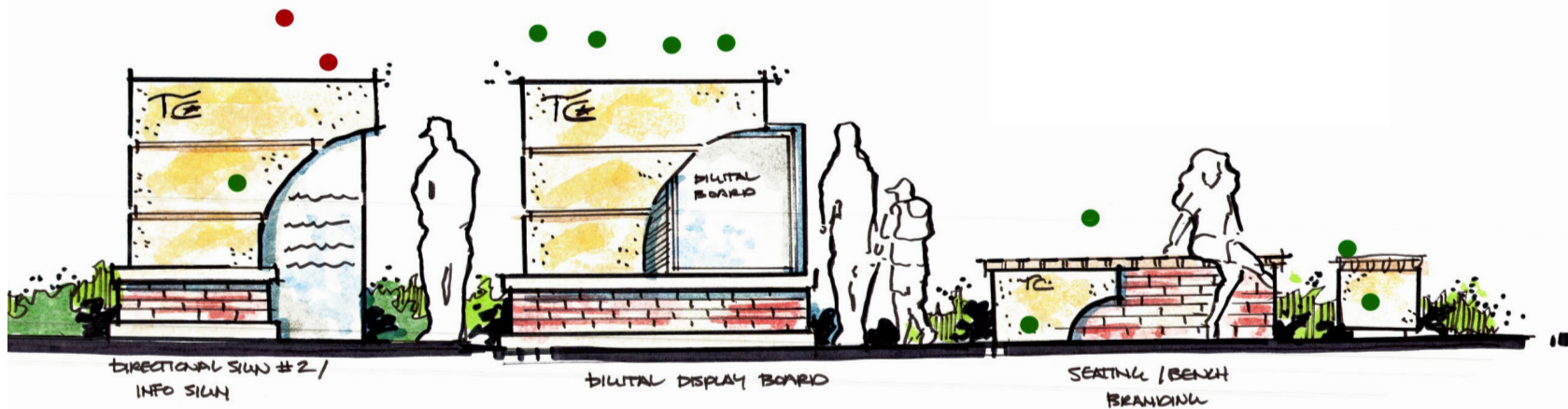
Following review and feedback on the preliminary concepts, the Project Team refined and advanced the design direction to better align with stakeholder priorities and project goals. The Revised Concepts incorporated input from Town representatives and stakeholders, balancing creativity with feasibility to produce more cohesive and implementable solutions. This phase reflects an iterative process, ensuring that the final concepts respond meaningfully to the community vision while advancing toward a clear and actionable design strategy.



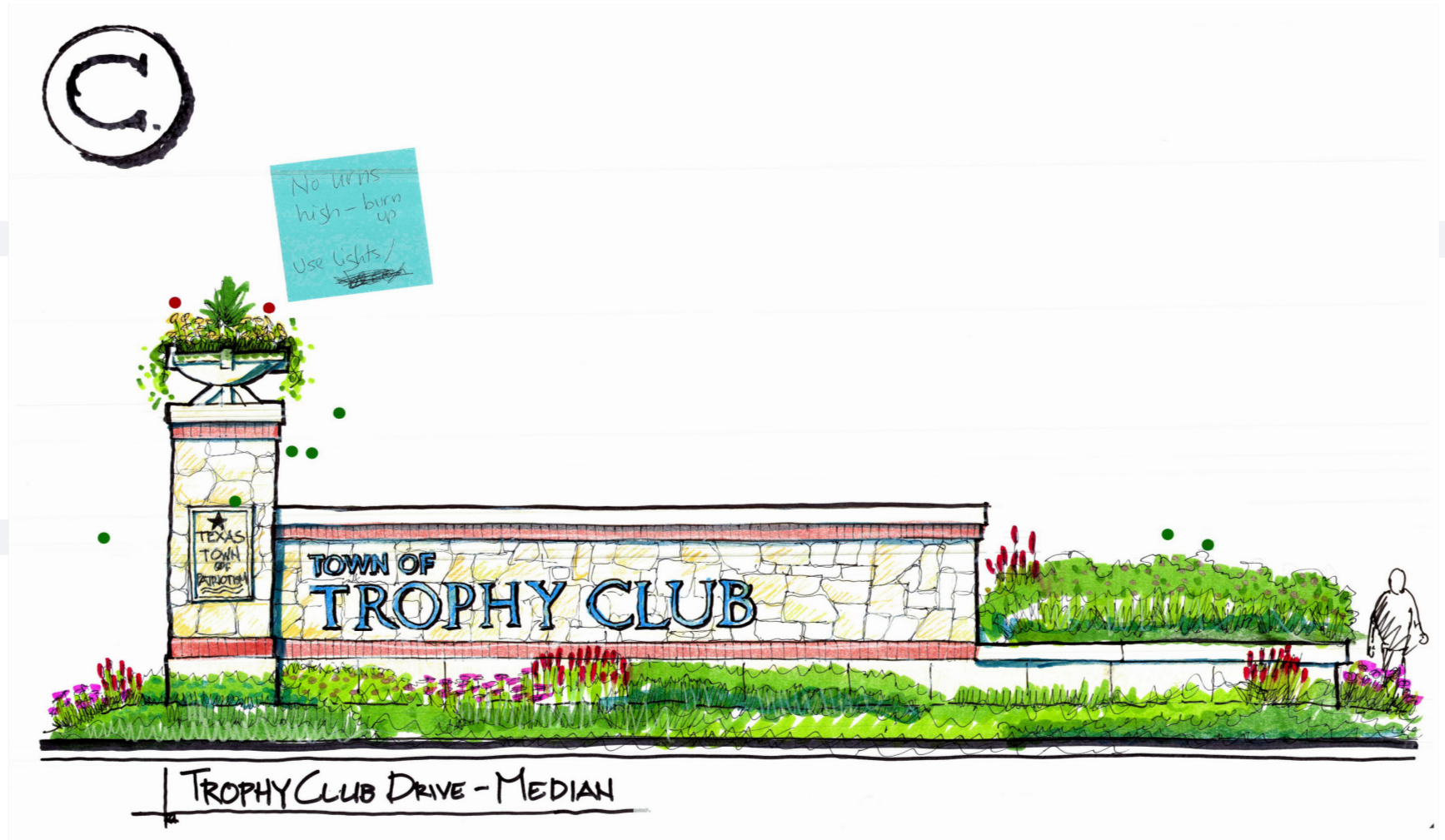


# APPENDIX C | REVISED CONCEPTS



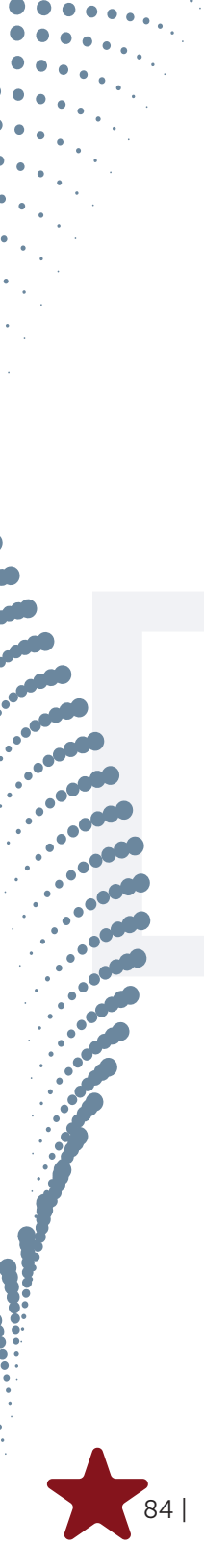


# APPENDIX C | REVISED CONCEPTS









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## TOWN COUNCIL COMMUNICATION

---

**MEETING DATE:** August 10, 2026

**FROM:** Tammy Dixon, Town Secretary

**AGENDA ITEM:** Consider approval of the minutes of the July 17, 2026 Town Council Retreat and the July 27, 2026 Town Council Work Session and Regular Meeting.  
(Tammy Dixon, Town Secretary)

---

**BACKGROUND/SUMMARY:** The Town Council held a retreat on July 17, 2026 and a work session and regular meeting on July 27, 2026.

**BOARD REVIEW/CITIZEN FEEDBACK:** N/A

**FISCAL IMPACT:** There is no financial impact associated with this agenda item.

**LEGAL REVIEW:** There is no legal review associated with this agenda item.

**ATTACHMENTS:**

1. 07.17.2026 Retreat Minutes
2. 07.27.2026 Meeting Minutes

**ACTIONS/OPTIONS:**

Staff recommends that the Town Council move to approve the minutes of the July 17, 2026 Town Council Retreat and the July 27, 2026 Town Council Work Session and Regular Meeting.

Town of Trophy Club Town  
Town Council Retreat Meeting Minutes  
July 17, 2026, 8:30 a.m.  
EOC Training Room, 1 Trophy Wood Drive, Trophy Club, Texas 76262

**CALL TO ORDER**

Mayor Tiffany called the meeting to order at 9:00 a.m.

**COUNCIL MEMBERS PRESENT**

Jeannette Tiffany, Mayor  
Sean Nelson, Council Member Place 1  
Clark Simmons, Council Member Place 2  
Dennis Sheridan, Council Member Place 3  
Garry Ash, Council Member Place 5  
Steve Flynn, Council Member Place 6

**COUNCIL MEMBERS ABSENT**

Rhylan Rowe, Mayor Pro Tem

**STAFF MEMBERS PRESENT**

Brandon Wright, Town Manager  
Tammy Dixon, Town Secretary  
Dean Roggia, Town Attorney  
Tamara Smith, Assistant Town Manager  
Jason Wise, Fire Chief  
Patrick Arata, Police Chief  
Matt Cox, Director of Community Development  
April Duvall, Director of Finance  
Jill Lind, Director of Communications and Marketing  
Madison Seil, Recreation Superintendent

**PUBLIC COMMENTS**

There were none.

**ITEMS**

Mayor Tiffany provided opening remarks.

Town Manager Wright provided a summary of the retreat's purpose, which was to review the Town's progress on the FY 2026 Business Plan goals, evaluate seven potential goals for FY 2027, and narrow that list down to a final five for inclusion in the FY 2027 Business Plan.

1. Review progress on FY 2026 Business Plan Goals

Staff provided updates on progress toward the FY 2026 Business Plan goals and provided updates on the status of each initiative:

- Create a unified voluntary database for elderly, homebound, and special needs residents.
- Develop public safety transparency pages showcasing statistics and policies.
- Evaluate Town parks and trails to prioritize inclusive play areas for all ages and abilities.
- Develop a 10-year maintenance and replacement plan for physical assets.
- Continue redevelopment strategies and themes for the SH 114 corridor and other commercial areas.

Staff reported that most initiatives had been completed or were substantially complete, with remaining work transitioning into implementation or ongoing maintenance activities. Council discussed accomplishments to date and provided feedback on continued public outreach and future implementation efforts.

2. Discuss and consider prioritized Strategic Plan objectives for the FY 2026 Business Plan.

The Town Council reviewed seven proposed Business Plan initiatives for FY 2027. Department Directors presented proposed work plans, estimated funding requirements, implementation schedules, and anticipated outcomes for each initiative. Council discussed each proposal and provided direction regarding priorities, project scope, public engagement, and implementation strategies.

- Redesign Freedom Park to expand park amenities and recreational programming.
- Create a flexible, multi-generational recreation hub supporting camps and community programming.
- Initiate design of Trophy Club Park improvements consistent with the Trophy Club Park Concept Plan.
- Complete Phase I of the Wayfinding Study for Town entry monuments and directional signage.
- Establish a Town-wide asset management plan for real and personal property.
- Assess existing residential zoning classifications and propose improvements.
- Explore limiting short-term rentals to multi-family developments.

Town Manager Wright explained that the goal was to narrow the list to five FY 2027 business plan goals.

Using a survey, the Mayor and each Council Member selected their top five goals.

The Town Council recessed for a lunch break at 12:30 p.m.

The Town Council convened at 1:15 p.m. for a team-building exercise and reconvened the retreat at 1:37 p.m.



3. Continue discussion and consideration of prioritized Strategic Plan objectives for the FY 2026 Business Plan.

Following additional discussion, Town Manager Wright reviewed the results of the Council priority survey. The Town Council selected the following FY 2027 Business Plan priorities:

- Promote Quality of Life: Initiate the redesign of Freedom Park to expand park amenities and recreational programming options for residents.
- Promote Quality of Life: Initiate design to reimagine Trophy Club Park consistent with the Trophy Club Park Concept Plan, including the Park Entry, Central Day Camping Area, Community Park, Festival Area, and Adventure Area.
- Promote Quality of Life: Initiate Phase I of the Wayfinding Study for the addition of Town entry monuments and directional signage.
- Strengthen Infrastructure: Identify and establish an asset management plan for all of Trophy Club's real and personal property.
- Uphold Housing Standards: Assess existing residential zoning classifications and propose improvements.

The following proposed initiatives were discussed but were not selected for inclusion in the FY 2027 Business Plan:

- Create a flexible, multi-generational hub supporting camps and recreational programming with adaptable community spaces.
- Explore options to limit short-term rentals to multi-family developments.

Staff will finalize work plans and incorporate the approved Business Plan priorities into the proposed FY 2026-2027 budget.

#### 4. Bobcat Traffic Improvement Project Update

Matt Cox, Director of Community Development, and Philip Varughese of Teague Nall and Perkins, the Town's engineering consultant, provided an update on the Bobcat Boulevard Traffic Improvement Project. The presentation included the anticipated construction schedule, traffic control measures, phased construction approach, communication strategy, and public outreach efforts.

Council discussed project sequencing, anticipated impacts to residents, and ongoing communication throughout construction.

5. Discussion and review of transitioning to an outsourced Human Resources Model for FY 2027

Town Manager Wright presented an overview of the proposed transition to an outsourced Human Resources service model.

The discussion included anticipated service delivery, organizational impacts, the implementation timeline, and projected cost efficiencies. Council provided feedback regarding the proposed transition and requested staff continue implementation planning as part of the FY 2027 budget process.

Mayor Tiffany adjourned the meeting at 3:45 p.m.

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Jeannette Tiffany, Mayor

Attest:

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Tammy Dixon, Town Secretary

Town of Trophy Club  
Town Council Work Session and Regular Meeting  
Meeting Minutes, July 27, 2026, 6:00 p.m.  
1 Trophy Wood Drive, Trophy Club, Texas 76262

**CALL WORK SESSION TO ORDER AND ANNOUNCE A QUORUM**

Mayor Tiffany called the work session to order at 6:00 p.m.

**COUNCIL MEMBERS PRESENT**

Jeannette Tiffany, Mayor  
Rhylan Rowe, Mayor Pro Tem  
Sean Nelson, Council Member Place 1  
T. Clark Simmons, Council Member Place 2  
Dennis Sheridan, Council Member Place 3  
Garry Ash, Council Member Place 5  
Steve Flynn, Council Member Place 6

**STAFF MEMBERS PRESENT**

Brandon Wright, Town Manager  
Tammy Dixon, Town Secretary  
Annabelle Ackley, Town Attorney's Office  
Tamara Smith, Assistant Town Manager  
April Duvall, Director of Finance  
Jill Lind, Director of Communications & Marketing  
Chase Ellis, Director of Parks and Recreation  
Matt Cox, Director of Community Development  
Patrick Arata, Chief of Police  
Jason Wise, Fire Chief

**WORK SESSION ITEM**

1. Presentation and discussion of the FY 2027 Proposed Budget. (April Duvall, Director of Finance)

April Duvall, Director of Finance, presented the proposed FY 2026–27 operating budget, providing an overview of projected revenues and expenditures, taxable values, reserve levels, personnel costs, and the preliminary voter-approval tax rate. She noted that the budget remains subject to refinement pending final certified property values, health insurance renewal rates, final tax rate calculations, and potential adjustments to the Fire Department budget. The presentation also reviewed the Town's reserve policy, revenue trends, debt financing plan, special revenue funds, proposed employee compensation, staffing changes, and operating costs associated with the new parks and recreation facility.

Ms. Duvall then presented the proposed six-year Capital Improvement Program, highlighting more than \$24 million in planned infrastructure investments, including roadway and sidewalk improvements, park projects, wayfinding signage, facility security



enhancements, and asset management initiatives funded through a combination of bonds, grants, sales tax, utility funds, and other dedicated funding sources.

The Council discussed the impact of recently received certified property values on the proposed tax rate, maintaining a flat tax rate where practical, general fund reserve levels, overtime and Fire Department staffing, long-term financial planning, personnel costs, revenue trends as the Town reaches buildout, and opportunities to identify operational efficiencies while maintaining service levels. The budget subcommittee will reconvene to review updated tax rate calculations and recommend any necessary revisions before the proposed budget is presented to the Town Council for formal consideration.

### **ADJOURN WORK SESSION**

Mayor Tiffany adjourned the work session at 6:49 p.m.

### **CALL REGULAR MEETING TO ORDER (immediately following Work Session or 7:00 p.m., whichever is later)**

Mayor Tiffany called the regular meeting to order at 7:00 p.m.

### **INVOCATION**

Rev. Bill Eason, Fellowship United Methodist Church, led the invocation.

### **PLEDGES**

Council Member Sheridan led the Pledge of Allegiance to the American and Texas Flags.

### **PUBLIC COMMENTS**

There were none.

### **COMMUNITY SPOTLIGHT**

#### **1. FreeForm Chiropractic Trophy Club**

Dr. Maddie Parker of Freeform Chiropractic introduced the practice, highlighted its commitment to promoting health and wellness, and shared its ongoing support for Trophy Club through community events, educational programs, and partnerships with local organizations. The Council thanked Freeform Chiropractic for its continued investment and support of the Trophy Club community.

#### **2. Working for You... Trophy Club**

##### **a) Update from Town Council Members**

Council Member Flynn announced his selection to the Metroport Chamber Leadership Class of 2026–2027 and noted it will provide opportunities to represent Trophy Club and share information on regional initiatives.

Council Member Simmons thanked Town staff for their work on street improvements, sidewalk repairs, tree trimming, and drainage maintenance throughout the community.

Council Member Ash announced the launch of the Trophy Club Mountain Bikers Facebook group and highlighted opportunities to continue enhancing the Town’s mountain biking trails and amenities.

Mayor Tiffany recognized Abby Mackard, an incoming freshman at Byron Nelson High School, for her interest in local government and civic engagement, and encouraged her continued involvement in the community.

**b) Update from Town Manager (Brandon Wright, Town Manager)**

Town Manager Wright provided an update on upcoming community events, projects and meetings:

- July 29, Treats and Tails, Freedom Dog Park, 5:00 p.m. – 7:00 p.m., celebrating the final event of Parks and Recreation Month.
- Upcoming Board Meetings:
  - August 12, Economic Development Corporation, 6:00 p.m.
  - August 13, Planning and Zoning Commission, 6:00 p.m.

**CONSENT AGENDA**

4. Consider approval of the minutes of the July 13, 2026 Town Council Regular Meeting. (Tammy Dixon, Town Secretary)
5. Consider authorizing the Town Manager to negotiate and execute a purchase/service agreement with Delcom Group in the amount of \$40,495.04 to upgrade the audiovisual technology in the Emergency Operations Center (EOC) room. (Jason Wise, Fire Chief)
6. Consider authorizing the Town Manager to negotiate and execute an interlocal agreement between the City of Roanoke and the Town of Trophy Club.

Council Member Flynn moved to approve the Consent Agenda. Council Member Ash seconded the motion.

**VOTE ON MOTION**

**AYES:** Nelson, Simmons, Rowe, Tiffany, Sheridan, Ash, Flynn

**NAYES:** None

**VOTE:** 7-0

## INDIVIDUAL ITEMS

7. Conduct a public hearing and consider the FY 2027 Crime Control & Prevention District Budget. (Patrick Arata, Chief of Police)

Mayor Tiffany opened the public hearing at 7:17 p.m.

Chief of Police Patrick Arata presented an overview of the proposed FY 2026-27 Crime Control and Prevention District budget and the public safety programs and initiatives it supports.

No one spoke in favor or opposition.

Mayor Tiffany closed the public hearing at 7:21 p.m.

Council Member Sheridan moved to approve the FY 2027 Crime Control & Prevention District Budget. Council Member Nelson seconded the motion.

### VOTE ON MOTION

**AYES:** Nelson, Simmons, Rowe, Tiffany, Sheridan, Ash, Flynn

**NAYES:** None

**VOTE:** 7-0

8. Conduct a public hearing and consider the purchase of the former Premier Academy Facility located at 945 Trophy Club Drive. (Chase Ellis, Director of Parks & Recreation)

Mayor Tiffany opened the public hearing at 7:25 p.m.

Chase Ellis, Director of Parks and Recreation, presented an update on the proposed acquisition of the former Premier Academy facility, including findings from due diligence, the project timeline, proposed programming, financial considerations, and anticipated next steps.

No one spoke in favor or opposition.

Mayor Tiffany closed the public hearing at 7:41 p.m.

Staff answered questions pertaining to the proposed facility purchase, including the playground license agreement, project timeline, and the status of the Town's due diligence efforts.

Mayor Tiffany clarified that the proposed recreation facility would include recreational programming for active adults and further noted that representatives of the Active Adult group are working with the Trophy Club Municipal Utility District No. 1 (MUD) regarding future programming and use of the MUD Annex Building.

No action was taken.



## EXECUTIVE SESSION/OPEN SESSION

Pursuant to the Open Meetings Act, Chapter 551, the Town Council convened into a Closed Executive Session at 7:50 p.m. and reconvened into Open Session at 8:20 p.m. in accordance with the Texas Government Code regarding: Section 551.074 Personnel Matters to deliberate the employment, evaluation, and/or duties of a public officer or employee: a) Town Manager. **No Action Taken.**

## ADJOURNMENT

Mayor Tiffany adjourned the regular meeting at 8:20 p.m.

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Jeannette Tiffany, Mayor

Attest:

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Tammy Dixon, Town Secretary



## TOWN COUNCIL COMMUNICATION

---

**MEETING DATE:** August 10, 2026

**FROM:** April Duvall, Director of Finance

**AGENDA ITEM:** Consider setting a public hearing for the FY 2026-27 Proposed Budget on August 24, 2026 at 7:00 pm. (April Duvall, Director of Finance)

---

**BACKGROUND/SUMMARY:** The proposed FY 2026–27 Budget includes General Fund expenditures of \$17,893,864 and anticipated revenues and other sources of \$17,877,880. Total expenditures across all funds are projected at approximately \$31.6 million. To support the proposed budget, the Town is considering a property tax rate of \$0.412864 per \$100 of taxable valuation. This rate is unchanged from the property tax rate adopted for the current fiscal year.

This agenda item sets a public hearing on the proposed FY 2026–27 Budget, providing residents and other interested parties an opportunity to submit comments and feedback to the Town Council. The public hearing will be held during the August 24, 2026, Town Council meeting, which begins at 7:00 p.m.

**BOARD REVIEW/CITIZEN FEEDBACK:** N/A

**FISCAL IMPACT:** This budget will raise more revenue from property taxes than last year's budget by an amount of \$72,865, which is a 0.64 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$155,005.

**LEGAL REVIEW:** N/A

**ATTACHMENTS:**

None

**ACTIONS/OPTIONS:**

Staff recommends that the Town Council move to set the public hearing for the FY 2026-27 Proposed Budget on August 24, 2026 at 7:00 pm.



## TOWN COUNCIL COMMUNICATION

---

**MEETING DATE:** August 10, 2026

**FROM:** April Duvall, Director of Finance

**AGENDA ITEM:** Consider a resolution of the Town of Trophy Club, Texas accepting the 2026 appraisal rolls from Denton and Tarrant Counties. (April Duvall, Director of Finance)

---

**BACKGROUND/SUMMARY:** The Denton Central Appraisal District (DCAD) and the Tarrant Appraisal District (TAD) have submitted the 2026 tax year appraisal rolls for properties located within the Town of Trophy Club. The appraisal rolls establish the taxable values used to calculate projected property tax collections for the Town and should be formally accepted by the Town Council.

The combined certified estimated net taxable value of property within Trophy Club is \$3,518,068,293. This amount consists of \$3,351,117,933 for properties located in Denton County and \$166,950,360 for properties located in Tarrant County. The appraisal rolls include \$45,276,430 in taxable value associated with properties that remain under review.

Upon adoption of the Town's property tax rate, the 2026 tax levy will be calculated. Anticipated property tax collections will be allocated between maintenance and operations expenses and debt service in accordance with the adopted tax rate and FY 2026–27 Budget.

**BOARD REVIEW/CITIZEN FEEDBACK:** N/A

**FISCAL IMPACT:** There is no financial impact associated with this agenda item.

**LEGAL REVIEW:** Town Attorney, Dean Roggia, has reviewed the resolution as to form and legality.

**ATTACHMENTS:**

1. Resolution

**ACTIONS/OPTIONS:**

Staff recommends that the Town Council move to approve the resolution of the Town of Trophy Club, Texas accepting the 2026 appraisal rolls from Denton and Tarrant Counties.



**TOWN OF TROPHY CLUB, TEXAS  
RESOLUTION NO. 2026-XX**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, ACCEPTING THE 2026 APPRAISAL ROLL; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Denton Central Appraisal District (DCAD) and the Tarrant Appraisal District (TAD) prepare the certified appraisal rolls and rolls under protest of the taxable property in the Town of Trophy Club, Texas (Town); and

**WHEREAS**, the Town uses the certified appraisal rolls and rolls under protest received from the DCAD and TAD to calculate the tax rate and voter-approval tax rate applicable to taxable property in the Town; and

**WHEREAS**, the certification of the 2026 Appraisal Rolls by the DCAD and TAD Chief Appraisers are attached hereto as Exhibit "A" and "B"; and

**WHEREAS**, upon review of the Certified Appraisal Rolls of DCAD and TAD and all matters attendant and related thereto, the Town Council finds that the Certified Appraisal Rolls of DCAD and TAD should be approved and adopted.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS:**

**SECTION 1.** The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.

**SECTION 2.** That the Town Council of Trophy Club, Texas, hereby approves the 2026 appraisal roll of the Town based on the certified appraisal rolls and rolls under protest as approved by the Appraisal Review Boards of the DCAD and the TAD.

**SECTION 3.** That this resolution shall become effective from and after its date of passage.

**PASSED AND APPROVED THIS THE 10<sup>th</sup> DAY OF AUGUST 2026.**

\_\_\_\_\_  
Jeannette Tiffany, Mayor

ATTEST:

\_\_\_\_\_  
Tammy Dixon, Town Secretary

APPROVED TO AS FORM:

\_\_\_\_\_  
Town Attorney



## DENTON CENTRAL APPRAISAL DISTRICT

• *Official Correspondence / Office of the Chief Appraiser* •

3911 Morse St., Denton, Texas 76208

July 23, 2026

### To the Taxing Units Served by Denton Central Appraisal District:

On July 17, 2026, the Denton County Appraisal Review Board approved the 2026 appraisal records in accordance with § 41.12 of the Texas Property Tax Code.

In accordance with § 26.01 of the Texas Property Tax Code, I have certified the portion of the 2026 appraisal roll applicable to each taxing unit served by the Denton Central Appraisal District. At the time of certification, approximately **99%** of the total appraised value is included in the certified appraisal roll, with approximately **1%** remaining under review. Property and value remaining under review will be included in subsequent supplemental appraisal records as those matters are resolved.

Certified totals reports and related information are available through the taxing entity portal at [entities.dentoncad.com](https://entities.dentoncad.com) in the **[2026 Certified Data – All Entities]** folder.

The following reports are available or will be posted as completed:

- 2026 Certified Totals Report
- 2026 Certified Tax Limitation Totals
- Top Taxpayer Report
- Average Residence Value
- 2025 Final Supplemental Appraisal Roll
- Litigation Value Loss Report
- Value Remaining in Dispute – Chapter 42 Litigation
- Ag Acreage Report
- ARB Order Approving Records

The average and median market and taxable values are included in the **No-New-Revenue Tax Rate Assumption** section of the totals reports for each taxing unit.

If your taxing unit requires certified appraisal roll data extract files, please submit the request to [entityrequests@dentoncad.com](mailto:entityrequests@dentoncad.com). To enhance cybersecurity and protect confidential information, appraisal roll extract files will not be posted directly to the entity portal. Custom reports and special data-extract requests may also be submitted through that email address.

On behalf of the Denton Central Appraisal District Board of Directors and staff, thank you for your continued partnership throughout the 2026 appraisal and certification process.

Respectfully,

A handwritten signature in black ink, appearing to read 'Don Spencer'.

Don Spencer  
Chief Appraiser  
Denton Central Appraisal District

|                             | NOT UNDER REVIEW      | UNDER REVIEW       | TOTAL                 |
|-----------------------------|-----------------------|--------------------|-----------------------|
| REAL PROPERTY & MFT HOMES   | (Count) (4,613)       | (Count) (60)       | (Count) (4,673)       |
| Land HS Value               | 857,595,227           | 11,686,849         | 869,282,076           |
| Land NHS Value              | 121,846,484           | 0                  | 121,846,484           |
| Land Ag Market Value        | 1,639,857             | 0                  | 1,639,857             |
| Land Timber Market Value    | 0                     | 0                  | 0                     |
| Total Land Value            | 981,081,568           | 11,686,849         | 992,768,417           |
| Improvement HS Value        | 2,388,771,653         | 35,288,328         | 2,424,059,981         |
| Improvement NHS Value       | 370,997,874           | 0                  | 370,997,874           |
| Total Improvement           | 2,759,769,527         | 35,288,328         | 2,795,057,855         |
| Market Value                | 3,740,851,095         | 46,975,177         | 3,787,826,272         |
| BUSINESS PERSONAL PROPERTY  | (307)                 | (0)                | (307)                 |
| Market Value                | 65,414,448            | 0                  | 65,414,448            |
| OIL & GAS / MINERALS        | (0)                   | (0)                | (0)                   |
| Market Value                | 0                     | 0                  | 0                     |
| OTHER (Intangibles)         | (0)                   | (0)                | (0)                   |
| Market Value                | 0                     | 0                  | 0                     |
|                             | (Total Count) (4,920) | (Total Count) (60) | (Total Count) (4,980) |
| TOTAL MARKET                | 3,806,265,543         | 46,975,177         | 3,853,240,720         |
| Ag Productivity             | 147                   | 0                  | 147                   |
| Ag Loss (-)                 | 1,639,710             | 0                  | 1,639,710             |
| Timber Productivity         | 0                     | 0                  | 0                     |
| Timber Loss (-)             | 0                     | 0                  | 0                     |
| APPRAISED VALUE             | 3,804,625,833         | 46,975,177         | 3,851,601,010         |
|                             | 98.8%                 | 1.2%               | 100.0%                |
| HS CAP Limitation Value (-) | 34,474,346            | 725,981            | 35,200,327            |
| CB CAP Limitation Value (-) | 2,100,049             | 0                  | 2,100,049             |
| NET APPRAISED VALUE         | 3,768,051,438         | 46,249,196         | 3,814,300,634         |
| Total Exemption Amount      | 461,386,468           | 1,796,233          | 463,182,701           |
| NET TAXABLE                 | 3,306,664,970         | 44,452,963         | 3,351,117,933         |
| TAX LIMIT/FREEZE ADJUSTMENT | 662,587,708           | 6,253,390          | 668,841,098           |
| LIMIT ADJ TAXABLE (I&S)     | 2,644,077,262         | 38,199,573         | 2,682,276,835         |
| CHAPTER 312 ADJUSTMENT      | 0                     | 0                  | 0                     |
| CHAPTER 313 ADJUSTMENT      | 0                     | 0                  | 0                     |
| LIMIT ADJ TAXABLE (M&O)     | 2,644,077,262         | 38,199,573         | 2,682,276,835         |

APPROX TOTAL LEVY = LIMIT ADJ TAXABLE \* (TAX RATE / 100) + ACTUAL TAX  
\$12,902,938.37 = 2,682,276,835 \* (0.412864 / 100) + \$1,828,782.94



|                                      | NOT UNDER REVIEW    | UNDER REVIEW      | TOTAL               |
|--------------------------------------|---------------------|-------------------|---------------------|
| <b>REAL PROPERTY &amp; MFT HOMES</b> | (Count) (202)       | (Count) (1)       | (Count) (203)       |
| Land HS Value                        | 15,960,834          | 115,000           | 16,075,834          |
| Land NHS Value                       | 13,484,130          | 0                 | 13,484,130          |
| Land Ag Market Value                 | 0                   | 0                 | 0                   |
| Land Timber Market Value             | 0                   | 0                 | 0                   |
| Total Land Value                     | <b>29,444,964</b>   | <b>115,000</b>    | <b>29,559,964</b>   |
| Improvement HS Value                 | 54,469,834          | 716,785           | 55,186,619          |
| Improvement NHS Value                | 93,474,405          | 0                 | 93,474,405          |
| Total Improvement                    | <b>147,944,239</b>  | <b>716,785</b>    | <b>148,661,024</b>  |
| Market Value                         | <b>177,389,203</b>  | <b>831,785</b>    | <b>178,220,988</b>  |
| <b>BUSINESS PERSONAL PROPERTY</b>    | (35)                | (1)               | (36)                |
| Market Value                         | <b>14,261,621</b>   | <b>46,091</b>     | <b>14,307,712</b>   |
| <b>OIL &amp; GAS / MINERALS</b>      | (0)                 | (0)               | (0)                 |
| Market Value                         | <b>0</b>            | <b>0</b>          | <b>0</b>            |
| <b>OTHER (Intangibles)</b>           | (0)                 | (0)               | (0)                 |
| Market Value                         | <b>0</b>            | <b>0</b>          | <b>0</b>            |
|                                      | (Total Count) (237) | (Total Count) (2) | (Total Count) (239) |
| <b>TOTAL MARKET</b>                  | <b>191,650,824</b>  | <b>877,876</b>    | <b>192,528,700</b>  |
| Ag Productivity                      | 0                   | 0                 | 0                   |
| Ag Loss (-)                          | 0                   | 0                 | 0                   |
| Timber Productivity                  | 0                   | 0                 | 0                   |
| Timber Loss (-)                      | 0                   | 0                 | 0                   |
| <b>APPRAISED VALUE</b>               | <b>191,650,824</b>  | <b>877,876</b>    | <b>192,528,700</b>  |
|                                      | 99.5%               | 0.5%              | 100.0%              |
| HS CAP Limitation Value (-)          | 74,297              | 0                 | 74,297              |
| CB CAP Limitation Value (-)          | 887,491             | 0                 | 887,491             |
| <b>NET APPRAISED VALUE</b>           | <b>190,689,036</b>  | <b>877,876</b>    | <b>191,566,912</b>  |
| Total Exemption Amount               | 24,562,143          | 54,409            | 24,616,552          |
| <b>NET TAXABLE</b>                   | <b>166,126,893</b>  | <b>823,467</b>    | <b>166,950,360</b>  |
| <b>TAX LIMIT/FREEZE ADJUSTMENT</b>   | <b>17,706,336</b>   | <b>0</b>          | <b>17,706,336</b>   |
| <b>LIMIT ADJ TAXABLE (I&amp;S)</b>   | <b>148,420,557</b>  | <b>823,467</b>    | <b>149,244,024</b>  |
| <b>CHAPTER 312 ADJUSTMENT</b>        | <b>0</b>            | <b>0</b>          | <b>0</b>            |
| <b>CHAPTER 313 ADJUSTMENT</b>        | <b>0</b>            | <b>0</b>          | <b>0</b>            |
| <b>LIMIT ADJ TAXABLE (M&amp;O)</b>   | <b>148,420,557</b>  | <b>823,467</b>    | <b>149,244,024</b>  |

APPROX TOTAL LEVY = LIMIT ADJ TAXABLE \* (TAX RATE / 100) + ACTUAL TAX  
 \$672,744.35 = 149,244,024 \* (0.412864 / 100) + \$56,569.5



## TOWN COUNCIL COMMUNICATION

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**MEETING DATE:** August 10, 2026

**FROM:** Matt Cox, Director of Community Development

**AGENDA ITEM:** Consider ratifying the renewal of an existing one-year agreement with LaTour Tree Service, Inc. for FY 2026, and authorizing the Town Manager to renew the agreement for two (2) additional one-year terms during FY 2027 and FY 2028 for as needed creek inspections, maintenance, and sediment and debris removal in an annual amount not to exceed \$70,000 each fiscal year, subject to annual appropriations during FY 2027 and FY 2028, and authorizing the Town Manager to execute related documents. (Matt Cox, Director of Community Development)

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**BACKGROUND/SUMMARY:** The Town of Trophy Club has utilized LaTour Tree Service for several years to inspect and maintain Town-maintained creeks and to provide related on-call cleanup, tree removal, and debris removal services. These services support the maintenance of the Town's drainage infrastructure and help reduce flooding risks by identifying and removing obstructions that may impede drainage.

In 2024, the Town established a multiyear service agreement with LaTour Tree Service. The agreement is dated October 1, 2024, and establishes an initial service term from November 12, 2024, through September 30, 2025. It also provides options for three additional one-year extensions, with a 5% annual increase in service rates. Total compensation over the multi-year contract is not expected to exceed \$258,500 over the four-year period with each year not exceeding \$70,000. Because the agreement's potential cost exceeded the Town Manager's purchasing authority, staff intended to present it to the Town Council for consideration and authorization. During a subsequent review, staff determined that the agreement had not been presented to the Town Council as intended.

LaTour Tree Service has provided services consistent with the general scope and pricing established in the agreement. This item is presented for the Town Council to approve and ratify the agreement, authorize payment for properly invoiced and accepted services performed under the agreement, and authorize the Town Manager to execute any necessary renewal or related documents, subject to the agreement's total not-to-exceed amount and the availability of appropriated funding.

Approval of this item will formally ratify the agreement and provide continued authorization for creek inspection, maintenance, on-call cleanup, tree removal, and debris removal services in accordance with its terms.

**BOARD REVIEW/CITIZEN FEEDBACK:** N/A

**FISCAL IMPACT:** Funding for services provided during FY 2026 is available in the Storm Drainage Utility Fund. Any future-year expenditures will be subject to the appropriation of available funding in the applicable annual budget.

**LEGAL REVIEW:** Town Attorney, Dean Roggia, has reviewed the contract as to form and legality.

**ATTACHMENTS:**

1. Contract

**ACTIONS/OPTIONS:**

Staff recommends that the Town Council move to ratify the renewal of the existing one-year agreement with LaTour Tree Service, Inc. for FY 2026, and authorize the Town Manager to renew the agreement for two (2) additional one-year terms during FY 2027 and FY 2028 for as needed creek inspections, maintenance, and sediment and debris removal in an annual amount not to exceed \$70,000 each fiscal year, subject to annual appropriations during FY 2027 and FY 2028, and authorize the Town Manager to execute related documents.



# SERVICE CONTRACT

**I. The Parties.** This Service Contract ("Agreement") made October 1st, 2024, is by and between:

Service Provider: LaTour Tree Service, with a mailing address of 2410 Lakeside Dr Arlington Tx 76013 ("Service Provider"), and

Client: Town of Trophy Club, with a mailing address of Trophy Club Tx ("Client").

Service Provider and Client are each referred to herein as a "Party" and, collectively, as the "Parties."

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, the Client hires the Service Provider to work under the terms and conditions hereby agreed upon by the Parties:

**II. Term.** The term of this Agreement shall commence on November 12, 2024, and terminate: (check one)

- ☐ - **At-Will.** Written notice of at least        days' notice.
- ☐ - **End Date.** On September 30, 2025.
- ☒ - **Other.** option for 1 year extensions, with 5% increase in pricing for 3 years following the above End Date.

**III. The Service.** The Service Provider agrees to provide the following:  
Creek Inspection for all creeks maintained by the Town of Trophy Club. To include but not limited to; on call services, scheduling services, on site clean-ups, tree and debris removals, etc.

Hereinafter known as the "Service".

The Service Provider shall provide, while performing the Service, that he/she/they shall comply with the policies, standards, and regulations of the Client, including local, State, and Federal laws and to the best of their abilities.

**IV. Payment Amount.** The Client agrees to pay the Service Provider the following compensation for the Service performed under this Agreement: (check one)

- ☐ - \$       / Hour
- ☐ - \$1,000/ per Job. A "Job" is Monthly inspection for all Town of Trophy Club creeks.
- ☒ - Other: All services requested including inspections as it pertains to "The Service". Amount not to exceed \$258,500 over 4 total years.  
Average of \$64,625.00 per year.

Hereinafter known as the "Payment Amount".



**V. Payment Method.** The Client shall pay the Payment Amount: (check one)

☒ - When Invoiced

☐ - Daily

☐ - Weekly

☐ - Bi-Weekly

☐ - Monthly

☐ - Other: \_\_\_\_\_.

Hereinafter known as the "Payment Method". The Payment Amount and Payment Method collectively shall be referred to as "Compensation".

**VI. Retainer.** This Agreement requires: (check one)

☐ - **A Retainer.** Client agrees to pay a retainer in the amount of \$\_\_\_\_\_ to the Service Provider as an advance on future Services to be provided. (check one)

☐ - Retainer is refundable.

☐ - Retainer is non-refundable.

☒ - **No Retainer.** The Client is not required to pay a retainer before the Service Provider is able to commence work.

**VII. Inspection of Services.** Any Compensation shall be subject to the Client inspecting the completed Services of the Service Provider. If any of the Services performed by the Service Provider pursuant to this Agreement are defective or incomplete, the Client shall have the right to notify the Service Provider, at which time the Service Provider shall promptly correct such work within a reasonable time.

**VIII. Return of Property.** Upon the termination of this Agreement, all property provided by the Client, including, but not limited to, cleaning supplies, uniforms, equipment, and any other items must be returned by the Service Provider. Failure to do so may result in a delay in any final payment made by the Client.

**IX. Time is of the Essence.** Service Provider acknowledges that time is of the essence in regard to the performance of all Services.

**X. Confidentiality.** Service Provider acknowledges and agrees that all financial and accounting records, lists of property owned by Client, including amounts paid, therefore, client and customer lists, and any other data and information related to the Client's business is confidential ("Confidential Information"). Therefore, except for disclosures required to be made to advance the business of the Client and information which is a matter of public record, Service Provider shall not, during the term of this Agreement or after its termination, disclose any Confidential Information for the benefit of the Service Provider or any other person, except with the prior written consent of the Client.



- a.) **Return of Documents.** Service Provider acknowledges and agrees that all originals and copies of records, reports, documents, lists, plans, memoranda, notes, and other documentation related to the business of the Client containing Confidential Information shall be the sole and exclusive property of the Client and shall be returned to the Client upon termination of this Agreement or upon written request of the Client.
- b.) **Injunction.** Client agrees that it would be difficult to measure damage to the Client's business from any breach by the Service Provider under this Section; therefore, any monetary damages would be an inadequate remedy for such breach. Accordingly, the Service Provider agrees that if he/she/they should breach this Section, the Client shall be entitled to, in addition to all other remedies it may have at law or equity, to an injunction or other appropriate orders to restrain any such breach, without showing or proving actual damages sustained by the Client
- c.) **No Release.** Service Provider agrees that the termination of this Agreement shall not release him/her/they from the obligations in this Section.

**XI. Taxes.** Service Provider shall pay and be solely responsible for all withholdings, including, but not limited to, Social Security, State unemployment, State and Federal income taxes, and any other obligations. In addition, Service Provider shall pay all applicable sales or use taxes on the labor provided and materials furnished or otherwise required by law in connection with the Services performed.

**XII. Independent Contractor Status.** Service Provider acknowledges that he/she/they are an independent contractor and not an agent, partner, joint venture, nor an employee of the Client. Service Provider shall have no authority to bind or otherwise obligate the Client in any manner, nor shall the Service Provider represent to anyone that it has a right to do so. Service Provider further agrees that in the event the Client suffers any loss or damage as a result of a violation of this provision, the Service Provider shall indemnify and hold harmless the Client from any such loss or damage.

**XIII. Safety.** Service Provider shall, at his/her/their own expense, be solely responsible for protecting its employees, sub-Service Providers, material suppliers, and all other persons from risk of death, injury or bodily harm arising from or in any way related to the Services or the site where it is being performed ("Work Site"). In addition, Service Provider agrees to act in accordance with the rules and regulations administered by federal law and OSHA. Service Provider shall be solely responsible and liable for any penalties, fines, or fees incurred.

**XIV. Alcohol and Drugs.** Service Provider agrees that the presence of alcohol and drugs are prohibited on the Work Site and while performing their Services. If the Service Provider or any of their agents, employees, or subcontractors are determined to be present or with alcohol or drugs in their possession, this Agreement shall terminate immediately.



**XV. Successors and Assigns.** The provisions of this Agreement shall be binding upon and inured to the benefit of heirs, personal representatives, successors, and assigns of the Parties. Any provision hereof which imposes upon the Service Provider or Client an obligation after termination or expiration of this Agreement shall survive termination or expiration hereof and be binding upon the Service Provider or Client.

**XVI. Default.** In the event of default under this Agreement, the defaulted Party shall reimburse the non-defaulting Party or Parties for all costs and expenses reasonably incurred by the non-defaulting Party or Parties in connection with the default, including, without limitation, attorney's fees. Additionally, in the event a suit or action is filed to enforce this Agreement or with respect to this Agreement, the prevailing Party or Parties shall be reimbursed by the other Party for all costs and expenses incurred in connection with the suit or action, including, without limitation, reasonable attorney's fees at the trial level and on appeal.

**XVII. No Waiver.** No waiver of any provision of this Agreement shall be deemed or shall constitute a continuing waiver, and no waiver shall be binding unless executed in writing by the Party making the waiver.

**XVIII. Governing Law.** This Agreement shall be governed by and shall be construed in accordance with the laws in the State of Texas.

**XIX. Severability.** If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

**XX. Additional Terms & Conditions.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**XXI. Entire Agreement.** This Agreement constitutes the entire agreement between the Parties to its subject matter and supersedes all prior contemporaneous agreements, representations, and understandings of the Parties. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by all Parties.

IN WITNESS WHEREOF, the Parties hereto agree to the above terms and have caused this Agreement to be executed in their names by their duly authorized officers.

Client's Signature  Date 6 FEB 2025

Print Name Brandon Wright

Service Provider's Signature  Date 10-1-2024

Print Name Jeff LaTour



| #    | Item                                                                                                                          | Quantity<br>Required | Unit of Measure         | Unit Price | Total Cost |
|------|-------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------|------------|------------|
| #1-1 | Tree Pruning Services with a Two (2) Man Crew and Equipment                                                                   | 1                    | Per Hr                  | \$ 150     | \$ 150     |
| #1-2 | Tree Pruning Services with a Three (3) Man Crew and Equipment                                                                 | 1                    | Per Hr                  | \$ 225     | \$ 225     |
| #1-3 | Tree Pruning Services with a Four (4) Man Crew and Equipment                                                                  | 1                    | Per Hr                  | \$ 300     | \$ 300     |
| #2-1 | Tree Pruning Services with a Two (2) Man Crew and Equipment                                                                   | 1                    | Per Hr                  | \$ 150     | \$ 150     |
| #2-2 | Tree Pruning Services with a Three (3) Man Crew and Equipment                                                                 | 1                    | Per Hr                  | \$ 225     | \$ 225     |
| #2-3 | Tree Pruning Services with a Four (4) Man Crew and Equipment                                                                  | 1                    | Per Hr                  | \$ 300     | \$ 300     |
| #3-1 | 2 man crew (1) tree climber - (1) ground man                                                                                  | 1                    | Per Hr                  | \$ 150     | \$ 150     |
| #3-2 | 3 man crew (2) tree climber - (1) ground man                                                                                  | 1                    | Per Hr                  | \$ 225     | \$ 225     |
| #3-3 | 4 man crew (2) tree climbers and (2) ground men                                                                               | 1                    | Per Hr                  | \$ 300     | \$ 300     |
| #4-1 | Tree Cabling/Bracing, (2) man crew                                                                                            | 1                    | Per Hr                  | \$ 150     | \$ 150     |
| #4-2 | Air Spade Services with (2) man crew                                                                                          | 1                    | Per Hr                  | \$ 200     | \$ 200     |
| #4-3 | Additional crew member for Traffic Control, tree pruning or tree removal services                                             | 1                    | Per Hr                  | \$ 75      | \$ 75      |
| #4-4 | Knuckleboom Truck for debris removal with operator                                                                            | 1                    | Per Hr                  | \$ 185     | \$ 185     |
| #4-5 | Bucket Truck with Operator                                                                                                    | 1                    | Per Hr                  | \$ na      | \$ na      |
| #4-6 | Stump Grinding to Include All Stumps Regardless of Diameter                                                                   | 1                    | Per Each                | \$ 250     | \$ 250     |
| #4-7 | Cost per hour for Certified Arborist to perform or supervise work as required or requested                                    | 1                    | Per Hr                  | \$ 75      | \$ 75      |
| #5-1 | Fertilization - Soil Injection / Foliar Per Inch                                                                              | 1                    | Per Inch                | \$ 12      | \$ 12      |
| #5-2 | Fertilization - Soil Injection / Foliar Per Sq. Ft                                                                            | 1                    | Per Square Foot         | \$ 3       | \$ 3       |
| #5-3 | Fertilization - Soil Injection / Foliar Per Gallon                                                                            | 1                    | Per Gallon              | \$ 2.50    | \$ 2.50    |
| #6-1 | Pesticide Application - Soil Injection / Foliar Per Inch                                                                      | 1                    | Per Inch                | \$ 12      | \$ 12      |
| #6-2 | Pesticide Application - Soil Injection / Foliar Per Sq. Ft                                                                    | 1                    | Per Square Foot         | \$ 3       | \$ 3       |
| #6-3 | Pesticide Application - Soil Injection / Foliar Per Gallon                                                                    | 1                    | Per Gallon              | \$ 2.50    | \$ 2.50    |
| #7-1 | All vendor travel charges should be included in hourly rates listed above. If they are not please list travel charge per mile | 1                    | Per Mile                | \$         | \$         |
| #7-2 | Per Mile charge to job location after 50 miles from 76092                                                                     | 1                    | Per Mile After 50 Miles | \$         | \$         |
| #7-3 | Fuel Surcharge                                                                                                                | 1                    | Per Each Invoice        | \$         | \$         |



## TOWN COUNCIL COMMUNICATION

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**MEETING DATE:** August 10, 2026

**FROM:** April Duvall, Director of Finance

**AGENDA ITEM:** Consider accepting the submission of the notice of a no-new-revenue tax rate of \$0.413391 per \$100 taxable valuation and a voter-approval tax rate of \$0.423905 per \$100 taxable valuation for the fiscal year beginning October 1, 2026 and ending September 30, 2027, setting a public hearing on Monday, September 14, 2026 at 7:00 pm for an ad valorem tax rate not-to-exceed \$0.423905 per \$100 taxable valuation for the fiscal year beginning October 1, 2026 and ending September 30, 2027. (April Duvall, Director of Finance)

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**BACKGROUND/SUMMARY:** State law mandates that municipalities submit to their governing boards and publish in a local newspaper a notice outlining their no-new-revenue and voter-approval tax rates, along with the notice-and-hearing limit for the upcoming fiscal year.

- **No-New-Revenue Tax Rate:** This rate allows the public to evaluate the relationship between taxes for the current and upcoming fiscal years. It generates the same amount of tax revenue if applied to the same properties in both years.
- **Voter-Approval Tax Rate:** This rate is the highest tax rate the Town can set without requiring an election.

Municipalities that levied property taxes in 2026 and plan to levy them in 2027 must calculate both the no-new-revenue and voter-approval tax rates.

- **Calculation of No-New-Revenue Tax Rate:** Generally, this rate equals the prior year's taxes divided by the current taxable value of properties that were also on the tax roll in the prior year.
- **Calculation of Voter-Approval Tax Rate:** This rate includes two components: an operating and maintenance rate (M&O) and a debt rate (I&S). It allows municipalities to raise 103.5% of the operating and maintenance money from the previous year, plus the necessary debt rate.

State law also mandates the publication of these tax rates and a public hearing if the proposed tax rate exceeds the no-new-revenue tax rate.

Below are the no-new revenue (NNR) and voter-approval tax rates (VAR) for Trophy Club in the



upcoming fiscal year (FY 2025-26).

|     |                                   |
|-----|-----------------------------------|
| NNR | \$0.413391/\$100 of taxable value |
| VAR | \$0.423905/\$100 of taxable value |

The VAR is calculated as follows:

|                |                                   |
|----------------|-----------------------------------|
| Voter-approval | \$0.323905/\$100 of taxable value |
| M&O rate       |                                   |
| Debt I&S rate  | \$0.100000/\$100 of taxable value |
| Total VAR      | \$0.423905/\$100 of taxable value |

**BOARD REVIEW/CITIZEN FEEDBACK:** N/A

**FISCAL IMPACT:** This budget will raise more revenue from property taxes than last year's budget by an amount of \$72,865, which is a 0.64 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$155,005.

**LEGAL REVIEW:** N/A

**ATTACHMENTS:**

1. Presentation
2. Tax Rate Calculation

**ACTIONS/OPTIONS:**

Staff recommends that the Town Council move to accept the submission of the notice of a no-new-revenue tax rate of \$0.413391 per \$100 taxable valuation and a voter-approval tax rate of \$0.423905 per \$100 taxable valuation for the fiscal year beginning October 1, 2026 and ending September 30, 2027, setting a public hearing on Monday, September 14, 2026 at 7:00 pm for an ad valorem tax rate not-to-exceed \$0.423905 per \$100 taxable valuation for the fiscal year beginning October 1, 2026 and ending September 30, 2027.



# **FY 2026-27 Proposed Not to Exceed Tax Rate**

Council Presentation | August 10, 2026

# Property Tax Rates - Calculated Rates

Texas law requires several calculated rates to be published. These rates provide comparison points and legal limits, but they do not require Council to adopt that amount.

## No-New-Revenue Rate

Raises approximately the same property tax revenue from the same properties as the prior year.

## Voter-Approval Rate

Highest rate that can generally be adopted without triggering an election, subject to statutory calculations.

## De Minimis Rate

Alternate calculated rate available to smaller taxing units under state law.

**Key takeaway: The calculated rates are reference points. Council may adopt a lower rate than the published not-to-exceed rate.**



# Tax Rate - Two Components



## **Maintenance & Operations (M&O)**

Funds day-to-day services such as public safety, parks, streets, administration, and other municipal operations.

## **Interest & Sinking (I&S)**

Pays debt service for capital improvements and infrastructure.

**Council's current direction is to balance both components while keeping the combined tax rate flat.**

# Tax Rate Options

**Council Intent: Adopt the Current-Year Rate**

**FY27 Certified Taxable Value:**

**\$2,751,212,601**

## **Tax Rates**

|                                                       | <b>No New Revenue<br/>Tax Rate</b> | <b>Voter Approval Tax<br/>Rate</b> | <b>DeMinimus Tax Rate</b> |
|-------------------------------------------------------|------------------------------------|------------------------------------|---------------------------|
| <b>Maintenance &amp; Operations Tax Rate</b>          | 0.313391                           | 0.323905                           | 0.330881                  |
| <b>Interest &amp; Sinking (Debt Service) Tax Rate</b> | 0.100000                           | 0.100000                           | 0.100000                  |
| <b>Total Tax Rate</b>                                 | 0.413391                           | 0.423905                           | 0.430881                  |
| <b>Revenue Generated from Tax Rate</b>                | <b>\$11,373,265.28</b>             | <b>\$11,662,527.78</b>             | <b>\$11,854,452.37</b>    |

Setting the not-to-exceed rate at the Voter-Approval Rate keeps options open; the stated intent is to adopt the current-year rate.

# Questions?





## 2026 Tax Rate Calculation Notice

Taxing Unit Name: Town of Trophy Club

Attached are the following documents:

No New Revenue and Voter Approval Tax Rate Worksheets

Notice of Tax Rates (required to be posted on taxing unit website)

Approving Rates: Section 8 on worksheet shows the following rates

No New Revenue Rate 0.413391

Voter Approval Rate 0.423905

Di Minimis Rate (if applicable) 0.430881

Please review these documents carefully and notify our office of any changes that need to be made. If any changes are made, our office will send out new documents including the revisions. Once you are satisfied that the calculation is correct, please sign this document stating that you approve the calculation worksheet that is attached to this document.

Proposed M&O 0.312864 (Maintenance & Operation Rate)

Proposed I&S 0.100000 (Interest & Sinking or Debt Rate)

Proposed Total Rate 0.412864

As a representative of Town of Trophy Club, I approve the Tax Rate Calculation and have provided the proposed tax rate for the taxing entity listed above.

April Duvall  
Printed name

April Duvall  
Signature

8/4/2026  
Date

# 2026 Tax Rate Calculation Worksheet

## Taxing Units Other Than School Districts or Water Districts

Form 50-856

TOWN OF TROPHY CLUB

Taxing Unit Name

682-237-2900

Phone (area code and number)

1 Trophy Wood Drive Trophy Club, TX 76262

Taxing Unit's Address, City, State, ZIP Code

www.trophyclub.org

Taxing Unit's Website Address

**GENERAL INFORMATION:** Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 and JETI Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 and JETI Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.<sup>1</sup> Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

<https://www.dentoncounty.gov/DocumentCenter/Index/863>

### SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

| Line | No-New-Revenue Tax Rate Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Amount/Rate                          |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 1.   | <b>Prior year total taxable value.</b> Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). <sup>2</sup> | \$ 3,413,388,017                     |
| 2.   | <b>Prior year tax ceilings.</b> Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. <sup>3</sup>                                                                                                                                                                                                                                       | \$ 705,260,086                       |
| 3.   | <b>Preliminary prior year adjusted taxable value.</b> Subtract Line 2 from Line 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$ 2,708,127,931                     |
| 4.   | <b>Prior year total adopted tax rate.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$ 0.412864 /\$100                   |
| 5.   | <b>Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.</b><br><br><b>A. Original prior year ARB values:</b> ..... \$ 11,129,611<br><br><b>B. Prior year values resulting from final court decisions:</b> ..... - \$ 8,600,000<br><br><b>C. Prior year value loss.</b> Subtract B from A. <sup>4</sup>                                                                                                                                                                                                                                                                                           | <br><br><br><br><br><br>\$ 2,529,611 |

<sup>1</sup> Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)

<sup>2</sup> Tex. Tax Code §26.012(14)

<sup>3</sup> Tex. Tax Code §26.012(14)

<sup>4</sup> Tex. Tax Code §26.012(13)

| Line | No-New-Revenue Tax Rate Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Amount/Rate      |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 6.   | <b>Prior year taxable value subject to an appeal under Chapter 42, as of July 25.</b><br><b>A. Prior year ARB certified value:</b> ..... \$ 143,884,905<br><b>B. Prior year disputed value:</b> ..... - \$ 71,338,338<br><b>C. Prior year undisputed value.</b> Subtract B from A. <sup>5</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$ 72,546,567    |
| 7.   | <b>Prior year Chapter 42 related adjusted values.</b> Add Line 5C and Line 6C.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ 75,076,178    |
| 8.   | <b>Prior year taxable value, adjusted for actual and potential court-ordered adjustments.</b> Add Line 3 and Line 7.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$ 2,783,204,109 |
| 9.   | <b>Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year.</b> Enter the prior year value of property in deannexed territory. <sup>6</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ 0             |
| 10.  | <b>Prior year taxable value lost because property first qualified for an exemption in the current year.</b> If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value.<br><b>A. Absolute exemptions.</b> Use prior year market value: ..... \$ 0<br><b>B. Partial exemptions.</b> Current year exemption amount or current year percentage exemption times prior year value: ..... + \$ 16,382,853<br><b>C. Value loss.</b> Add A and B. <sup>7</sup> | \$ 16,382,853    |
| 11.  | <b>Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year.</b> Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year.<br><b>A. Prior year market value:</b> ..... \$ 0<br><b>B. Current year productivity or special appraised value:</b> ..... - \$ 0<br><b>C. Value loss.</b> Subtract B from A. <sup>8</sup>                                                                                                                                                                                                                           | \$ 0             |
| 12.  | <b>Total adjustments for lost value.</b> Add Lines 9, 10C and 11C.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$ 16,382,853    |
| 13.  | <b>Prior year captured value of property in a TIF.</b> Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. <sup>9</sup> If the taxing unit has no captured appraised value in line 18D, enter 0.                                                                                                                                                                                                                                                                                                                                                                                                                         | \$ 29,619,484    |
| 14.  | <b>Prior year total value.</b> Subtract Line 12 and Line 13 from Line 8.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$ 2,737,201,772 |
| 15.  | <b>Adjusted prior year total levy.</b> Multiply Line 4 by Line 14 and divide by \$100.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$ 11,300,920    |
| 16.  | <b>Taxes refunded for years preceding the prior tax year.</b> Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. <sup>10</sup>                                                                                                                                                                                                                                                                                                                                                       | \$ 72,346        |
| 17.  | <b>Adjusted prior year levy with refunds.</b> Add Lines 15 and 16. <sup>11</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | \$ 11,373,266    |

<sup>5</sup> Tex. Tax Code §26.012(13)<sup>6</sup> Tex. Tax Code §26.012(15)<sup>7</sup> Tex. Tax Code §26.012(15)<sup>8</sup> Tex. Tax Code §26.012(15)<sup>9</sup> Tex. Tax Code §26.03(c)<sup>10</sup> Tex. Tax Code §26.012(13)<sup>11</sup> Tex. Tax Code §26.012(13) and (15)



| Line | No-New-Revenue Tax Rate Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Amount/Rate             |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 18.  | <p><b>Total current year taxable value on the current year certified appraisal roll today.</b> This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.<sup>12</sup></p> <p><b>A. Certified values:</b> ..... \$ 3,473,615,330</p> <p><b>B. Counties:</b> Include railroad rolling stock values certified by the Comptroller's office: ..... + \$ 0</p> <p><b>C. Pollution control and energy storage system exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: ..... - \$ 0</p> <p><b>D. Tax increment financing:</b> Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment reinvestment zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below.<sup>13</sup> Adjustments to the taxable value must be calculated separately for each reinvestment zone using Form 50-110.<sup>14</sup> Enter the total from Form 50-110 ..... - \$ 38,656,374</p> <p><b>E. Total current year value.</b> Add A and B, then subtract C and D.</p>                             | <p>\$ 3,434,958,956</p> |
| 19.  | <p><b>Total value of properties under protest or not included on certified appraisal roll.</b><sup>15</sup></p> <p><b>A. Current year taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest.<sup>16</sup> ..... \$ 40,344,724</p> <p><b>B. Current year value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll.<sup>17</sup> ..... + \$ 0</p> <p><b>C. Total value under protest or not certified.</b> Add A and B.</p> | <p>\$ 40,344,724</p>    |
| 20.  | <p><b>Current year tax ceilings.</b> Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.<sup>18</sup></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>\$ 686,547,434</p>   |
| 21.  | <p><b>Anticipated contested value.</b> Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation.<sup>19</sup> An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico.<sup>20</sup> If completing this line, the taxing unit must include supporting documentation in Section 9.<sup>21</sup> Taxing units that are not affected, enter 0.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>\$ 0</p>             |
| 22.  | <p><b>Current year total taxable value.</b> Add Lines 18E and 19C, then subtract Lines 20 and 21.<sup>22</sup></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>\$ 2,788,756,246</p> |
| 23.  | <p><b>Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.</b> Include both real and personal property. Enter the current year value of property in territory annexed.<sup>23</sup></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>\$ 1,708,205</p>     |
| 24.  | <p><b>Total current year taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements <b>do</b> include property on which a tax abatement agreement has expired for the current year.<sup>24</sup></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>\$ 35,835,440</p>    |

<sup>12</sup> Tex. Tax Code §§26.012(6) and 26.04(c-2)<sup>13</sup> Tex. Tax Code §26.03(c)<sup>14</sup> Tex. Tax Code §26.03(e)<sup>15</sup> Tex. Tax Code §26.01(c) and (d)<sup>16</sup> Tex. Tax Code §26.01(c)<sup>17</sup> Tex. Tax Code §26.01(d)<sup>18</sup> Tex. Tax Code §26.012(6)(B)<sup>19</sup> Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)<sup>20</sup> Tex. Tax Code §26.012(1-a)<sup>21</sup> Tex. Tax Code §26.04(d-3)<sup>22</sup> Tex. Tax Code §26.012(6)<sup>23</sup> Tex. Tax Code §26.012(17)<sup>24</sup> Tex. Tax Code §26.012(17)

| Line | No-New-Revenue Tax Rate Worksheet                                                                                                                             | Amount/Rate        |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 25.  | <b>Total adjustments to the current year taxable value.</b> Add Lines 23 and 24.                                                                              | \$ 37,543,645      |
| 26.  | <b>Adjusted current year taxable value.</b> Subtract Line 25 from Line 22.                                                                                    | \$ 2,751,212,601   |
| 27.  | <b>Current year NNR tax rate.</b> Divide Line 17 by Line 26 and multiply by \$100. <sup>25</sup>                                                              | \$ 0.413391 /\$100 |
| 28.  | <b>COUNTIES ONLY.</b> Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. <sup>26</sup> | \$ _____ /\$100    |

### Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the tax rate. The type of taxing unit will determine the rate components that apply to a taxing unit's overall voter-approval tax rate.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

### SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.<sup>27</sup> This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

| Line | M&O and Debt Tax Rate Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Amount/Rate        |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 29.  | <b>Prior year M&amp;O tax rate.</b> Enter the prior year M&O tax rate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$ 0.309764 /\$100 |
| 30.  | <b>Prior year taxable value, adjusted for actual and potential court-ordered adjustments.</b> Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$ 2,783,204,109   |
| 31.  | <b>Total prior year M&amp;O levy.</b> Multiply Line 29 by Line 30 and divide by \$100.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$ 8,621,364       |
| 32.  | <b>Adjusted prior year levy for calculating NNR M&amp;O rate.</b><br><b>A. M&amp;O taxes refunded for years preceding the prior tax year.</b> Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2025. This line applies only to tax years preceding the prior tax year..... + \$ 54,990<br><b>B. Prior year taxes in TIF.</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0..... - \$ 66,354<br><b>C. Prior year transferred function.</b> If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. .... +/- \$ 0<br><b>D. Prior year M&amp;O levy adjustments.</b> Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function..... \$ -11,364<br><b>E. Add Line 31 to 32D.</b> | \$ 8,610,000       |
| 33.  | <b>Adjusted current year taxable value.</b> Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$ 2,751,212,601   |
| 34.  | <b>Current year NNR M&amp;O rate (unadjusted).</b> Divide Line 32E by Line 33 and multiply by \$100.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$ 0.312952 /\$100 |

<sup>25</sup> Tex. Tax Code §26.04(c)

<sup>26</sup> Tex. Tax Code §26.04(d)

<sup>27</sup> Tex. Tax Code §26.012(3)

| Line | M&O and Debt Tax Rate Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Amount/Rate               |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 35.  | <b>Rate adjustment for state criminal justice mandate.</b> <sup>28</sup><br><b>A. Current year state criminal justice mandate.</b> Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ <u>0</u><br><b>B. Prior year state criminal justice mandate.</b> Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. .... - \$ <u>0</u><br><b>C.</b> Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100<br><b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.                                                                                                                                                                                                              | \$ <u>0.000000</u> /\$100 |
| 36.  | <b>Rate adjustment for indigent health care expenditures.</b> <sup>29</sup><br><b>A. Current year indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose..... \$ <u>0</u><br><b>B. Prior year indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose..... - \$ <u>0</u><br><b>C.</b> Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100<br><b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.                                                                                                                                                                                                                                                                                           | \$ <u>0.000000</u> /\$100 |
| 37.  | <b>Rate adjustment for county indigent defense compensation.</b> <sup>30</sup><br><b>A. Current year indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose..... \$ <u>0</u><br><b>B. Prior year indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose. .... \$ <u>0</u><br><b>C.</b> Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100<br><b>D.</b> Multiply B by 0.05 and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100<br><b>E.</b> Enter the lesser of C and D. If not applicable, enter 0. | \$ <u>0.000000</u> /\$100 |
| 38.  | <b>Rate adjustment for county hospital expenditures.</b> <sup>31</sup><br><b>A. Current year eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. .... \$ <u>0</u><br><b>B. Prior year eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2024 and ending on June 30, 2025. .... \$ <u>0</u><br><b>C.</b> Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100<br><b>D.</b> Multiply B by 0.08 and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100<br><b>E.</b> Enter the lesser of C and D, if applicable. If not applicable, enter 0.                                                                                                                                                                                                                                                                                                                       | \$ <u>0.000000</u> /\$100 |

<sup>28</sup> Tex. Tax Code §26.044<sup>29</sup> Tex. Tax Code §26.0441<sup>30</sup> Tex. Tax Code §26.0442<sup>31</sup> Tex. Tax Code §26.0443



| Line | M&O and Debt Tax Rate Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Amount/Rate               |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 39.  | <p><b>Rate adjustment for defunding municipality.</b> This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.</p> <p><b>A. Amount appropriated for public safety in the prior year.</b> Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. .... \$ <u>0</u></p> <p><b>B. Expenditures for public safety in the prior year.</b> Enter the amount of money spent by the municipality for public safety during the preceding fiscal year ..... \$ <u>0</u></p> <p><b>C.</b> Subtract B from A and divide by Line 33 and multiply by \$100 ..... \$ <u>0.000000</u> /\$100</p> <p><b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$ <u>0.000000</u> /\$100 |
| 40.  | <b>Adjusted current year NNR M&amp;O rate.</b> Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | \$ <u>0.312952</u> /\$100 |
| 41.  | <p><b>Adjustment for prior year sales tax specifically to reduce property taxes.</b> Cities, counties and hospital districts that collected and spent additional sales tax on M&amp;O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero.</p> <p><b>A.</b> Enter the amount of additional sales tax collected and spent on M&amp;O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent ..... \$ <u>0</u></p> <p><b>B.</b> Divide Line 41A by Line 33 and multiply by \$100 ..... \$ <u>0.000000</u> /\$100</p> <p><b>C.</b> Add Line 41B to Line 40.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$ <u>0.312952</u> /\$100 |
| 42.  | <p><b>Current year voter-approval M&amp;O rate.</b> Enter the rate as calculated by the appropriate scenario below.</p> <p><b>Special Taxing Unit.</b> If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08.</p> <p>- or -</p> <p><b>Other Taxing Unit.</b> If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$ <u>0.323905</u> /\$100 |
| D42. | <p><b>Disaster Line 42 (D42): Current year voter-approval M&amp;O rate for taxing unit affected by disaster declaration.</b> <sup>32</sup> If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate a rate equal to the lesser of:</p> <p><b>A.</b> The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 <sup>33</sup> ..... \$ <u>0.000000</u> /\$100</p> <p>- or -</p> <p><b>B.</b> The voter-approval M&amp;O tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. <sup>34</sup> Complete Section 5 through Line 68 to complete D42(B).</p> <p>a. Enter the <b>disaster relief cost</b>. .... \$ <u>0</u></p> <p>b. <b>Disaster relief rate.</b> Divide Line D42(B)(a) by Line 26 and multiply by 100 ..... \$ <u>0.000000</u> /\$100</p> <p>c. Add Line D42(B)(b) to Line 42 ..... \$ <u>0.000000</u> /\$100</p> <p>d. Enter the <b>current year unused increment rate</b> from Line 68 ..... \$ <u>0.000000</u> /\$100</p> <p>e. Add Line D42(c) to Line D42(d). .... \$ <u>0.000000</u> /\$100</p> <p>The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of:</p> <p>1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or</p> <p>2) the third tax year after the tax year in which the disaster occurred.</p> <p><b>C.</b> Enter Line D42(A) if less than Line D42(B)(e). If Line D42(B)(e) is less than line D42(A), enter Line D42(B)(c). <sup>35</sup></p> <p>If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).</p> | \$ <u>0.000000</u> /\$100 |

<sup>32</sup> Tex. Tax Code §26.042<sup>33</sup> Tex. Tax Code §26.042(a-2)(1)<sup>34</sup> Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2)<sup>35</sup> Tex. Tax Code §26.042(a-2)

| Line | M&O and Debt Tax Rate Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Amount/Rate        |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 43.  | <b>Total current year debt to be paid with property taxes and additional sales tax revenue.</b> Debt means the interest and principal that will be paid on debts that: <ul style="list-style-type: none"> <li>(1) are paid by property taxes;</li> <li>(2) are secured by property taxes;</li> <li>(3) are scheduled for payment over a period longer than one year; and</li> <li>(4) are not classified in the taxing unit's budget as M&amp;O expenses.</li> </ul> <p><b>A. Debt</b> also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. <sup>36</sup></p> <p>Enter debt amount ..... \$ 3,257,830</p> <p><b>B. Subtract unencumbered fund amount</b> used to reduce total debt. .... - \$ 0</p> <p><b>C. Subtract certified amount spent from sales tax to reduce debt</b> (enter zero if none) ..... - \$ 0</p> <p><b>D. Subtract amount paid</b> from other resources ..... - \$ 0</p> <p><b>E. Adjusted debt.</b> Subtract B, C and D from A. .... \$ 3,257,830</p> |                    |
| 44.  | <b>Certified prior year excess debt collections.</b> Enter the amount certified by the collector. <sup>37</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ 469,067         |
| 45.  | <b>Adjusted current year debt.</b> Subtract Line 44 from Line 43E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$ 2,788,763       |
| 46.  | <b>Current year anticipated collection rate.</b> <ul style="list-style-type: none"> <li><b>A.</b> Enter the current year anticipated collection rate certified by the collector. <sup>38</sup> ..... 100.00 %</li> <li><b>B.</b> Enter the prior year actual collection rate..... 98.95 %</li> <li><b>C.</b> Enter the 2024 actual collection rate. .... 99.22 %</li> <li><b>D.</b> Enter the 2023 actual collection rate. .... 99.70 %</li> <li><b>E.</b> If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. <sup>39</sup> ..... 100.00 %</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                    |
| 47.  | <b>Current year debt adjusted for collections.</b> Divide Line 45 by Line 46E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | \$ 2,788,763       |
| 48.  | <b>Current year total taxable value.</b> Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$ 2,788,756,246   |
| 49.  | <b>Current year debt rate.</b> Divide Line 47 by Line 48 and multiply by \$100.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ 0.100000 /\$100 |
| 50.  | <b>Current year voter-approval M&amp;O rate plus current year debt rate.</b> Add Lines 42 and 49.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | \$ 0.423905 /\$100 |
| D50. | <b>Disaster Line 50 (D50): Current year voter-approval M&amp;O and debt tax rate for taxing unit affected by disaster declaration.</b><br>Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42.<br>Add Line D42(C) and 49.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$ 0.000000 /\$100 |
| 51.  | <b>COUNTIES ONLY.</b> Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ _____ /\$100    |

<sup>36</sup> Tex. Tax Code §26.012(7)<sup>37</sup> Tex. Tax Code §§26.012(10) and 26.04(b)<sup>38</sup> Tex. Tax Code §26.04(b)<sup>39</sup> Tex. Tax Code §26.04(h), (h-1) and (h-2)

**SECTION 3: Adjustments for Additional Sales Tax to Reduce Property Taxes**

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

| Line | Additional Sales and Use Tax Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Amount/Rate         |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 52.  | <b>Taxable Sales.</b> For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. <sup>40</sup> Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage.<br><br>Taxing units that adopted the sales tax before November of the prior year, enter 0.                                                                                                                                                                                                          | \$ 0                |
| 53.  | <b>Estimated sales tax revenue.</b> Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. <sup>41</sup><br><br><b>Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.</b> Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. <sup>42</sup><br><br>- or -<br><br><b>Taxing units that adopted the sales tax before November of the prior year.</b> Enter the sales tax revenue for the previous four quarters. Do not multiply by .95. | \$ 0                |
| 54.  | <b>Current year total taxable value.</b> Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$ 2,788,756,246    |
| 55.  | <b>Sales tax adjustment rate.</b> Divide Line 53 by Line 54 and multiply by \$100.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$ 0.000000 / \$100 |
| 56.  | <b>Current year NNR tax rate, unadjusted for sales tax.</b> <sup>43</sup> Enter the rate from Line 27 or 28, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$ 0.413391 / \$100 |
| 57.  | <b>Current year NNR tax rate, adjusted for sales tax.</b><br><b>Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.</b><br>Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.                                                                                                                                                                                                                                                                                                                                      | \$ 0.413391 / \$100 |
| 58.  | <b>Current year voter-approval tax rate, unadjusted for sales tax.</b> <sup>44</sup> Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the <i>M&amp;O and Debt Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                      | \$ 0.423905 / \$100 |
| 59.  | <b>Current year voter-approval tax rate, adjusted for sales tax.</b> Subtract Line 55 from Line 58.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$ 0.423905 / \$100 |

**SECTION 4: Adjustment for Pollution Control**

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

| Line | Adjustment for Pollution Control Requirements Worksheet                                                                                                                                                                                                                | Amount/Rate         |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 60.  | <b>Certified expenses from the Texas Commission on Environmental Quality (TCEQ).</b> Enter the amount certified in the determination letter from TCEQ. <sup>45</sup> The taxing unit shall provide its tax assessor-collector with a copy of the letter. <sup>46</sup> | \$ 0                |
| 61.  | <b>Current year total taxable value.</b> Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                               | \$ 2,788,756,246    |
| 62.  | <b>Additional rate for pollution control.</b> Divide Line 60 by Line 61 and multiply by \$100.                                                                                                                                                                         | \$ 0.000000 / \$100 |
| 63.  | <b>Current year voter-approval tax rate, adjusted for pollution control.</b> Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).                      | \$ 0.423905 / \$100 |

<sup>40</sup> Tex. Tax Code §26.041(d)

<sup>41</sup> Tex. Tax Code §26.041(i)

<sup>42</sup> Tex. Tax Code §26.041(d)

<sup>43</sup> Tex. Tax Code §26.04(c)

<sup>44</sup> Tex. Tax Code §26.04(c)

<sup>45</sup> Tex. Tax Code §26.045(d)

<sup>46</sup> Tex. Tax Code §26.045(i)



## SECTION 5: Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value.<sup>47</sup> The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value.<sup>48</sup>

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042;<sup>49</sup>
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);<sup>50</sup> or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.<sup>51</sup>

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.<sup>52</sup>

| Line       | Unused Increment Rate Worksheet                                                                                                                                                                                                                                       | Amount/Rate         |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>64.</b> | <b>Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value</b>                                                                    |                     |
|            | A. Voter-approval tax rate (Line 69) .....                                                                                                                                                                                                                            | \$ 0.412864 /\$100  |
|            | B. Unused increment rate (Line 68) .....                                                                                                                                                                                                                              | \$ 0.000000 /\$100  |
|            | C. Subtract B from A .....                                                                                                                                                                                                                                            | \$ 0.412864 /\$100  |
|            | D. Adopted Tax Rate .....                                                                                                                                                                                                                                             | \$ 0.412864 /\$100  |
|            | E. Subtract D from C .....                                                                                                                                                                                                                                            | \$ 0.000000 /\$100  |
|            | F. 2025 Total Taxable Value (Line 61) .....                                                                                                                                                                                                                           | \$ 2,729,507,360    |
|            | G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero. ....                                                                                                                                                                 | \$ 0                |
| <b>65.</b> | <b>Year 2 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value</b>                                                                    |                     |
|            | A. Voter-approval tax rate (Line 68) .....                                                                                                                                                                                                                            | \$ 0.415469 /\$100  |
|            | B. Unused increment rate (Line 67) .....                                                                                                                                                                                                                              | \$ 0.004998 /\$100  |
|            | C. Subtract B from A .....                                                                                                                                                                                                                                            | \$ 0.410471 /\$100  |
|            | D. Adopted Tax Rate .....                                                                                                                                                                                                                                             | \$ 0.415469 /\$100  |
|            | E. Subtract D from C .....                                                                                                                                                                                                                                            | \$ -0.004998 /\$100 |
|            | F. 2024 Total Taxable Value (Line 60) .....                                                                                                                                                                                                                           | \$ 2,616,368,183    |
|            | G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero. ....                                                                                                                                                                 | \$ 0                |
| <b>66.</b> | <b>Year 1 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value</b>                                                                    |                     |
|            | A. Voter-approval tax rate (Line 67) .....                                                                                                                                                                                                                            | \$ 0.415469 /\$100  |
|            | B. Unused increment rate (Line 66) .....                                                                                                                                                                                                                              | \$ 0.011878 /\$100  |
|            | C. Subtract B from A .....                                                                                                                                                                                                                                            | \$ 0.403591 /\$100  |
|            | D. Adopted Tax Rate .....                                                                                                                                                                                                                                             | \$ 0.415469 /\$100  |
|            | E. Subtract D from C .....                                                                                                                                                                                                                                            | \$ -0.011878 /\$100 |
|            | F. 2023 Total Taxable Value (Line 60) .....                                                                                                                                                                                                                           | \$ 2,501,446,099    |
|            | G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero. ....                                                                                                                                                                 | \$ 0                |
| <b>67.</b> | <b>Total Foregone Revenue Amount. Add Lines 64G, 65G and 66G</b>                                                                                                                                                                                                      | \$ 0                |
| <b>68.</b> | <b>2026 Unused Increment Rate. Divide Line 67 by Line 22 of the No-New-Revenue Rate Worksheet. Multiply the result by 100</b>                                                                                                                                         | \$ 0.000000 /\$100  |
| <b>69.</b> | <b>Total 2026 voter-approval tax rate. Add Line 68 to one of the following lines (as applicable): Line 50, Line D50 (only if Line D42(B) was used), Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)</b> | \$ 0.423905 /\$100  |

<sup>47</sup> Tex. Tax Code §26.013(b)

<sup>48</sup> Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)

<sup>49</sup> Tex. Tax Code §26.04(c)(2)(A) and 26.042(a)

<sup>50</sup> Tex. Tax Code §26.0501(a) and (c)

<sup>51</sup> Tex. Local Gov't Code §120.007(d)

<sup>52</sup> Tex. Local Gov't Code §26.04(c)(2)(B)

## SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.<sup>53</sup>

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.<sup>54</sup>

| Line | De Minimis Rate Worksheet                                                                                                          | Amount/Rate        |
|------|------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 70.  | <b>Adjusted current year NNR M&amp;O tax rate.</b> Enter the rate from Line 40 of the <i>M&amp;O and Debt Tax Rate Worksheet</i> . | \$ 0.312952 /\$100 |
| 71.  | <b>Current year total taxable value.</b> Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .             | \$ 2,788,756,246   |
| 72.  | <b>Rate necessary to impose \$500,000 in taxes.</b> Divide \$500,000 by Line 71 and multiply by \$100.                             | \$ 0.017929 /\$100 |
| 73.  | <b>Current year debt rate.</b> Enter the rate from Line 49 of the <i>M&amp;O and Debt Tax Rate Worksheet</i> .                     | \$ 0.100000 /\$100 |
| 74.  | <b>De minimis rate.</b> Add Lines 70, 72 and 73.                                                                                   | \$ 0.430881 /\$100 |

## SECTION 7: Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.<sup>55</sup>

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

| Line | Emergency Revenue Rate Worksheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Amount/Rate        |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 75.  | <b>2025 adopted tax rate.</b> Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$ 0.412864 /\$100 |
| 76.  | <b>Adjusted 2025 voter-approval tax rate.</b> Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. <sup>56</sup><br><br>If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> .<br><br>- or -<br><br>If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. <sup>57</sup> Enter the final adjusted 2025 voter-approval tax rate from the worksheet. | \$ 0.000000 /\$100 |
| 77.  | <b>Increase in 2025 tax rate due to disaster.</b> Subtract Line 76 from Line 75.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ 0.000000 /\$100 |
| 78.  | <b>Adjusted 2025 taxable value.</b> Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$ 2,737,201,772   |
| 79.  | <b>Emergency revenue.</b> Multiply Line 77 by Line 78 and divide by \$100.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$ 0               |
| 80.  | <b>Adjusted current year taxable value.</b> Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$ 2,751,212,601   |
| 81.  | <b>Emergency revenue rate.</b> Divide Line 79 by Line 80 and multiply by \$100. <sup>58</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$ 0.000000 /\$100 |
| 82.  | <b>Current year voter-approval tax rate, adjusted for emergency revenue.</b> Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$ 0.423905 /\$100 |

<sup>53</sup> Tex. Tax Code §26.012(8-a)

<sup>54</sup> Tex. Tax Code §26.063(a)(1)

<sup>55</sup> Tex. Tax Code §26.042(b)

<sup>56</sup> Tex. Tax Code §26.042(c)

<sup>57</sup> Tex. Tax Code §26.042(b)

<sup>58</sup> Tex. Tax Code §26.042(b)

**SECTION 8: Total Tax Rate**

Indicate the applicable total tax rates as calculated above.

**No-new-revenue tax rate.** ..... \$ 0.413391 /\$100

As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27**Voter-approval tax rate.** ..... \$ 0.423905 /\$100

As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 50**De minimis rate.** ..... \$ 0.430881 /\$100

If applicable, enter the current year de minimis rate from Line 74.

**SECTION 9: Addendum**

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

**SECTION 10: Taxing Unit Representative Name and Signature**Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.<sup>59</sup>**print  
here** ➡April Duvall

Printed Name of Taxing Unit Representative

**sign  
here** ➡April Duvall

Taxing Unit Representative

8/4/2026

Date

<sup>59</sup> Tex. Tax Code §26.04(c-2) and (d-2)



## Notice About 2026 Tax Rates

Property tax rates in TOWN OF TROPHY CLUB.

This notice concerns the 2026 property tax rates for TOWN OF TROPHY CLUB. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

|                                            |                  |
|--------------------------------------------|------------------|
| <b>This year's no-new-revenue tax rate</b> | \$0.413391/\$100 |
| <b>This year's voter-approval tax rate</b> | \$0.423905/\$100 |

To see the full calculations, please visit 1505 E. McKinney Street Denton, TX 76209 for a copy of the Tax Rate Calculation Worksheet.

### Unencumbered Fund Balance

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

| <b>Type of Fund</b> | <b>Balance</b> |
|---------------------|----------------|
| GENERAL FUND        | 8,500,000      |
| DEBT SERVICE FUND   | 600,000        |
| TIRZ #1 FUND        | 400,000        |

### Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues *(or additional sales tax revenues, if applicable)*.

| <b>Description of Debt</b> | <b>Principal or Contract Payment to be Paid from Property Taxes</b> | <b>Interest to be Paid from Property Taxes</b> | <b>Other Amounts to be Paid</b> | <b>Total Payment</b> |
|----------------------------|---------------------------------------------------------------------|------------------------------------------------|---------------------------------|----------------------|
| SERIES 2013 CO'S           | 125,000                                                             | 6,094                                          | 0                               | 131,094              |
| SERIES 2014 CO'S           | 130,000                                                             | 36,100                                         | 0                               | 166,100              |
| SERIES 2016 GO'S           | 260,000                                                             | 70,775                                         | 0                               | 330,775              |
| SERIES 2016 CO'S           | 215,000                                                             | 61,556                                         | 0                               | 276,556              |
| SERIES 2017 CO'S           | 185,000                                                             | 67,975                                         | 0                               | 252,975              |
| SERIES 2020 GO'S           | 255,000                                                             | 12,180                                         | 0                               | 267,180              |
| REFUNDING                  |                                                                     |                                                |                                 |                      |
| SERIES 2021 CO'S           | 150,000                                                             | 67,250                                         | 0                               | 217,250              |
| SERIES 2023 CO'S           | 210,000                                                             | 222,050                                        | 0                               | 432,050              |
| SERIES 2025 CO'S           | 963,720                                                             | 220,130                                        | 0                               | 1,183,850            |

|                                                                                             |             |
|---------------------------------------------------------------------------------------------|-------------|
| Total required for 2026 debt service                                                        | \$3,257,830 |
| - Amount (if any) paid from funds listed in unencumbered funds                              | \$0         |
| - Amount (if any) paid from other resources                                                 | \$0         |
| - Excess collections last year                                                              | \$469,067   |
| = Total to be paid from taxes in 2026                                                       | \$2,788,763 |
| + Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2026 | \$0         |
| = Total debt levy                                                                           | \$2,788,763 |

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by Dawn Waye, Denton County Tax Assessor/Collector on 08/04/2026 .

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

## Form 50-110

Taxing Unit Name

Phone Number (*area code and number*)

Taxing Unit's Address, City, State, ZIP Code

2026

Taxing Unit's Website Address

Current Tax Year

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Insert hyperlink:

<https://www.dentoncounty.gov/DocumentCenter/Index/863>

## SECTION 1: Current Year Captured Appraised Value Adjustment

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