



TOWN OF TROPHY CLUB TOWN COUNCIL

REGULAR MEETING AGENDA

September 14, 2026

7:00 PM

Council Chambers
1 Trophy Wood Drive
Trophy Club, Texas 76262

CALL TO ORDER AND ANNOUNCE A QUORUM

INVOCATION led by Barry Clingan, The Church at Trophy Lakes

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

COMMUNITY SPOTLIGHT

1. 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.

2. Consider approval of the August 24, 2026 Town Council work session and regular meeting minutes. (Tammy Dixon, Town Secretary)
3. Consider authorizing the Town Manager to negotiate and execute a construction contract with McMahon Contracting, LP for an amount not to exceed \$499,401.70 for the Trophy Club Drive/Wilshire

Drive storm drain & Chatswood Creek channel improvements. (Matt Cox, Director of Community Development)

4. Consider authorizing the Town Manager to negotiate and execute a contract with Cloud Ingenuity in an amount not to exceed \$239,694.09 for access and security control system improvements at the Trophy Club Town Hall/Police Department building, Fire Department building, and the new Trophy Club Community Center. (Patrick Arata, Chief of Police)

INDIVIDUAL ITEMS

5. Conduct a public hearing and consider an ordinance accepting and approving an update of the Service and Assessment Plan and an updated Assessment Roll for the Town of Trophy Club Public Improvement District No. 1 (PID) in compliance with Chapter 372 Public Improvement District Assessment Act of the Texas Local Government Code. (April Duvall, Director of Finance)
 - i. Conduct Public Hearing
 - ii. Consider Ordinance
6. Conduct a public hearing and consider an ordinance levying municipal ad valorem taxes for FY 2027 from October 1, 2026 to September 30, 2027 at the rate of \$0.412864 per \$100 assessed valuation on all taxable property within the corporate limits of the Town of Trophy Club. (April Duvall, Director of Finance)
 - i. Conduct Public Hearing
 - ii. Consider Ordinance
7. Consider ratifying the property tax increase included in the FY 2027 Budget. (April Duvall, Director of Finance)
8. Conduct a public hearing to consider a resolution officially naming the Town's new recreation facility the "Trophy Club Community Center." (Chase Ellis, Director of Parks and Recreation)
 - i. Conduct Public Hearing
 - ii. Consider Resolution
9. Consider an ordinance amending the FY 2026 Budget to provide funding for Fire/EMS payroll back pay true up adjustments required by the Town's use of payroll averaging for full-time firefighters working a 48/96 work schedule. (April Duvall, Director of Finance)
10. Consider a resolution appointing up to three Council Members to serve on an ad-hoc compensation policy review subcommittee. (Brandon Wright, Town Manager)

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: September 8, 2026 at 12:30 p.m., and said Notice of Meeting was also posted concurrently on the Town's website in accordance with Texas Government Code Ch. 551.

Maggie McCormick-Krukowski, Records Coordinator/Assistant 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 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 an average-valued homestead property (\$714,324.00), the Town's portion of the property tax bill in dollars for the current fiscal year (FY2025) is \$2,967.79, the Town's portion of the property tax bill for the upcoming fiscal year (FY2026) for the same property if the proposed budget is adopted is estimated to be \$2,949.19, and the Town's portion of the property tax bill in dollars for the upcoming fiscal year (FY2026) 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 \$2,809.82.*
- *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

MEETING DATE: September 14, 2026

FROM: Tammy Dixon, Town Secretary

AGENDA ITEM: Consider approval of the August 24, 2026 Town Council work session and regular meeting minutes. (Tammy Dixon, Town Secretary)

BACKGROUND/SUMMARY:

The Town Council conducted a work session and a regular meeting on August 24, 2026.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Meeting Minutes

ACTIONS/OPTIONS:

Staff recommends that the Town Council move to approve the August 24, 2026 Town Council work session and regular meeting minutes.

Town of Trophy Club
Town Council Work Session and Regular Meeting
Meeting Minutes, August 24, 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
Dean Roggia, Town Attorney
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 regarding the Town's Strategic Plan initiative to uphold housing standards through the development of policies to enhance and enforce residential property upkeep standards, including review of current regulations and potential policy direction. (Matt Cox, Director of Community Development)

Matt Cox, Director of Community Development, presented the item and answered questions. Following the discussion, the Council provided direction for staff and the Town Attorney to prepare recommended ordinance amendments and return to Council for consideration on the following:

- Commercial Vehicles: Retain the existing regulations and add language addressing towing.
- Junked Vehicles: Update the ordinance to reflect current State law; otherwise, retain the existing regulations.

- Garbage Carts: Clarify the ordinance to require carts to be stored along the side of the house rather than in front of the house.
- Dead Trees: Use the Grapevine ordinance as the preferred model and review the language regarding removal and abatement, including hazards to persons or property.
- Ground Cover and Grass Height: Add sidewalks to the areas protected from erosion and sediment and reduce the maximum allowable grass and weed height from 12 inches to 10 inches.
- Noise: Develop an objective standard that includes a measurable decibel level and distance requirement, and review standards used by other municipalities.
- Public Input: No additional surveys or focus groups were requested; however, staff was directed to provide additional public awareness when the proposed amendments return to Council to allow interested residents an opportunity to provide input.

ADJOURN WORK SESSION

Mayor Tiffany adjourned the work session at 6:56 p.m.

CALL REGULAR MEETING TO ORDER

Mayor Tiffany called the regular meeting to order at 7:01 p.m.

INVOCATION

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

PLEDGES

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

PUBLIC COMMENTS

There were none.

COMMUNITY SPOTLIGHT

Mayor Tiffany recognized Carter Fox and Abby Magard, two young Trophy Club residents attending the meeting, and welcomed their interest in local government and community involvement.

2. Working for You... Trophy Club

a) Update from Town Council Members

There were none provided.

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

Town Manager Wright recognized Assistant Town Secretary Maggie McCormick-Krukowski and introduced Lindsay Rawlinson, President of the North Texas Municipal Clerks Association (NTMCA), who presented Ms. McCormick-Krukowski with the NTMCA Assistant City Secretary of the Year Award.

He also highlighted upcoming community events and meetings:

- Patriot Day Ceremony, September 11, 8:45 a.m. at Trophy Club Fire Station
- Doggie Dive-In, September 12, 9:00 – 11:00 a.m., Trophy Club Community Pool
- Arts Council meeting, August 27, 6 p.m.

He reminded residents that Town offices will be closed on September 7 in observance of Labor Day, while Police, Fire, and Emergency Medical Services will remain in operation.

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

Town Attorney Roggia provided a Quick Civic Tip regarding defeasance of municipal debt. He explained that Chapter 1207 of the Texas Government Code allows a municipality to provide for the payment or early redemption of outstanding debt by setting aside sufficient funds, after which that portion of the debt is effectively considered provided for and no longer remains an outstanding obligation.

CONSENT AGENDA

3. Consider approval of the minutes of the August 10, 2026 Town Council Work Session and Regular Meeting. (Tammy Dixon, Town Secretary)
4. Consider an ordinance approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 Rate Review Mechanism filing. (Brandon Wright, Town Manager) The caption of the ordinance reads as follows:

ORDINANCE NO. 2026-21

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE

ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

5. Consider authorizing the Town Manager to negotiate and execute an agreement with Whitlock Building Services, LLC for janitorial services for Trophy Club Town Hall, Police Department, and Fire Station Administrative Offices in an annual amount of \$60,600, plus a one-time initial detail cleaning fee of \$2,040 effective October 1, 2026 and including four (4) one-year renewal options. (Matt Cox, Director of Community Development)
6. Consider authorizing the Town Manager to negotiate and execute employee health and welfare benefits agreements with Blue Cross Blue Shield including medical, dental, vision, life insurance, and disability insurance. (April Duvall, Director of Finance)

Council Member Sheridan moved to approve the Consent Agenda as presented. 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. CASE PD-AMD-26-003 - PD-27 Landscape Standards – Conduct a public hearing and consider an ordinance to amend Planned Development District No. 27 (PD-27), The Highlands at Trophy Club, at the request of the Town of Trophy Club, to revise the minimum required number of trees to one (1) tree per lot, aligning the Planned Development’s landscape standards with the Town’s base zoning ordinance requirements. (Matt Cox, Director of Community Development)

Mayor Tiffany opened the public hearing at 7:16 p.m.

Matt Cox presented the case, and Planning and Zoning Commission Chair Biggs provided an overview of the Commission’s consideration of the request and reported that the Commission unanimously recommended approval by a vote of 6-0.

The following spoke in support:

Jenny Fox, 2753 Enfield Drive, representing the Highlands at Trophy Club HOA
 Leland Johnson, 2528 Broadway Drive
 Renee Ongaro, 2702 Trophy Club Drive, President of the Highlands at Trophy Club HOA
 Warren Payne, 2773 Chatwood Drive, submitted a card in favor but did not speak.

No one spoke in opposition

Mayor Tiffany closed the public hearing at 7:26 p.m.

Council discussed the proposed amendment, including resident survey results, the original purpose of the PD-27 tree requirements, impacts of mature trees on yards and property, and how the proposed change would align the Highlands with tree requirements applicable elsewhere in the Town. Council expressed support for the HOA's efforts to address the issue and for allowing the neighborhood greater flexibility regarding tree requirements

Mayor Pro Tem Rowe moved to approve Ordinance No. 2026-22 to amend Planned Development District No. 27 (PD-27), The Highlands at Trophy Club, at the request of the Town of Trophy Club, to revise the minimum required number of trees to one (1) tree per lot, aligning the Planned Development's landscape standards with the Town's base zoning ordinance requirements. Council Member Nelson seconded the motion. The caption of the ordinance reads as follows:

ORDINANCE NO. 2026-22

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS, AMENDING ORDINANCE NO. 2026-07, THE SAME BEING AN ORDINANCE AMENDING P&Z ORDINANCE NUMBERS 2025-36; 2010-16; 2010-13; 2010-12; 2010-01; 2009-30; 2009-01; 2008-39; 2007-30; 2007-15; AND 2006-11; KNOWN AS PD PLANNED DEVELOPMENT DISTRICT NO. 27 ("PD-27"); TO AMEND THE DEVELOPMENT STANDARDS TO PROVIDE FOR A MINIMUM OF ONE (1) TREE PER RESIDENTIAL LOT IN PD-27 IN ACCORDANCE WITH SECTION 14.02.352 "LANDSCAPING REGULATIONS" OF THE TOWN OF TROPHY CLUB COMPREHENSIVE ZONING ORDINANCE, AND DELETING THE REQUIREMENT OF A MINIMUM OF TWO (2) TREES FOR CERTAIN RESIDENTIAL LOTS WITHIN PD-27; AMENDING ORDINANCE NO. 2000-06 THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP; PROVIDING A SAVINGS AND REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

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

NAYES: None

VOTE: 7-0

8. CASE RP-26-001 - Triple Crown Estates Replat – Conduct a public hearing and consider a request by Moda Homes, LLC for a replat of Lots 1–6, 7X, and 8X, Block A, Triple Crown Estates, being a 2.992-acre tract of land situated in the Mary Medlin Survey, Abstract No. 832, Town of Trophy Club, Denton County, Texas, and approving an ordinance abandoning the public street right-of-way for Triple

Crown Drive to establish a private street and utility easement serving the subdivision. (Matt Cox, Director of Community Development)

Mayor Tiffany opened the public hearing at 7:32 p.m.

Matt Cox presented the case explaining that the replat would convert the existing public right-of-way for Triple Crown Drive to a private street to allow for a gated entrance, while maintaining public utility, drainage, and emergency access easements.

Planning and Zoning Commission Chair Biggs summarized the Commission's review, including discussion regarding vehicle stacking at the proposed entrance gate, and reported that the Commission unanimously recommended approval by a vote of 6-0.

No one spoke in favor or opposition.

Mayor Tiffany closed the public hearing at 7:34 p.m.

Council discussed the conversion of Triple Crown Drive from a public street to a private street, including the proposed gated entrance, vehicle stacking at the gate, continued access for emergency services and utilities, and the future maintenance responsibility for the private street. Council noted that the subdivision consists of six residential lots and that privatizing the street would eliminate the Town's responsibility for its maintenance.

Council Member Sheridan moved to approve a request by Moda Homes, LLC for a replat of Lots 1–6, 7X, and 8X, Block A, Triple Crown Estates, being a 2.992-acre tract of land situated in the Mary Medlin Survey, Abstract No. 832, Town of Trophy Club, Denton County, Texas, and approve an Ordinance No. 2026-23 abandoning the public street right-of-way for Triple Crown Drive to establish a private street and utility easement serving the subdivision. Council Member Flynn seconded the motion. The caption of the ordinance reads as follows:

ORDINANCE NO. 2026-23

AN ORDINANCE ABANDONING TRIPLE CROWN DRIVE IN THE TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS, FOR PUBLIC STREET PURPOSES ONLY; AND PROVIDING FOR SEVERABILITY.

VOTE ON MOTION

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

NAYES: None

VOTE: 7-0

9. Consider authorizing the Town Manager to negotiate and execute a human resources management contract with Flex HR in the approximate annual amount

of \$130,000 for an initial term of six months with four annual renewal terms.
(Brandon Wright, Town Manager)

Town Manager Wright presented the item regarding a proposed contract with Flex HR to provide outsourced human resources management services. He explained that Flex HR would provide administrative and management HR functions primarily remotely, with on-site support available as needed, and that the arrangement would initially serve as a six-month pilot beginning October 1, 2026.

Council discussed the annual contract amount of approximately \$130,000 and expressed support for evaluating the outsourced HR model as an innovative and potentially cost-effective approach to providing HR services.

Council Member Nelson moved to authorize the Town Manager to negotiate and execute the agreement with Flex HR in the approximate annual amount of \$130,000 for an initial term of six months with four annual renewal terms. Mayor Pro Tem Rowe seconded the motion.

VOTE ON MOTION

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

NAYES: None

VOTE: 7-0

10. Consider an ordinance authorizing the defeasance of a portion of the Town's 2014 Certificates of Obligation for an additional amount not to exceed \$80,000 to enable the Town to lower future interest expenses and reduce its overall debt burden.
(April Duvall, Director of Finance)

April Duval, Director of Finance, presented the item and explained that the debt is currently callable and that using available funds to pay down a portion early is expected to save approximately \$15,000 in future interest, reduce outstanding debt, and provide additional flexibility for future capital projects while supporting the Town's long-term I&S tax rate goal.

Mayor Pro Tem Rowe moved to approve Ordinance No. 2026-24 authorizing the defeasance of a portion of the Town's 2014 Certificates of Obligation for an additional amount not to exceed \$80,000 to enable the Town to lower future interest expenses and reduce its overall debt burden. Council Member Sheridan seconded the motion. The caption of the ordinance reads as follows:

ORDINANCE 2026-24

ORDINANCE BY THE TOWN OF TROPHY CLUB, TEXAS AUTHORIZING THE REDEMPTION OF CERTAIN OUTSTANDING OBLIGATIONS; AND CONTAINING OTHER PROVISIONS RELATING THERETO.

VOTE ON MOTION

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

NAYES: None

VOTE: 7-0

11. Consider a resolution adopting the Town of Trophy Club FY 2027 Business Plan. (Brandon Wright, Town Manager)

Town Manager Wright presented the Fiscal Year 2027 Business Plan, explaining that the annual plan identifies the Town Council's highest-priority goals from the Town's five-year Strategic Plan and establishes specific objectives and timelines that are incorporated into departmental work plans.

Council discussed the wayfinding initiative included in the Business Plan, noting that additional discussion and direction were still needed before proceeding. Town Manager Wright clarified that no wayfinding funds would be spent until those issues were resolved and that the Business Plan could be amended if Council's direction changed.

Council Member Flynn moved to approve Resolution No. 2026-16 adopting the FY 2027 Business Plan. Council Member Ash seconded the motion. The caption of the resolution reads as follows:

RESOLUTION 2026-16

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB ADOPTING THE FISCAL YEAR 2027 BUSINESS PLAN FOR THE STRATEGIC PLAN; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

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

NAYES: None

VOTE: 7-0

12. Consider approval of the FY 2027 Compensation Pay Plan, effective October 4, 2026. (April Duvall, Director of Finance)

April Duvall, presented the Fiscal Year 2027 Compensation Plan. She explained that staff reviewed compensation trends among the Town's benchmark agencies and recommended a 1.5% cost-of-living adjustment to the Town's pay ranges and current employee salaries, balancing market conditions with available budget resources.

Council discussed the Town's current compensation policy and requested that a subcommittee be formed to review the policy and provide recommendations for potential updates prior to the next budget process.

Council Member Sheridan moved to approve the FY 2027 Compensation Pay Plan, effective October 4, 2026. Council Member Simmons seconded the motion.

VOTE ON MOTION**AYES:** Nelson, Simmons, Rowe, Tiffany, Sheridan, Ash, Flynn**NAYES:** None**VOTE:** 7-0

13. Consider a resolution establishing the debt financing plan and tax rate goal for the FY 2027 Budget and the FY 2027-2032 Capital Improvement Program. (April Duvall, Director of Finance)

April Duvall presented the item and explained that the plan is designed to responsibly manage the Town's debt while supporting infrastructure needs and maintaining long-term financial stability and is aligned with the annual budget and Capital Improvement Program.

Council discussed the importance of long-term planning for debt and capital projects, as well as maintaining the Town's I&S tax rate goal. Council noted that the plan provides a framework for anticipating future capital needs and maintaining a sustainable financial outlook.

Mayor Pro Tem Rowe moved to approve Resolution No. 2026-17 establishing the debt financing plan and tax rate goal. Council Member Simmons seconded the motion. The caption of the resolution reads as follows:

RESOLUTION NO. 2026-17

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB ESTABLISHING THE DEBT FINANCING PLAN AND TAX RATE GOAL FOR THE FISCAL YEAR 2027 BUDGET AND THE FISCAL YEAR 2027-2032 CAPITAL IMPROVEMENT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION**AYES:** Nelson, Simmons, Rowe, Tiffany, Sheridan, Ash, Flynn**NAYES:** None**VOTE:** 7-0

14. Consider an ordinance amending the Town's Code of Ordinances, Chapter 1, "General Provisions," Division 4, "Trophy Club Park," to revise usage fees; and Appendix A, "Fee Schedule," Article A1.000, "General Provisions," to revise the police department special events personnel fee and parks and recreation and special events fees. (April Duvall, Director of Finance)

April Duvall presented the item and explained that the changes primarily addressed Parks and Recreation fees, including establishing rental fees for the new Recreation and Community Center and updating fees for parks, athletics, aquatics, summer camps, and other recreational programs. The amendments also included an adjustment to the Police Department's special events personnel fee.

Council Member Sheridan moved to approve Ordinance No. 2026-25 amending the Town's Code of Ordinances, Chapter 1, "General Provisions," Division 4, "Trophy

Club Park,” to revise usage fees; and Appendix A, “Fee Schedule,” Article A1.000, “General Provisions,” to revise the police department special events personnel fee and parks and recreation and special events fees. Mayor Pro Tem Rowe seconded the motion. The caption of the ordinance reads as follows:

ORDINANCE NO. 2026-25

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS, AMENDING DIVISION 4, “TROPHY CLUB PARK” OF CHAPTER 1, “GENERAL PROVISIONS” BY AMENDING SUBSECTION 1.08.098 (A) (4) “USAGE FEES”; AND AMENDING SUBSECTION (M) SPECIAL EVENTS PERSONNEL FEE OF SECTION A1.011 “POLICE DEPARTMENT”; AND SECTION A1.012 “PARKS AND RECREATION AND SPECIAL EVENTS” OF ARTICLE A1.000 “GENERAL PROVISIONS” OF APPENDIX A “FEE SCHEDULE” OF THE CODE OF ORDINANCES, TOWN OF TROPHY CLUB, TEXAS, TO AMEND CURRENT FEES AND ADOPT NEW FEES; PROVIDING THIS ORDINANCE IS CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

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

NAYES: None

VOTE: 7-0

15. Conduct a public hearing for the FY 2027 Proposed Budget and FY 2027-2032 Capital Improvement Program and consider an ordinance adopting the FY 2027 Annual Budget for the fiscal year beginning October 1, 2026 through September 30, 2027 and making appropriations for each fund and department. (April Duvall, Director of Finance)

Mayor Tiffany opened the public hearing at 8:03 p.m.

April Duvall presented the Fiscal Year 2027 proposed budget and provided an overview of revenues, expenditures, and significant changes since Council’s previous budget review. She noted updates related to employee benefits and compensation, personnel changes, and operations of the new Recreation and Community Center.

No one spoke in favor or opposition

Mayor Tiffany closed the public hearing at 8:08 p.m.

Council discussed the challenges of maintaining a balanced budget and flat tax rate as the Town transitions from a growth community to a more stable development environment. Council emphasized responsible spending, long-term capital planning, and the need to consider innovative approaches to address future financial challenges while maintaining service levels.

Council Member Simmons moved to approve Ordinance 2026-26 adopting the FY 2027 Annual Budget for the fiscal year beginning October 1, 2026 through September 30,

2027 and making appropriations for each fund and department. Council Member Flynn seconded the motion. The caption of the ordinance reads as follows:

ORDINANCE NO. 2026-26

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS, ADOPTING AND APPROVING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027, AND MAKING APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT, OPERATION, ACTIVITY, PURCHASE, ACCOUNT, AND OTHER EXPENDITURES; PROVIDING FOR EMERGENCY EXPENDITURES AND EXPENDITURES AS ALLOWED BY APPLICABLE LAW; PROVIDING FOR FILING OF DOCUMENTS; REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

ROLL CALL VOTE ON MOTION

AYES: Nelson, Simmons, Rowe, Tiffany, Sheridan, Ash, Flynn
NAYES: None
VOTE: 7-0

16. Consider a resolution adopting the FY 2027-2032 Capital Improvement Program. (April Duvall, Director of Finance)

April Duvall presented the Fiscal Year 2027–2032 Capital Improvement Program, which includes more than \$24 million in planned infrastructure investments over the six-year period. She highlighted projects including street and sidewalk improvements, park design and redevelopment, wayfinding signage, ADA improvements to the linear trail, and median refurbishments.

Council Member Sheridan moved to approve Resolution No. 2026-18 adopting the FY 2027-2032 Capital Improvement Program. Council Member Flynn seconded the motion. The caption of the resolution reads as follows:

RESOLUTION NO. 2026-18

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB ADOPTING THE FISCAL YEAR 2027 - 2032 CAPITAL IMPROVEMENT PROGRAM; AND PROVIDING AN EFFECTIVE DATE

VOTE ON MOTION

AYES: Nelson, Simmons, Rowe, Tiffany, Sheridan, Ash, Flynn
NAYES: None
VOTE: 7-0

17. Discussion and consideration of action regarding efforts by the Town to complete the transfer of water and wastewater assets to Trophy Club Municipal Utility District No. 1. (Council Member Dennis Sheridan)

Council Member Sheridan introduced the item regarding efforts to complete the transfer of water and wastewater assets to Trophy Club Municipal Utility District No. 1

(MUD) and expressed the importance of discussing the matter publicly and clarifying the Town's position. Town Manager Brandon Wright presented an overview of the history and status of the asset transfer and the areas of disagreement between the Town and MUD.

Town Manager Wright explained that the Town's position is that the planned transition involved four separate actions: expansion of the MUD boundaries, consolidation of the public water systems, conveyance of the Town-owned water and wastewater assets, and termination of the interlocal agreement (ILA). The Town maintains that the boundary expansion and regulatory consolidation have occurred, but the asset conveyance and termination of the ILA have not been completed.

The presentation addressed the parties' differing positions regarding ownership of the water and wastewater assets, including the Town-owned water tower; the effect of the TCEQ public water system consolidation; interpretation and termination of the ILA; and the documents necessary to complete the asset transfer. Town Manager Wright also discussed the Town's proposed conveyance documents and the ongoing disagreement regarding preservation of the Town's existing wireless communication leases and easement rights associated with the water tower.

Council discussed the history of the proposed transfer, ownership, and operation of the assets; the distinction between regulatory consolidation and the conveyance of physical property; the Town's existing cellular lease rights and revenues; and the parties' respective interpretations of the ILA. Council also discussed using the Town's MUD subcommittee to help resolve outstanding issues once ownership of the existing assets is acknowledged.

Council affirmed its direction that MUD acknowledge the Town's ownership of the water and wastewater assets formerly associated with the PID public water system and the Town's existing communication equipment easements on the water tower and proceed with the Town-provided water tower warranty deed and ILA amendment to complete the asset transfer and terminate the ILA.

No formal action was taken on this item.

EXECUTIVE SESSION/OPEN SESSION

Pursuant to the Open Meetings Act, Chapter 551, the Town Council convened into a Closed Executive Session at 9:23 p.m. and reconvened into Open Session at 9:54 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 Secretary. No Action Taken.

ADJOURNMENT

Mayor Tiffany adjourned the regular meeting at 9:54 p.m.

Attest:

Jeannette Tiffany, Mayor

Tammy Dixon, Town Secretary



TOWN COUNCIL COMMUNICATION

MEETING DATE: September 14, 2026

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: Consider authorizing the Town Manager to negotiate and execute a construction contract with McMahon Contracting, LP for an amount not to exceed \$499,401.70 for the Trophy Club Drive/Wilshire Drive storm drain & Chatswood Creek channel improvements. (Matt Cox, Director of Community Development)

BACKGROUND/SUMMARY: Staff is seeking Town Council approval to award a construction contract in the amount of \$499,401.70 to McMahon Contracting, LP, for construction of the approved FY 2026 Capital Improvement Drainage Projects. In April 2025, the Town Council approved a contract for engineering and construction administration services for the Wilshire drainage project. Following completion of the plans and specifications, the Town's engineering consultant, Teague Nall & Perkins (TNP), solicited proposals for construction of the improvements.

Engineering reports and studies have identified the existing stormwater infrastructure serving the area between Wilshire Drive and Trophy Club Drive as undersized and inadequate to convey stormwater effectively during significant rainfall events. These deficiencies have contributed to repeated flooding affecting four residential properties, including multiple instances in which stormwater entered homes along Wilshire Drive and damaged private property.



The identified drainage deficiencies have prompted the need to evaluate and implement improvements to increase stormwater conveyance capacity, reduce the potential for future flooding, and provide improved protection for the affected residential properties.

The project also includes needed repairs and improvements to the Chatswood creek channel due to existing erosion and resulting damage.



Because the previous channel work was not completed as intended, the proposed improvements will reconstruct and stabilize the channel to help prevent further erosion and

provide a design and appearance consistent with the completed Macquarie creek channel.



Following completion of the design plans, the project was advertised for construction as a competitive sealed proposal (CSP) in accordance with Town and state procurement requirements. Proposals were opened on August 6, 2026, and four qualified contractors submitted bids for the full scope of paving, drainage, and landscape improvements associated with the storm drainage and channel improvements. A full bid tabulation report was prepared by the Town's engineering consultant, Teague Nall & Perkins (TNP).

The CSP process requires proposals to be evaluated not solely on cost, but on overall best value to the Town. The published scoring criteria consisted of:

- Cost – 40%
- Bid Time and Schedule – 20%
- Qualifications and Experience – 20%
- Reputation and References – 20%

A review panel composed of Town staff evaluated each proposal using the criteria above. Information related to contractor qualifications and references was submitted by each bidder as part of its proposal package. TNP compiled and tabulated all scoring results. Of the four proposals received, McMahon Contracting, LP achieved the highest overall score (96.00) and was determined to offer the best value to the Town. McMahon's proposal included the lowest proposed amount, the shortest construction duration at 75 calendar days, and received strong ratings in both qualifications and references, resulting in the highest cumulative score. Based on the scoring and evaluation matrix, both Town staff and TNP recommend awarding the construction contract to McMahon Contracting, LP as the contractor that provides the greatest overall value and best aligns with the Town's goals for timely, high-quality completion of the Trophy Club Drive/Wilshire storm drain and Chatswood creek channel improvements project. Construction work on Trophy Club Drive/Wilshire Drive is anticipated to begin late September 2026.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: Funding for the Trophy Club Drive/Wilshire Drive & Chatswood Project will be provided in the FY 2027 Storm Drainage Utility Fund, which currently has an approved budget of \$350,000. The original funding for this project was budgeted in FY 2025 at the amount of \$1,500,000 when the original anticipated solution included significant underground utility work on Wilshire Drive. Due to a reduction in the project scope with a surface-level drainage flume, the cost of this project is significantly lower than originally anticipated. The full project amount of \$499,401.70 will be funded by the FY 2027 Storm Drainage Utility Fund, which includes the existing \$350,000 amount budgeted in FY 2027 and future budget amendment in October 2026 for the additional \$149,401.70.

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

ATTACHMENTS:

1. Bid Proposal Evaluation

ACTIONS/OPTIONS:

Staff recommends that the Town Council move to authorizing the Town Manager to negotiate and execute a construction contract with McMahon Contracting, LP for an amount not to exceed \$499,401.70 for the Trophy Club Drive/Wilshire Drive storm drain and Chatswood Creek channel improvements project.

August 12, 2026

Brandon Wright, Town Manager
Town of Trophy Club
1 Trophy Wood Drive
Trophy Club, TX 76262

**Re: Bid Proposal Evaluation for Storm Drain & Channel Improvements for
Trophy Club Drive/Wilshire Drive & Chatswood Drive**

Dear Brandon:

On August 6, 2026, competitive sealed proposals (CSP) were opened for the above referenced Town project. Four bids were received and a bid tabulation report has been prepared and attached for record. The fourth bid was disqualified due to an incomplete bid. The following are the bid results for the total project bid:

Contractor	Total Project Bid	Total Calendar Days
McMahon Contracting, LP	\$499,401.70	75
Tejas Cutters LLC	\$588,455.00	120
Axis Contracting, Inc.	\$836,299.26	165

The project was bid as a CSP (Competitive Sealed Proposal) in which the published selection criteria was used. The selection criteria is as follows:

1. Cost – 40%
2. Bid Time – 20%
3. Qualifications & Experience – 20%
4. Reputation/References – 20%

A panel consisting of representatives from Town of Trophy Club scored the respective bidders based on the selection criteria above. Information for Items 3 & 4 of the selection criteria were provided by the bidders for the scoring evaluation. The scores were tabulated and are attached for record.

Based on the results, McMahon Contracting, LP submitted the proposal offering the best value to the Town.

If you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,

tnp
teague nall & perkins



Philip C. Varughese, PE, CFM
Team Leader, Associate Principal
Attachments

cc: Matt Cox, Director of Community Development (via email)

STORM DRAIN & CHANNEL IMPROVEMENTS FOR TROPHY CLUB DRIVE/WILSHIRE DRIVE & CHATSWOOD DRIVE

Rating Category Scoring System

	Bid Amount		Bid Time*		Qualifications & Experience	Reputation & References	
Contractor	Total Project Bid	(40 pts)	Total Time	(20 pts)	(20 pts)	(20 pts)	Total
McMahon Contracting, LP	\$499,401.70	40.0	75	20.0	18.0	18.0	96.00
Tejas Cutters LLC	\$588,455.00	33.9	120	12.5	15.7	15.7	77.85
Axis Contracting, Inc.	\$836,299.26	23.9	165	9.1	16.3	16.3	65.58

BID TABULATION REPORT									
TEAGUE NALL AND PERKINS, INC. CONSULTING ENGINEERS				CLIENT: TOWN OF TROPHY CLUB DESCRIPTION: STORM DRAIN & CHANNEL IMPROVEMENTS FOR TROPHY CLUB DRIVE/WILSHIRE DRIVE & CHATSWOOD DRIVE					
TNP JOB NO: TRO 25237 BID DATE: Thursday, August 6th at 2pm. ENGINEER'S ESTIMATE:				McMahon Contracting L.P.		Tejas Cutters LLC		Axis Contracting, Inc.	
ITEM NO.	DESCRIPTION OF ITEMS	QUANTITY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
UNIT A- WILSHIRE DRIVE STORM DRAIN IMPROVEMENTS									
A-1	Bonds & Insurance	1	LS	\$16,624.00	\$16,624.00	\$16,500.00	\$16,500.00	\$51,500.00	\$51,500.00
A-2	Materials Testing	1	LS	\$9,000.00	\$9,000.00	\$10,000.00	\$10,000.00	\$8,000.00	\$8,000.00
A-3	Remove Existing Stone Flume Wall	20	SY	\$114.51	\$2,290.20	\$125.00	\$2,500.00	\$150.00	\$3,000.00
A-4	Remove Existing Stone Retaining Wall & Apron	5	SY	\$240.01	\$1,200.05	\$250.00	\$1,250.00	\$500.00	\$2,500.00
A-5	Remove & Replace Stone Paver	2	SY	\$946.24	\$1,892.48	\$500.00	\$1,000.00	\$750.00	\$1,500.00
A-6	Remove & Replace Wood Fence	315	LF	\$150.00	\$47,250.00	\$100.00	\$31,500.00	\$175.00	\$55,125.00
A-7	Remove Concrete Curb & Gutter	11	LF	\$97.25	\$1,069.75	\$55.00	\$605.00	\$80.00	\$880.00
A-8	Unclassified Flume Excavation & Grading	110	CY	\$227.50	\$25,025.00	\$200.00	\$22,000.00	\$155.00	\$17,050.00
A-9	3.5' Wide Concrete Flume	270	SY	\$198.00	\$53,460.00	\$380.00	\$102,600.00	\$500.00	\$135,000.00
A-10	Concrete Flume (Variable Width and Height)	12	SY	\$205.58	\$2,466.96	\$485.00	\$5,820.00	\$450.00	\$5,400.00
A-11	Flume with Flagstone Paver	33	SY	\$242.27	\$7,994.91	\$535.00	\$17,655.00	\$500.00	\$16,500.00
A-12	6" Integral Curb & Gutter	4	LF	\$171.83	\$687.32	\$145.00	\$580.00	\$200.00	\$800.00
A-13	2" PVC Pipe	4	LF	\$95.66	\$382.64	\$50.00	\$200.00	\$100.00	\$400.00
A-14	6" PVC Pipe	5	LF	\$113.66	\$568.30	\$60.00	\$300.00	\$120.00	\$600.00
A-15	Adjust Catch Basin Rim to Proposed Grade	1	EA	\$2,717.33	\$2,717.33	\$600.00	\$600.00	\$3,950.00	\$3,950.00
A-16	Adjust Storm Drain Manhole Rim to Proposed Grade	1	EA	\$1,955.20	\$1,955.20	\$1,250.00	\$1,250.00	\$1,450.00	\$1,450.00
A-17	Trench Safety	300	LF	\$1.42	\$426.00	\$15.00	\$4,500.00	\$10.00	\$3,000.00
A-18	Preserve/Protect Existing Trees	1	LS	\$10,902.22	\$10,902.22	\$2,000.00	\$2,000.00	\$880.00	\$880.00
A-19	Cut & Plug Subdrain Pipe	1	EA	\$458.08	\$458.08	\$950.00	\$950.00	\$250.00	\$250.00
A-20	Connect Downspout Drain to Concrete Flume	1	EA	\$458.08	\$458.08	\$375.00	\$375.00	\$800.00	\$800.00
A-21	Cut & Connect Subdrain Pipe to Concrete Flume	3	EA	\$458.09	\$1,374.27	\$425.00	\$1,275.00	\$800.00	\$2,400.00
A-22	Restoration of Parkway and Yards	245	SY	\$15.92	\$3,900.40	\$35.00	\$8,575.00	\$70.00	\$17,150.00
A-23	Utility Adjustments	1	LS	\$2,644.14	\$2,644.14	\$10,000.00	\$10,000.00	\$4,000.00	\$4,000.00
A-24	Erosion Control	1	LS	\$1,493.86	\$1,493.86	\$5,000.00	\$5,000.00	\$5,229.63	\$5,229.63
	TOTAL - UNIT A- WILSHIRE DRIVE STORM DRAIN IMPROVEMENTS			\$196,241.19		\$247,035.00		\$337,364.63	
UNIT B- CHATSWOOD DRIVE CHANNEL IMPROVEMENTS									
B-1	Bonds & Insurance	1	LS	\$9,900.00	\$9,900.00	\$5,000.00	\$5,000.00	\$51,500.00	\$51,500.00
B-2	Materials Testing	1	LS	\$9,000.00	\$9,000.00	\$1,500.00	\$1,500.00	\$8,000.00	\$8,000.00
B-3	Unclassified Channel Excavation & Grading	155	CY	\$84.26	\$13,060.30	\$200.00	\$31,000.00	\$155.00	\$24,025.00
B-4	18" Grouted Rock Riprap	320	SY	\$163.35	\$52,272.00	\$225.00	\$72,000.00	\$465.00	\$148,800.00
B-5	Remove & Reset Existing Rock Riprap	135	SY	\$89.55	\$12,089.25	\$200.00	\$27,000.00	\$440.00	\$59,400.00
B-6	Solid Sod	110	SY	\$20.25	\$2,227.50	\$22.00	\$2,420.00	\$18.00	\$1,980.00
B-7	Erosion Control	1	LS	\$4,611.46	\$4,611.46	\$2,500.00	\$2,500.00	\$5,229.63	\$5,229.63
	TOTAL-UNIT B- CHATSWOOD DRIVE CHANNEL IMPROVEMENTS			\$103,160.51		\$141,420.00		\$298,934.63	

BID TABULATION REPORT									
TEAGUE NALL AND PERKINS, INC. <i>CONSULTING ENGINEERS</i>				CLIENT: TOWN OF TROPHY CLUB DESCRIPTION: STORM DRAIN & CHANNEL IMPROVEMENTS FOR TROPHY CLUB DRIVE/WILSHIRE DRIVE & CHATSWOOD DRIVE					
TNP JOB NO: TRO 25237 BID DATE: Thursday, August 6th at 2pm. ENGINEER'S ESTIMATE:				McMahon Contracting L.P.		Tejas Cutters LLC		Axis Contracting, Inc.	
ITEM NO.	DESCRIPTION OF ITEMS	QUANTITY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
<u>BASE BID ITEMS</u>									
UNIT A- WILSHIRE DRIVE STORM DRAIN IMPROVEMENTS				\$196,241.19		\$247,035.00		\$337,364.63	
UNIT B- CHATSWOOD DRIVE CHANNEL IMPROVEMENTS				\$103,160.51		\$141,420.00		\$298,934.63	
OWNER'S CONTINGENCY				\$200,000.00		\$200,000.00		\$200,000.00	
TOTAL AMOUNT BASE BID				\$499,401.70		\$588,455.00		\$836,299.26	
Substantial Completion (Calendar Days)				65		90		135	
Final Acceptance (Calendar Days)				10		30		30	
TOTAL BID TIME				75		120		165	



TOWN COUNCIL COMMUNICATION

MEETING DATE: September 14, 2026

FROM: Patrick Arata, Chief of Police

AGENDA ITEM: Consider authorizing the Town Manager to negotiate and execute a contract with Cloud Ingenuity in an amount not to exceed \$239,694.09 for access and security control system improvements at the Trophy Club Town Hall/Police Department building, Fire Department building, and the new Trophy Club Community Center. (Patrick Arata, Chief of Police)

BACKGROUND/SUMMARY: The Town is continuing its effort to modernize and standardize physical security systems across Town facilities. The proposed project will replace aging access control infrastructure at existing facilities and provide new access control and security camera systems for the new Trophy Club Community Center. Utilizing a common Verkada platform will provide centralized administration, improved security, greater accountability over facility access, and a consistent security system across Town facilities.

The project consists of the following four components:

1. Town Hall and Police Department – Access Control System

The existing access control system serving Town Hall and the Police Department is aging and requires replacement to improve reliability, security, and administrative control. The proposed Verkada system will provide a modern, centrally managed platform for controlling and documenting access to secured areas.

This portion of the project includes card readers, door controllers, alarm equipment, backup power components, panic buttons, associated cabling, installation, configuration, and long-term licensing. The current proposal includes 35 card readers and the associated access control equipment and services. The cost related to these improvements is \$143,967.98.

2. Fire Department – Access Control System

The Fire Department currently utilizes an antiquated access control system that operates in conjunction with the Town's existing system. As part of this project, the Fire Department's existing access control equipment will also be upgraded to the Verkada platform.

Upgrading the Fire Department at the same time will eliminate reliance on the older access control infrastructure and provide a standardized security platform across the Town's primary public safety and administrative facilities. The new system will allow authorized Town personnel to centrally manage access credentials, door permissions, and security-related

activity using a common platform. The cost related to these improvements is \$41,220.48.

3. Trophy Club Community Center – Access Control and Security Camera System

The new Trophy Club Community Center will require physical security systems as part of preparing the facility for Town operations and public use. Rather than installing a separate or stand-alone security system, the Trophy Club Community Center will be incorporated into the Town's standardized Verkada security platform.

This portion of the project will include new electronic access control and security cameras appropriate for the facility. Incorporating these systems during development of the new building will provide controlled access to designated areas, security monitoring of the facility, and centralized management consistent with the systems being implemented at Town Hall, the Police Department, and Fire Department. The cost related to these improvements is \$49,854.47.

4. Trophy Club Community Center – Playground Security Camera

As an additional security measure for the new Trophy Club Community Center, the project will include the installation and licensing of a Verkada camera positioned to provide security coverage of the playground area.

The camera will provide an additional view of the playground and surrounding area to enhance the Town's ability to monitor activity, review incidents when necessary, and provide an added layer of security for children, families, staff, and other users of the facility. The camera will be incorporated into the same centralized Verkada platform as the Trophy Club Community Center's other security cameras and access control equipment. The cost related to this improvement is \$4,651.16.

Justification

Implementing these four components as a coordinated project will allow the Town to replace antiquated access control systems at Town Hall, the Police Department, and Fire Department while providing the necessary access control and security camera infrastructure for the new Trophy Club Community Center and playground area.

A key component of the Police Department upgrade is supporting compliance with the FBI Criminal Justice Information Services (CJIS) Security Policy. The Police Department maintains access to Criminal Justice Information (CJI) and CJIS connected systems, requiring appropriate physical security measures to protect sensitive information and restrict access to secure areas. The upgraded access control system will strengthen the department's ability to control, document, and audit access to restricted areas, manage employee access credentials, and promptly modify or revoke access when necessary. Maintaining these physical security safeguards is important to protecting sensitive criminal justice information and supporting compliance with applicable CJIS security requirements.

The Fire Department upgrade also addresses the security of its controlled substance storage area. The Fire Department maintains narcotics and other controlled substances used in emergency medical operations and subject to DEA controlled substance requirements. Maintaining secure and restricted access to these medications is critical to preventing unauthorized access, loss, theft, or diversion. The upgraded access control system will strengthen security of the drug storage area by limiting access to authorized personnel and providing an electronic record of access activity, improving both security and accountability for controlled substances maintained by the Fire Department.

Standardizing these facilities on the Verkada platform will provide the Town with a common security system that can be centrally administered and maintained. This approach will improve physical security, system reliability, accountability, and administrative efficiency while reducing the need to operate and maintain multiple independent security platforms.

BOARD REVIEW/CITIZEN FEEDBACK: The Crime Control and Prevention District (CCPD) Board approved \$75,000 in the FY 2027 Budget toward the access control project to account for the Police Department area of Town Hall. The CCPD funding supports the security-related portion of the project, with the remaining project cost funded through the Town's Community Development Capital Equipment Replacement Fund for the Town Hall portion of the system.

The total contract for Town Hall, which includes the Police Department, with Cloud Ingenuity LLC is \$143,967.98 and includes hardware, 10-year licensing, installation, configuration, cabling, and associated equipment. This joint funding approach allows the Town to implement a comprehensive and standardized access control system while appropriately allocating costs between CCPD security funding and the General Fund.

FISCAL IMPACT: The project will be procured through Cloud Ingenuity LLC utilizing Texas Department of Information Resources (DIR) Contract DIR-CPO-5285, which includes Verkada products, access control and security systems, and related installation services. All proposals identify DIR-CPO-5285 as the governing purchasing contract. Funding for the Town-wide Access Control and Security Project will be allocated based on the facility being served:

1. Town Hall/Police Department

The Town Hall and Police Department portion of the project has a total cost of \$143,967.98. Funding will be split equally, with 50% (\$71,983.99) funded through the Crime Control & Prevention District (CCPD) Fund and 50% (\$71,983.99) funded through the Community Development Capital Equipment Replacement Fund.

2. Fire Department

The Fire Department portion of the access control system upgrade has a total cost of \$41,220.48. The Trophy Club Municipal Utility District No. 1 ("District") is responsible for capital costs related to the fire station. If this project is approved in the FY 2027 Budget by the District, the Town will manage the project with the District paying for all related costs. If sufficient funding is not provided in the District's budget, this portion of the contract will be removed.

3. Trophy Club Community Center

The Trophy Club Community Center access control and security camera system has a cost of \$49,854.47 and will be funded through the Capital Improvement Fund in the Community Center Purchase/Renovation Project account. An additional \$4,651.16 through the same source will be utilized for the installation and licensing of a Verkada camera to provide security coverage of the playground associated with use of that building. Together, the total Capital Improvement Fund cost associated with the Trophy Club Community Center is \$54,505.63.

Funding Summary

Fund	Amount
CCPD Fund	\$71,983.99
Community Development Capital Equipment Replacement Fund	\$71,983.99
District Capital Funding	\$41,220.48
Capital Improvement Fund: Community Center Purchase/Renovation	\$54,505.63
Total	\$239,694.09

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

ATTACHMENTS:

1. Contract
2. Amendment for Contract
3. Quote Verkada Town Hall
4. Quote Verkada Phase 4 Fire House
5. Quote Trophy Club Community Center
6. Quote Trophy Club Community Center Bullet Camera Option

ACTIONS/OPTIONS:

Staff recommends approval to authorize the Town Manager to negotiate and execute a

contract with Cloud Ingenuity in an amount not to exceed \$239,694.09 for access and security control system improvements at the Trophy Club Town Hall/Police Department building, Fire Department building, and the new Trophy Club Community Center.

STATE OF TEXAS
DEPARTMENT OF INFORMATION RESOURCES
CONTRACT FOR PRODUCT, SERVICES, AND RELATED SERVICES
Cloud Ingenuity, LLC

1 INTRODUCTION

1.1 Parties

This contract for Mobile Digital Video Recording Systems, Accessories and Related Services (this "Contract") is entered into between the State of Texas, acting by and through the Department of Information Resources (hereinafter "DIR") with its principal place of business at 300 West 15th Street, Suite 1300, Austin, Texas 78701, and Cloud Ingenuity, LLC, a Texas Domestic Limited Liability Company (hereinafter "Successful Respondent"), with its principal place of business at 4100 International Pkwy, Suite 1100, Carrollton, Texas 75007.

1.2 Compliance with Procurement Laws

This Contract is the result of compliance with applicable procurement laws of the State of Texas. DIR issued a solicitation on the Comptroller of Public Accounts' Electronic State Business Daily, Request for Offer (RFO) DIR-CPO-TMP-566, on 12/09/2022, for Mobile Digital Video Recording Systems, Accessories and Related Services (the "RFO"). Upon execution of all Contracts, a notice of award for DIR-CPO-TMP-566, shall be posted by DIR on the Electronic State Business Daily.

1.3 Order of Precedence

- A. For transactions under this Contract, the order of precedence shall be as follows:
1. this Contract;
 2. **Appendix A, Standard Terms and Conditions;**
 3. **Appendix B, Successful Respondent's Historically Underutilized Businesses Subcontracting Plan;**
 4. **Appendix C, Pricing Index;**
 5. **Appendix D, Service Agreement template;**
 6. **Exhibit 1, RFO DIR-CPO-TMP-566**, including all Addenda; and

7. **Exhibit 2, Successful Respondent's Response to RFO DIR-CPO-TMP-566**, including all Addenda.
- B. Each of the foregoing documents is hereby incorporated by reference and together constitute the entire agreement between DIR and Successful Respondent.

1.4 Definitions

Capitalized terms used but not defined herein have the meanings given to them in **Appendix A, Standard Terms and Conditions**.

2 TERM OF CONTRACT

The initial term of this Contract shall be up to two (2) years commencing on the date of the last signature hereto (the "Initial Term"), with one (1) optional two-year renewal and one (1) optional one-year renewal (each, a "Renewal Term"). Prior to expiration of the Initial Term and each Renewal Term, this Contract will renew automatically under the same terms and conditions unless either party provides written notice to the other party at least sixty (60) days in advance of the renewal date stating that the party wishes to discuss amendment or non-renewal.

3 OPTION TO EXTEND

Successful Respondent agrees that DIR may require continued performance under this Contract at the rates specified in this Contract following the expiration of the Initial Term or any Renewal Term. This option may be exercised more than once, but the total extension of performance hereunder shall not exceed ninety (90) calendar days. Such extension of services shall be subject to the requirements of the Contract, with the sole and limited exception that the original date of termination shall be extended pursuant to this provision. DIR may exercise this option upon thirty (30) calendar days written notice to the Successful Respondent.

4 PRODUCT AND SERVICE OFFERINGS

Products and services available under this Contract are limited to the technology categories defined in Request for Offer DIR-CPO-TMP-566 for Mobile Digital Video Recording Systems, Accessories and Related Services. At DIR's sole discretion, Successful

Respondent may incorporate changes or make additions to its product and service offerings, provided that any changes or additions must be within the scope of the RFO.

5 PRICING

5.1 Pricing Index

Pricing to Customers shall be as set forth in **Appendix C, Pricing Index**, and shall include the DIR Administrative Fee (as defined below).

5.2 Customer Discount

- A. The minimum Customer discount for all products and services will be the percentage off List Price (as defined below) or MSRP (as defined below), as applicable, as specified in **Appendix C, Pricing Index**. Successful Respondent shall not establish a List Price or MSRP for a particular solicitation. For purposes of this Section, "List Price" is the price for a product or service published in Successful Respondent's price catalog (or similar document) before any discounts or price allowances are applied. For purposes of this Section, "MSRP," or manufacturer's suggested retail price, is the price list published by the manufacturer or publisher of a product and available to and recognized by the trade.
- B. Customers purchasing products or services under this Contract may negotiate additional discounts with Successful Respondent. Successful Respondent and Customer shall provide the details of such additional discounts to DIR upon request.
- C. If products or services available under this Contract are provided at a lower price to: (i) an eligible Customer who is not purchasing those products or services under this Contract, or (ii) to any other customer under the same terms and conditions provided for the State for the same products and services under this contract, then the price of such products and services under this Contract shall be adjusted to that lower price. This requirement applies to products or services quoted by Successful Respondent for a quantity of one (1), but does not apply to volume or special pricing purchases. Successful Respondent shall notify DIR within ten (10) days of providing a lower price as described in this Section, and this Contract shall be amended within ten (10) days to reflect such lower price.

5.3 Changes to Prices

- A. Subject to the requirements of this section, Successful Respondent may change the price of any product or service upon changes to the List Price or MSRP, as applicable. Discount levels shall not be subject to such changes, and will remain consistent with the discount levels specified in this Contract.
- B. Successful Respondent may revise its pricing by publishing a revised pricing list, subject to review and approval by DIR. If DIR, in its sole discretion, finds that the price of a product or service has been increased unreasonably, DIR may request that Successful Respondent reduce the pricing for the product or service to the level published before such revision. Upon such request, Successful Respondent shall either reduce the pricing as requested, or shall remove the product or service from the pricing list for this Contract. Failure to do so will constitute an act of default by Successful Respondent.

5.4 Shipping and Handling

Prices to Customers shall include all shipping and handling fees. Shipments will be Free On Board Customer's Destination. No additional fees may be charged to Customers for standard shipping and handling. If a Customer requests expedited or special delivery, Customer will be responsible for any additional charges for expedited or special delivery.

6 DIR ADMINISTRATIVE FEE

- A. Successful Respondent shall pay an administrative fee to DIR based on the dollar value of all sales to Customers pursuant to this Contract (the "DIR Administrative Fee"). The amount of the DIR Administrative Fee shall be seventy-five hundredths of a percent (0.75%) of all sales, net of returns and credits. For example, the administrative fee for sales totaling \$100,000 shall be \$750.
- B. All prices quoted to Customers shall include the DIR Administrative Fee. DIR reserves the right to increase or decrease the DIR Administrative Fee during the term of this Contract, upon written notice to Successful Respondent without amending this Contract. Any increase or decrease in the DIR Administrative Fee shall be incorporated in the price to Customers.

7 INTERNET ACCESS TO CONTRACT AND PRICING INFORMATION

In addition to the requirements listed in **Appendix A, Section 7.2, Internet Access to Contract and Pricing Information**, Successful Respondent shall include the following with its webpage:

- A. A current price list or mechanism to obtain specific contract pricing;
- B. MSRP/list price or DIR Customer price;
- C. Discount percentage (%) off MSRP or List Price;
- D. SOW Instructions and link to DBITS page (<http://dir.texas.gov/View-Contracts-And-Services/Pages/Content.aspx?id=41>). Resulting Purchase Orders must reference DIR contract number;
- E. Warranty policies; and
- F. Return policies.

8 USE OF ORDER FULFILLERS

8.1 Authorization to Use Order Fulfillers

Subject to the conditions in this Section 8, DIR agrees to permit Successful Respondent to utilize designated order fulfillers to provide products, services, and support resources to Customers under this Contract ("Order Fulfillers").

8.2 Designation of Order Fulfillers

- A. Successful Respondent may designate Order Fulfillers to act as the distributors for products and services available under this Contract. In designating Order Fulfillers, Successful Respondent must be in compliance with the State's Policy on Utilization of Historically Underutilized Businesses. DIR and Successful Respondent will agree on the number of Order Fulfillers that are Historically Underutilized Businesses as defined by the CPA.
- B. In addition to the required Subcontracting Plan, Successful Respondent shall provide DIR with the following Order Fulfiller information: Order Fulfiller name, Order Fulfiller business address, Order Fulfiller CPA Identification Number, Order Fulfiller contact person email address and phone number.
- C. DIR reserves the right to require Successful Respondent to rescind any Order Fulfiller participation or request that Successful Respondent name additional Order Fulfillers should DIR determine it is in the best interest of the State.

- D. Successful Respondent shall be fully liable for its Order Fulfillers' performance under and compliance with the terms and conditions of this Contract. Successful Respondent shall enter into contracts with Order Fulfillers and use terms and conditions that are consistent with the terms and conditions of this Contract.
- E. Successful Respondent may qualify Order Fulfillers and their participation under the Contract provided that: i) any criteria is uniformly applied to all potential Order Fulfillers based upon Successful Respondent's established, neutrally applied criteria, ii) the criteria is not based on a particular procurement, and iii) all Customers are supported under the criteria.
- F. Successful Respondent shall not prohibit any Order Fulfiller from participating in other procurement opportunities offered through DIR.

8.3 Changes in Order Fulfiller

Successful Respondent may add or remove Order Fulfillers throughout the term of this Contract upon written authorization by DIR. Prior to adding or removing Order Fulfillers, Successful Respondent must make a good faith effort to revise its Subcontracting Plan in accordance with the State's Policy on Utilization of Historically Underutilized Businesses. Successful Respondent shall provide DIR with its updated Subcontracting Plan and the Order Fulfillers information listed above.

8.4 Order Fulfiller Pricing to Customer

Order Fulfiller pricing to the Customer shall be in accordance with Section 5.

9 NOTIFICATION

All notices under this Contract shall be sent to a party at the respective address indicated below.

If sent to the State:

Lisa Massock or Successor in Office
Chief Procurement Officer
Department of Information Resources
300 W. 15th St., Suite 1300
Austin, Texas 78701
Phone: (512) 475-4700
Email: lisa.massock@dir.texas.gov

If sent to Successful Respondent:

Suzanne Kosub
Cloud Ingenuity, LLC
4100 International Pkwy, Suite 1100
Carrollton, Texas 75007
Phone: (469) 518-0483
Email: skosub@cloudingenuity.com

10 SOFTWARE LICENSE AND SERVICE AGREEMENTS

10.1 Software License Agreement

- A. Customers acquiring software licenses under this Contract shall hold, use, and operate such software subject to compliance with the Software License Agreement. Customer and Successful Respondent may agree to additional terms and conditions that do not diminish a term or condition in the Software License Agreement, or in any manner lessen the rights or protections of Customer or the responsibilities or liabilities of Successful Respondent. Successful Respondent shall make the Software License Agreement terms and conditions available to all Customers at all times.
- B. Compliance with the Software License Agreement is the responsibility of the Customer. DIR shall not be responsible for any Customer's compliance with the Software License Agreement.

10.2 Service Agreement

Services provided under this Contract shall be in accordance with the Service Agreement as set forth in **Appendix D** of this Contract. No changes to the Service Agreement terms and conditions may be made unless previously agreed to by Successful Respondent and DIR. Successful Respondent and Customer may agree to terms and conditions that do not diminish or lessen the rights or protections of the Customer or the responsibilities or liabilities of Successful Respondent.

11 CONFLICTING OR ADDITIONAL TERMS

- A. The terms and conditions of this Contract shall supersede any additional conflicting or additional terms in any additional service agreements, statement of work, and any other provisions, terms, conditions, and license agreements, including those which may be affixed to or accompany software upon delivery (sometimes called shrink-wrap or click-wrap agreements), and any linked or supplemental documents, which may be proposed, issued, or accepted by Successful Respondent and Customer in addition to this Contract (such additional agreements, “Additional Agreements”), regardless of when such Additional Agreements are proposed, issued, or accepted by Customer. Notwithstanding the foregoing, it is Customer’s responsibility to review any Additional Agreements to determine if Customer accepts such Additional Agreement. If Customer does not accept such Additional Agreement, Customer shall be responsible for negotiating any changes thereto.
- B. Any update or amendment to an Additional Agreement shall only apply to Purchase Orders for the associated product or service offering after the effective date of such update or amendment; provided that, if Successful Respondent has responded to a Customer’s solicitation or request for pricing, any subsequent update or amendment to an Additional Agreement may only apply to a resulting Purchase Order if Successful Respondent directly informs such Customer of such update or amendment before the Purchase Order is executed.
- C. Successful Respondent shall not require any Additional Agreement that: i) diminishes the rights, benefits, or protections of Customer, or that alters the definitions, measurements, or method for determining any authorized rights, benefits, or protections of Customer; or ii) imposes additional costs, burdens, or obligations upon Customer, or that alters the definitions, measurements, or method for determining any authorized costs, burdens, or obligations upon Customer.
- D. If Successful Respondent attempts to do any of the foregoing, the prohibited documents will be void and inapplicable to this Contract or the Purchase Order between Successful Respondent and Customer, and Successful Respondent will nonetheless be obligated to perform such Purchase Order without regard to the prohibited documents, unless Customer elects instead to terminate such

Purchase Order, which in such case may be identified as a termination for cause against Successful Respondent.

12 AUTHORIZED EXCEPTIONS TO APPENDIX A, STANDARD TERMS AND CONDITIONS

No exceptions have been agreed to by DIR and Successful Respondent.

(Remainder of this page intentionally left blank.)

This Contract is executed to be effective as of the date of last signature.

Cloud Ingenuity, LLC

Authorized By: Signature on File

Name: Suzanne Kosub

Title: Managing Partner

Date: 2/16/2024

The State of Texas, acting by and through the Department of Information Resources

Authorized By: Signature on File

Name: Lisa Massock

Title: Chief Procurement Officer

Date: 2/29/2024

Office of General Counsel: Initials on File

Date: 2/29/2024

Amendment Number 1
to
Contract Number DIR-CPO-5285
between
State of Texas, acting by and through the Department of Information Resources
and
Cloud Ingenuity, LLC

This Amendment Number **1** ("**Amendment**") to **Contract** Number **DIR-CPO-5285** ("**Contract**") is between the Department of Information Resources (hereinafter "**DIR**") and Cloud Ingenuity, LLC (hereinafter "**Successful Respondent**"). DIR and "Successful Respondent" agree to modify the terms and conditions of the **Contract** as follows:

1. **Appendix A, Standard Contract Terms and Conditions** Sections 10.4(B)(xxv) replaced in its entirety with the following:

xxv) neither it, nor its holding companies or subsidiaries, is:

- (a) Listed in Section 889 of the 2019 National Defense Authorization Act;
- (b) Listed in Section 1260H of the 2021 National Defense Authorization Act; or
- (c) Owned by the government of a country on the U.S. Department of Commerce's foreign adversaries list under 15 C.F.R Section 791.4; or
- (d) Controlled by any governing or regulatory body located in a country on the U.S. Department of Commerce's foreign adversaries list under 15 C.F.R Section 791.4; and

xxvi) all information provided by "**Successful Respondent**" is current, accurate, and complete.

All other terms and conditions of the **Contract** as amended, not expressly amended herein, shall remain in full force and effect. In the event of conflict among the provisions, the order of precedence shall be this Amendment Number 1, and then the Contract.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties hereby execute this amendment to be effective as of 5/12/2025 | 8:29 AM CDT the date of the last signature, but in all events, no later than _____.

Cloud Ingenuity, LLC

Authorized By: _____ Signature on File

Christina White

Name: _____

Operations Manager

Title: _____

4/28/2025 | 9:43 AM CDT

Date: _____

The State of Texas, acting by and through the Department of Information Resources

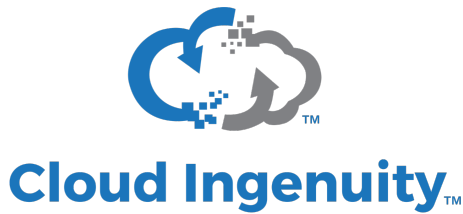
Authorized By: _____ Signature on File

Name: Lisa Massock

Title: Chief Procurement Officer

5/12/2025 | 8:29 AM CDT

Date: _____



Cloud Ingenuity LLC

6105 Tennyson Parkway, Suite 130
Plano, TX 75024
(972) 402-5522
orders@cloudingenuity.com
<http://www.cloudingenuity.com>



QUOTE: Town of Trophy Club – Trophy Club Verkada Town Hall Access Control and Cameras

Prepared For:

Chief Patrick Arata
parata@trophyclub.com
682-237-2953

Opportunity #: OPP-4598

QUOTE

Trophy Club Verkada Town Hall
Access Control and Cameras
Quote #: Q-000035
Quote Date: 9/1/2026

BILL TO

1 Trophy Wood Drive
Trophy Club, TX 76262

Expiration Date: 10/1/2026
Payment Terms: Net 30

Hardware					
Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
1	AD34-HW	Verkada AD34 Multi-format Card Reader	35	\$235.58	\$8,245.30
2	AC62-HW	Verkada AC62 16 Door Controller	2	\$4,049.33	\$8,098.66
3	BP52-HW-NA	Verkada BP52 32-Zone Alarm Panel, North America Type B Plug (New Alarms, US and Canada Only)	1	\$606.83	\$606.83
4	ACC-CEL-LTE-2	Verkada Cellular Backup Communicator for BP52 Alarm Panel (New Alarms) & AC43 Access Controller (US and Canada Only)	1	\$235.58	\$235.58
5	ACC-BAT-4AH	Verkada 4AH Backup Battery for AC41, AC42, AX11, and BP41	2	\$87.08	\$174.16
6	BR33-HW	Verkada BR33 Wireless Mounted Panic Button	3	\$66.83	\$200.49
7	ACC-VBX-200WH	Verkada Backup Battery for BP52 Alarm Panel, 200WH (New Alarms, US and Canada Only)	2	\$134.33	\$268.66
8	ACC-BAT-18AH	Verkada 18AH Backup Battery for AC62	2	\$471.83	\$943.66
9	BZ11-HW	Verkada BZ11 Horn Speaker	2	\$539.33	\$1,078.66
10	ACC-EV3-1	Verkada Desfire EV3 Encrypted Cards - Pack of 100	2	\$539.33	\$1,078.66
11	ACC-PROX-1	Verkada Proximity Access Control Cards, 100 Pack	1	\$404.33	\$404.33
12	AC43-HW-NA	AC43 4 Door Controller	2	\$1,214.33	\$2,428.66
13	800300-550	ZEBRACARD, CONSUMABLES, RIBBON, COLOR-YMCKO, 300 IMAGES, 150 cards dual sided cards	4	\$45.00	\$180.00
14	ZC32-000C000US00	ZEBRACARD, PRINTER, ZC300, DUAL SIDED, US CORD, USB, ETHERNET, WINDOWS DRIVER	1	\$1,475.00	\$1,475.00

Section Total: \$25,418.65

Licenses					
Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
15	LIC-BX-MA-10Y-CAP	Verkada 10-Year Advanced Video Alarms License for 1 Site (New Alarms, US and Canada Only), Capacity Increase	1	\$10,125.00	\$10,125.00
16	LIC-BZ-10Y-CAP	Verkada 10-Year Horn Speaker License, Capacity Increase	2	\$1,214.33	\$2,428.66
17	LIC-AC-10Y-CAP	Verkada 10-Year Door License, Capacity Increase	35	\$1,349.33	\$47,226.55
18	LIC-BX-CEL-10Y-CAP	Verkada 10-Year Cellular Backup License for BP32 or ACC-CEL-LTE-2 (New Alarms, Access Control, US and Canada Only), Capacity Increase	1	\$1,821.83	\$1,821.83
19	LIC-MNFC-20-10Y-CAP	Verkada Add up to 20 users with a mobile NFC credential for 10 years, Capacity Increase	1	\$1,349.33	\$1,349.33

Section Total: \$62,951.37

Services					
Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
20	CI-Service-AlarmPnl-nstal	CI - Alarm Panel Installation & Configuration	1	\$1,250.00	\$1,250.00
21	CI-Service-PM	CI - Program Management	20	\$280.00	\$5,600.00
22	CI-Service-ExtStrike-nstal	CI - Exterior Door Electric Door Strike Install & Configuration	2	\$1,515.00	\$3,030.00
23	CI-Service-16DC-nstal	CI - 16 Door Controller Install & Configuration (Per Controller)	2	\$1,520.00	\$3,040.00
24	CI-Service-4DC-nstal	CI - 4 Door Controller Install & Configuration (Per Controller)	2	\$760.00	\$1,520.00
25	CI-Service-PanicButton-nstal	CI - Panic Button Install & Configuration	3	\$150.00	\$450.00
26	CI-Service-CR-nstal	CI - Card Reader Install & Configuration (Per Reader)	35	\$250.00	\$8,750.00
27	CI-Service-HW-nstal	CI - Hardware Installation	1	\$700.00	\$700.00
28	CI-Cabling-IndoorEthernet-nstal	CI - Indoor Ethernet Cable Run CAT6	5	\$325.00	\$1,625.00
29	CI-Cabling-DA-CBLR	CI - Door Access Cable Run	4	\$625.00	\$2,500.00
30	CI-Misc	CI - Miscellaneous Supply	1	\$3,183.00	\$3,183.00
31	CI-Service-BZ11-nstal	CI - BZ11 Horn Speaker Installation & Configuration	2	\$315.00	\$630.00
32	Shipping	Shipping & Handling	1	\$528.80	\$528.80

Section Total: \$32,806.80

Miscellaneous					
Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
33	CI-Misc-TE	CI-Travel — Travel & Expenses	1	\$22,791.16	\$22,791.16

Section Total: \$22,791.16

Customer hereby authorizes and agrees to make timely payment for products and services rendered, including payments for partial shipments.

Subtotal:	\$143,967.98
Tax (0%):	\$0.00
Grand Total:	\$143,967.98

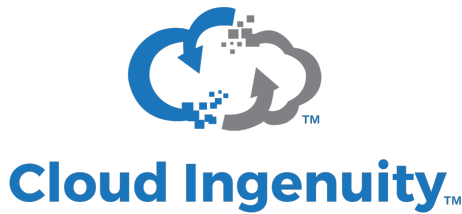
Cloud Ingenuity Terms: Hardware/Software – billed 100% upon shipment. Cloud Ingenuity Service – billed 50% upfront and 50% at completion unless otherwise specified. T&E – billed as incurred.

Terms and Conditions

#5285 This proposal is governed by the terms and conditions established in DIR-CPO-5285 contract exp date: 3/1/29 where Cloud Ingenuity LLC is authorized on the Cloud Ingenuity LLC contract with DIR.

#4856 This proposal is governed by the terms and conditions established in DIR-CPO-4856 contract exp date: 7/6/28 where Cloud Ingenuity LLC is authorized on the Cloud Ingenuity LLC contract with DIR.

Thank you for the opportunity!



Cloud Ingenuity LLC

6105 Tennyson Parkway, Suite 130
Plano, TX 75024
(972) 402-5522
orders@cloudingenuity.com
<http://www.cloudingenuity.com>



QUOTE: Town of Trophy Club – Trophy Club - Verkada Phase 4 Fire House

Prepared For:

Chief Patrick Arata
parata@trophyclub.com
6822372953

Opportunity #: OPP-4663

QUOTE

Trophy Club - Verkada Phase 4 Fire House
Quote #: Q-000040
Quote Date: 9/4/2026

BILL TO

1 Trophy Wood Drive
Trophy Club, TX 76262

Expiration Date: 10/4/2026
Payment Terms: Net 30

Hardware					
Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
1	SV25-128-HW	SV25 Environmental Sensor, 128GB, 365 Days Max	1	\$978.08	\$978.08
2	ACC-SV-MOUNT-1	Reinforced Sensor Mount	1	\$60.08	\$60.08
3	AC62-HW	AC62 16 Door Controller	1	\$4,049.33	\$4,049.33
4	ACC-BAT-18AH	18AH Backup Battery	1	\$471.83	\$471.83
5	AD34-HW	AD34 Multi-format Card Reader	12	\$235.58	\$2,826.96
6	TD63-HW	TD63 Video Intercom Keypad	1	\$1,484.33	\$1,484.33
7	BP52-HW-NA	BP52 32-Zone Alarm Panel, North America Type B Plug (New Alarms, US and Canada Only)	1	\$606.83	\$606.83
8	ACC-VBX-ENC	Dual Backup Battery Enclosure for BP52 Alarm Panel (New Alarms, US, Canada, AU and NZ Only)	1	\$201.83	\$201.83
9	ACC-CEL-LTE-2	Cellular Backup Communicator for BP52 Alarm Panel (New Alarms) & AC43 Access Controller (US, Canada, AU and NZ Only)	1	\$235.58	\$235.58
10	ACC-VBX-200WH	Backup Battery for BP52 Alarm Panel, 200WH (New Alarms, US, Canada, AU and NZ Only)	1	\$134.33	\$134.33
11	ACC-AC-EV3-MT-1	Multi-Technology Proximity + Desfire EV3 Encrypted Cards - Pack of 100	1	\$809.33	\$809.33
12	ACCX-TBL-3	Apple 11-inch iPad, 128GB, Model Number: MD3Y4LL/A	1	\$235.58	\$235.58
13	ACCX-TBL-STD-1	Apple iPad Stand	1	\$26.33	\$26.33

Section Total: \$12,120.42

Licenses					
Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
14	LIC-SV-5Y-CAP	Verkada 5-Year SV License, Capacity Increase	1	\$674.33	\$674.33
15	LIC-AC-5Y-CAP	Verkada 5-Year Door License, Capacity Increase	12	\$674.33	\$8,091.96
16	LIC-TD-5Y-CAP	Verkada 5-Year Intercom License, Capacity Increase	1	\$1,349.33	\$1,349.33
17	LIC-BX-MA-5Y-CAP	Verkada 5-Year Advanced Video Alarms License for 1 Site (New Alarms, US and Canada Only), Capacity Increase	1	\$5,062.50	\$5,062.50
18	LIC-BX-CEL-5Y-CAP	Verkada 5-Year Cellular Backup License for BP32 or ACC-CEL-LTE-2 (New Alarms, Access Control, US and Canada Only), Capacity Increase	1	\$910.58	\$910.58

Section Total: \$16,088.70

Services					
Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
19	CI-Service-PRJ-nstal	Turn-Key Project — Rolled-Up Services & Materials	1	\$885.36	\$885.36
20	CI-Service-16DC-nstal	CI - 16 Door Controller Install & Configuration (Per Controller)	1	\$1,520.00	\$1,520.00
21	CI-Service-CR-nstal	CI - Card Reader Install & Configuration (Per Reader)	12	\$250.00	\$3,000.00
22	CI-Service-AlarmPnl-nstal	CI - Alarm Panel Installation & Configuration	1	\$1,250.00	\$1,250.00
23	CI-Service-Intercom-nstal	CI - Intercom Install	1	\$760.00	\$760.00
24	CI-Service-PM	CI - Program Management	18	\$280.00	\$5,040.00
25	CI-Service-ENV-SNS R-nstal	CI - Environmental Sensor Install	1	\$210.00	\$210.00
26	Shipping	Shipping & Handling	1	\$346.00	\$346.00

Section Total: \$13,011.36

Customer hereby authorizes and agrees to make timely payment for products and services rendered, including payments for partial shipments.

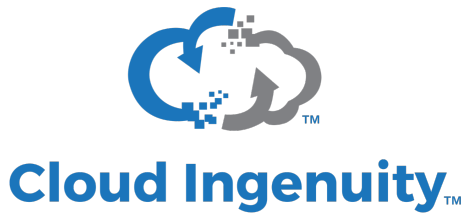
Subtotal:	\$41,220.48
Tax (0%):	\$0.00
Grand Total:	\$41,220.48

Cloud Ingenuity Terms: Hardware/Software – billed 100% upon shipment. Cloud Ingenuity Service – billed 50% upfront and 50% at completion unless otherwise specified. T&E – billed as incurred.

Terms and Conditions

#5285 This proposal is governed by the terms and conditions established in DIR-CPO-5285 contract exp date: 3/1/29 where Cloud Ingenuity LLC is authorized on the Cloud Ingenuity LLC contract with DIR.

Thank you for the opportunity!



Cloud Ingenuity LLC

6105 Tennyson Parkway, Suite 130
Plano, TX 75024
(972) 402-5522
orders@cloudingenuity.com
<http://www.cloudingenuity.com>



QUOTE: Town of Trophy Club – Town of Trophy Club - Community Center

Prepared For:

Chief Patrick Arata
parata@trophyclub.com
6822372953

Opportunity #: OPP-5063

QUOTE

Town of Trophy Club - Community Center
Quote #: Q-000052
Quote Date: 9/3/2026

BILL TO

1 Trophy Wood Drive
Trophy Club, TX 76262

Expiration Date: 10/3/2026
Payment Terms: Net 30

Hardware					
Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
1	CD53-256E-HW	Verkada CD53-E Outdoor Dome Camera, 5MP, Zoom Lens, 256GB of Storage, Maximum 30 Days of Retention	1	\$1,214.33	\$1,214.33
2	CD53-256-HW	Verkada CD53 Indoor Dome Camera, 5MP, Zoom Lens, 256GB of Storage, Maximum 30 Days of Retention	7	\$1,079.33	\$7,555.31
3	CF83-512E-HW	Verkada CF83-E Outdoor Fisheye Camera, 12MP, Fixed Lens, 512GB of Storage, Maximum 30 Days of Retention	1	\$1,416.83	\$1,416.83
4	ACC-MNT-ARM-1	Verkada Arm Mount	1	\$87.08	\$87.08
5	ACC-MNT-CORNER-1	Verkada Corner Mount	1	\$154.58	\$154.58
6	ACC-MNT-PEND-1	Verkada Pendant Cap Mount	1	\$53.33	\$53.33
7	AD34-HW	Verkada AD34 Multi-format Card Reader	3	\$235.58	\$706.74
8	ACC-BAT-4AH	Verkada 4AH Backup Battery for AC41, AC42, AX11, and BP41	1	\$87.08	\$87.08
9	ACC-MNT-CJBOX-1	Circle Junction Box Mount	1	\$87.08	\$87.08
10	AC43-HW-NA	Verkada AC43 4 Door Controller, North America Type B Plug	1	\$1,349.33	\$1,349.33
11	ACC-PROX-1	Verkada Proximity Access Control Cards, 100 Pack	1	\$404.33	\$404.33
12	CLS RES-1	CLS RES-1 - Electric Strike for Rim Exit Bar with Centerline Latch on Single Door	1	\$650.00	\$650.00

Section Total: \$13,766.02

Licenses					
Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
13	LIC-CAM-10Y-CAP	Verkada 10-Year Camera License, Capacity Increase	9	\$1,484.33	\$13,358.97
14	LIC-AC-10Y-CAP	Verkada 10-Year Door License, Capacity Increase	3	\$1,349.33	\$4,047.99

Section Total: \$17,406.96

Cabling					
Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
15	CI-Cabling-IndoorEC bl-nstal6	CI - Indoor Ethernet Cable Run CAT6	9	\$325.00	\$2,925.00
16	CI-Cabling-DA-CBL R	CI - Door Access Cable Run	3	\$625.00	\$1,875.00

Section Total: \$4,800.00

Services					
Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
17	CI-Service-OutdoorC amera-nstal	CI - Outdoor Camera Install & Configuration (Per Camera)	2	\$380.00	\$760.00
18	CI-Service-PRJ-nstal	Turn-Key Project — Rolled-Up Services & Materials	1	\$2,530.24	\$2,530.24
19	CI-Service-IndoorCa mera-nstal	CI - Indoor Camera Install & Configuration (Per Camera)	7	\$210.00	\$1,470.00
20	CI-Service-CR-nstal	CI - Card Reader Install & Configuration (Per Reader)	3	\$250.00	\$750.00
21	CI-Service-4DC-nsta l	CI - 4 Door Controller Install & Configuration (Per Controller)	1	\$760.00	\$760.00
22	CI-Cabling-Conduit-n stal	CI - Conduit Installation (per 10ft)	11	\$170.00	\$1,870.00
23	CI-Service-PM	CI - Program Management	15	\$280.00	\$4,200.00
24	CI-Service-PwrSup8l -nstal	CI - Power Supply 8 Input Installation	1	\$875.00	\$875.00
25	RES-1L	RES-1L - Labor to Install Electric Strike for Rim Exit Bar with Centerline Latch. Single Door Application	1	\$218.75	\$218.75
26	SERVICE LOCAL	Service Local - Service Trip Within Dallas Metroplex Area	1	\$187.50	\$187.50

Section Total: \$13,621.49

Shipping					
Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
27	Shipping	Shipping & Handling	1	\$260.00	\$260.00

Section Total: \$260.00

Customer hereby authorizes and agrees to make timely payment for products and services rendered, including payments for partial shipments.

Subtotal:	\$49,854.47
Tax (0%):	\$0.00
Grand Total:	\$49,854.47

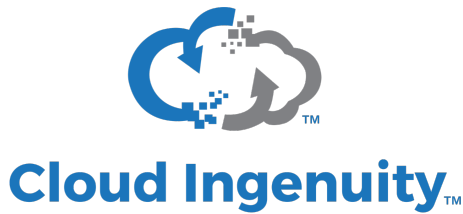
Cloud Ingenuity Terms: Hardware/Software – billed 100% upon shipment. Cloud Ingenuity Service – billed 50% upfront and 50% at completion unless otherwise specified. T&E – billed as incurred.

Terms and Conditions

#5285 This proposal is governed by the terms and conditions established in DIR-CPO-5285 contract exp date: 3/1/29 where Cloud Ingenuity LLC is authorized on the Cloud Ingenuity LLC contract with DIR.

#4856 This proposal is governed by the terms and conditions established in DIR-CPO-4856 contract exp date: 7/6/28 where Cloud Ingenuity LLC is authorized on the Cloud Ingenuity LLC contract with DIR.

Thank you for the opportunity!



Cloud Ingenuity LLC

6105 Tennyson Parkway, Suite 130
Plano, TX 75024
(972) 402-5522
orders@cloudingenuity.com
<http://www.cloudingenuity.com>



QUOTE: Town of Trophy Club – Community Center Bullet Camera Option

Prepared For:

Chief Patrick Arata
parata@trophyclub.com
6822372953

Opportunity #: OPP-5065

QUOTE

Community Center Bullet Camera
Option
Quote #: Q-000055
Quote Date: 9/4/2026

BILL TO

1 Trophy Wood Drive
Trophy Club, TX 76262

Expiration Date: 10/4/2026
Payment Terms: Net 30

Hardware

Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
1	CB52-256E-HW	Verkada CB52-E Outdoor Bullet Camera, 5MP, Zoom Lens, 256GB of Storage, Maximum 30 Days of Retention	1	\$1,281.83	\$1,281.83

Section Total: \$1,281.83

Licenses

Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
2	LIC-CAM-10Y-CAP	Verkada 10-Year Camera License, Capacity Increase	1	\$1,484.33	\$1,484.33

Section Total: \$1,484.33

Services

Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
3	CI-Service-OutdoorCamera-nstal	CI - Outdoor Camera Install & Configuration (Per Camera)	1	\$380.00	\$380.00
4	CI-Cabling-IndoorEthernet-nstal6	CI - Indoor Ethernet Cable Run CAT6	1	\$325.00	\$325.00
5	CI-Cabling-Conduit-nstal	CI - Conduit Installation (per 10ft)	6	\$170.00	\$1,020.00

Section Total: \$1,725.00

Miscellaneous

Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
6	CI-Misc	CI-Service-OutdoorCamera-nstal — Materials/Expenses	1	\$70.00	\$70.00
7	CI-Misc	CI-Cabling-IndoorECbl-nstal6 — Materials/Expenses	1	\$25.00	\$25.00
8	CI-Misc	CI-Cabling-Conduit-nstal — Materials/Expenses	1	\$30.00	\$30.00

Section Total: \$125.00

Shipping					
Line #	Item #	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
9	Shipping	Shipping & Handling	1	\$35.00	\$35.00

Section Total: \$35.00

Customer hereby authorizes and agrees to make timely payment for products and services rendered, including payments for partial shipments.

Subtotal:	\$4,651.16
Tax (8.25%):	\$0.00
Grand Total:	\$4,651.16

Cloud Ingenuity Terms: Hardware/Software – billed 100% upon shipment. Cloud Ingenuity Service – billed 50% upfront and 50% at completion unless otherwise specified. T&E – billed as incurred.

Terms and Conditions

#5285 This proposal is governed by the terms and conditions established in DIR-CPO-5285 contract exp date: 3/1/29 where Cloud Ingenuity LLC is authorized on the Cloud Ingenuity LLC contract with DIR.

Thank you for the opportunity!



TOWN COUNCIL COMMUNICATION

MEETING DATE: September 14, 2026

FROM: April Duvall, Director of Finance

AGENDA ITEM: Conduct a public hearing and consider an ordinance accepting and approving an update of the Service and Assessment Plan and an updated Assessment Roll for the Town of Trophy Club Public Improvement District No. 1 (PID) in compliance with Chapter 372 Public Improvement District Assessment Act of the Texas Local Government Code. (April Duvall, Director of Finance)

- i. Conduct Public Hearing
- ii. Consider Ordinance

BACKGROUND/SUMMARY:

Each year, the Town Council is required to review and approve the updated Service and Assessment Plan (SAP) and the Assessment Roll for Public Improvement District No. 1 (PID No. 1), located within The Highlands at Trophy Club.

Revenue bonds were originally issued in 2007 to fund the acquisition, construction, and maintenance of public infrastructure improvements within the PID. These bonds were refinanced in 2015 and again in 2025, resulting in reduced interest rates, cost savings for property owners, and an accelerated payoff schedule—shortening the final maturity from 2033 to 2032.

All authorized public improvements outlined in the PID Infrastructure Plan have been completed, and the associated funds have been fully expended in accordance with the approved scope of work. This ordinance adopts the annual Service Plan Update and Assessment Roll, includes the required findings of fact, and establishes an effective date. This annual action is mandated by the PID Infrastructure Plan and reflects no material changes from the plan approved in the prior year.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: The Service and Assessment Plan (SAP) outlines the authorized improvements to be provided by the PID and details the associated costs, indebtedness, and method for assessing properties within the district. The 2026 update includes an assessment roll that identifies each parcel based on the assessment method outlined in the amended SAP. No new parcel subdivisions have been added since the last update in 2025.

The original PID indebtedness from the 2015 Bonds, to be repaid from assessments, is \$26,154,979. In May 2025, all outstanding bonds were refunded through the issuance of the Town of Trophy Club Public Improvement District No. 1 Special Assessment Revenue Refunding Bonds, Series 2025, in the aggregate principal amount of \$12,905,000. Assessments on any property may be paid in full at any time. If not paid in full, assessments are payable in annual installments of principal and interest, the last of which is scheduled for the 2032 tax year. The 2026 annual installments will be billed by the Town in 2026 and become delinquent on February 1, 2027. Below is a chart with the annual installment amount per lot type for the current year.

LOT TYPE	ANNUAL INSTALLMENT
Type 1	\$2,453.64
Type 2	\$1,864.76
Type 3	\$1,521.26
Type 4	\$1,300.43
Type 5	\$1,079.60

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

ATTACHMENTS:

1. Ordinance
2. Exhibit A: Annual Service Plan 2026
3. Postcard Mailing
4. Newspaper Notice

ACTIONS/OPTIONS:

Staff recommends that the Town Council conduct the public hearing and move to approve the ordinance accepting and approving an update of the Service and Assessment Plan and an updated Assessment Roll for the Town of Trophy Club Public Improvement District No. 1 (PID) in compliance with Chapter 372 Public Improvement District Assessment Act of the Texas Local Government Code.

**TOWN OF TROPHY CLUB
ORDINANCE NO. 2026-13**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, ACCEPTING AND APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL FOR THE TOWN OF TROPHY CLUB PUBLIC IMPROVEMENT DISTRICT NO. 1 (“PID”) IN COMPLIANCE WITH CHAPTER 372 (AUTHORIZED IMPROVEMENT ASSESSMENT); MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE PID ATTACHED AS EXHIBIT “A” HERETO; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Trophy Club (the “Town”) is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, on May 7, 2007, after due notice, the Town Council held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the “PID Act”) and made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. 2007-08 adopted by a majority of the members of the Town Council, authorized the PID in accordance with its finding as to the advisability of the public improvements and services; and

WHEREAS, on November 5, 2007, after notice and a public hearing conducted in the manner required by law, the Town Council adopted Ordinance No. 2007-29, which was supplemented by Ordinance No. 2009-24 adopted by the Town Council on September 28, 2009 (as supplemented, the “Assessment Ordinance”); and

WHEREAS, on December 13, 2007, the Town Council issued special assessment revenue bonds secured by the assessments levied pursuant to the Assessment Ordinance (the “2007 Bonds”); and

WHEREAS, on December 22, 2015, the Town Council issued special assessment revenue refunding bonds (the “2015 Bonds”), to refund in full the 2007 Bonds, such 2015 Bonds being secured by the assessments levied pursuant to the Assessment Ordinance; and

WHEREAS, on May 29, 2025, the Town Council issued special assessment revenue refunding bonds (the “2025 Bonds”), to refund in full the 2015 Bonds, such 2025 Bonds being secured by the assessments levied pursuant to the Assessment Ordinance; and

WHEREAS, Section 372.013 of the PID Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be annually reviewed and updated; and

WHEREAS, pursuant to the issuance of the 2025 Bonds, the Service and Assessment Plan was updated by Ordinance No. 2025-30 on September 22nd, 2025, to reflect the issuance of the 2025 Bonds; and

WHEREAS, the Annual Service and Assessment Plan Update and Updated Assessment Roll, which were adopted by Ordinance No. 2025-30, conform the original Assessment Roll to the principal and interest payment schedule required for the 2025 Bonds, thereby reducing the amounts listed on the original Assessment Roll, and update the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the Town Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the Annual Service and Assessment Plan Update and the Updated Assessment Roll, which are attached hereto as **Exhibit “A”**, in conformity with the requirements of the PID Act, for the fiscal year beginning October 1, 2026, and ending September 30, 2026.

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

SECTION 1. INCORPORATION OF FINDINGS

The findings and determinations set forth in the preambles above are incorporated herein for all purposes and are hereby adopted.

SECTION 2. ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE AND UPDATED ASSESSMENT ROLL

The Annual Service and Assessment Plan Update and Updated Assessment Roll attached hereto as **Exhibit “A”** are hereby accepted and approved in compliance with the PID Act in all matters as required by law.

SECTION 3. CUMULATIVE REPEALER

That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 4.
SEVERABILITY**

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Town Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

**SECTION 5.
EFFECTIVE DATE**

This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Annual Service and Assessment Plan Update and the Updated Assessment Role attached hereto as **Exhibit "A"** shall be and become effective upon passage and execution hereof in accordance with the law.

ADOPTED, PASSED, and APPROVED by the Town Council, by a vote of _____ members voting "for", _____ members voting "against", and with _____ absentees on this 14th day of September 2026.

Jeannette Tiffany, Mayor
Town of Trophy Club, Texas

[SEAL]

ATTEST:

APPROVED AS TO FORM:

Tammy Dixon, Town Secretary
Town of Trophy Club, Texas

Dean Roggia, Town Attorney
Town of Trophy Club, Texas

Exhibit "A"
Annual Service and Assessment Plan Update
and Updated Assessment Roll



www.FinanceDTA.com

ANNUAL SERVICE PLAN UPDATE (2026)

TOWN OF TROPHY CLUB

TROPHY CLUB PID NO. 1 (PID4)

THE HIGHLANDS AT TROPHY CLUB

Report Date: SEPTEMBER 14, 2026

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

*Irvine | San Jose | San Francisco | Riverside
Dallas | Houston | Raleigh | Tampa*

TOWN OF TROPHY CLUB



ANNUAL SERVICE PLAN UPDATE (2026) TOWN OF TROPHY CLUB PUBLIC IMPROVEMENT DISTRICT NO. 1 (PID4) THE HIGHLANDS AT TROPHY CLUB

Prepared for:
The Town of Trophy Club
1 Trophy Wood Drive
Trophy Club, TX 76262

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APPENDICES

APPENDIX A	2026 ASSESSMENT ROLL
APPENDIX B	BUYER DISCLOSURE FORM
APPENDIX C	2026 AGGREGATE AMORTIZATION

I PLAN DESCRIPTION AND DEFINED TERMS

A Introduction

The Town of Trophy Club Public Improvement District No. 1 (the "PID") was created pursuant to the Public Improvement District Assessment Act, Subchapter A of Chapter 372, Texas Local Government Code, as amended (the "PID Act") and a resolution of the Town Council (the "Council") on April 16, 2007 to finance certain public improvement projects for the benefit of the property in the PID. The Town of Trophy Club Public Improvement District No. 1 Special Assessment Revenue Bonds, Series 2007 (the "2007 Bonds") in the aggregate principal amount of \$27,500,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID (the "Authorized Improvements"). Refunding of all outstanding 2007 Bonds occurred in December 2015 through the issuance of the Town of Trophy Club Public Improvement District No. 1 Special Assessment Revenue Refunding Bonds, Series 2015 (the "2015 Bonds") in the aggregate principal amount of \$26,154,979.

Refunding of all outstanding 2015 Bonds occurred in May 2025 through the issuance of the Town of Trophy Club Public Improvement District No. 1 Special Assessment Revenue Refunding Bonds, Series 2025 (the "2025 Bonds") in the aggregate principal amount of \$12,905,000. All funds have been expended for the acquisition, construction and maintenance of the Authorized Improvements, and no further expenditures are anticipated to be made for such purposes.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the Town identifying the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to Sections 372.013, 372.014, and 372.015 of the PID Act, the Service and Assessment Plan is to be reviewed and updated annually. The update of the Service and Assessment Plan (the "Annual Service and Assessment Plan Update") for 2026 includes the 2026 assessment roll (the "2026 Assessment Roll") identifying the assessments on each parcel, based on the method of assessment set forth in the Service and Assessment Plan, as amended, and pursuant to this Annual Service Plan Update. Section 372.015 of the PID Act states that the governing body of the municipality shall apportion the cost of an improvement to be assessed against property in an improvement district, and the apportionment shall be made on the basis of special benefits accruing to the property because of the improvement. The method of assessing the costs of the Authorized Improvements to the property in the PID is summarized in Section III of this Annual Service and Assessment Plan Update.

II UPDATE OF THE SERVICE PLAN

A Annual Budget for the Public Improvements

Table II-1 below shows the sources and uses of funds for the 2025 Bonds.

Table II-1: Sources and Uses of Funds

SOURCES OF FUNDS	
Par Amount of Bonds	\$12,905,000.00
Net Premium	\$411,129.95
Available Funds	
Pledged Revenue Fund	\$3,177,581.03
Bond Fund	\$3,648.95
Reserve Fund	\$2,551,146.23
Prepayment / Delinquency Fun	\$348,619.04
Administrative Fund	\$71,397.89
Redemption Fund	\$68,904.58
TOTAL SOURCES OF FUNDS	\$19,537,427.67
USE OF FUNDS	
Bond Proceeds	
Refunding Escrow Deposit	\$18,589,191.25
Fund Deposits	
Administrative Fund	25,000.00
Reserve Fund	\$226,014.72
Prepayment / Delinquency Reserve Fund	\$125,000.00
Costs of Issuance	\$410,909.20
Underwriter's Discount	\$161,312.50
TOTAL USES OF FUNDS	\$19,537,427.67

Pursuant to the PID Act, a service plan must cover a period of at least five years (Sec. 372.013(b)). The projected Assessment Installments and annual debt service related to the Authorized Improvements are shown in Table II-2 below.

Table II-2: Cash Flow Projections

Description	Total	Tax Year				
		2026	2027	2028	2029	2030
Revenues						
Assessment Installments	\$11,510,745	\$2,301,880	\$2,302,630	\$2,302,282	\$2,301,590	\$2,302,363
Total Revenues	\$11,510,745	\$2,301,880	\$2,302,630	\$2,302,282	\$2,301,590	\$2,302,363
Expenditures						
Interest	\$1,971,525	\$571,625	\$486,600	\$398,450	\$305,950	\$208,900
Principal	\$9,270,000	\$1,678,000	\$1,763,000	\$1,850,000	\$1,941,000	\$2,038,000
Collection Costs	\$269,220	\$52,255	\$53,030	\$53,832	\$54,640	\$55,463
Total Expenditures	\$11,510,745	\$2,301,880	\$2,302,630	\$2,302,282	\$2,301,590	\$2,302,363

Note: May not sum due to rounding.

B Annual Installments

The Assessment imposed on any parcel may be paid in full at any time. If not paid in full, the Assessments are payable in annual installments of principal and interest (the "Annual Installments") the last of which is scheduled for the 2031 tax year. Pursuant to the Service and Assessment Plan, each Assessment bears interest at the rate of interest borne by the 2025 Bonds. The 2026 Annual Installments shall be billed by the Town in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under the Indenture.

C Estimated vs. Actual Costs of Authorized Improvements

The original estimated cost of the Authorized Improvements as set forth in the Service and Assessment Plan, including contingency, was \$22,438,977, with \$20,449,965 allocated to the PID as shown in Table II-3 below. The 2016 Annual Service and Assessment Plan Update revised the cost for the Authorized Improvements to \$22,704,189 which reflects actual costs to-date, with \$20,703,427 allocated to the PID.

As stated above in the Introduction to this Annual Service and Assessment Plan Update, all funds have been expended for the acquisition, construction and maintenance of the Authorized Improvements and no further expenditures are anticipated to be made for such purposes.

Table II-3: Estimated v. Actual Costs of the Project

PROJECT	ORIGINAL ESTIMATED PID COST	ACTUAL COSTS EXPENDED	STATUS
HARD COSTS			
THOROUGHFARE IMPROVEMENTS			
Thoroughfare Improvements South of NW Pkwy	\$3,046,144	\$2,976,933	100%
Thoroughfare Improvements not South of NW Pkwy	\$3,794,484	\$5,197,124	100%
WATER PROJECTS			
Water Distribution System	\$1,148,100	\$1,064,797	100%
Elevated Water Tank	\$960,000	\$1,032,838	100%
Wastewater Collection System	\$796,050	\$941,591	100%
TRAILS, LANDSCAPING/IRRIGATION, & SCREENING WALLS			
Trail System and Open Space	\$1,011,039	\$922,863	100%
Thoroughfare Landscaping and Irrigation	\$1,916,746	\$1,393,452	100%
Screening Walls and Neighborhood Entry Features	\$700,000	\$1,201,681	100%
MONUMENT			
Development Signature Monument	\$0	\$0	100%
PARKS			
Public Parks	\$4,914,916	\$4,914,806	100%
Park Drainage Improvements	\$925,049	\$1,048,799	100%
TOTAL HARD COSTS	\$19,212,528	\$20,694,884	100%
SOFT COSTS			
Construction Administration/Management	\$50,000	\$8,543	100%
Contingency	\$1,187,437		100%
GRAND TOTAL	\$20,449,965	\$20,703,427	100%

D Description of Projects

The PID consists of 1,409 residential units, two parks, entry monuments, and associated rights-of-way, landscaping, and infrastructure necessary to provide roadways, drainage and utilities to the PID. A brief description of the Authorized Improvement projects follows below.

- 1. *Thoroughfare Improvements***
Northwest Parkway, Trophy Club Drive South of Northwest Parkway, and Intersection Improvements.
- 2. *Thoroughfare Improvements***
Trophy Club Drive other than South of Northwest Parkway, Trophy Club Park Drive.
- 3. *Water Distribution System***
12"/16" water line; 12" water lines in Trophy Club Drive, along Marshall Creek Road West, and in School Site Oversizing.
- 4. *Elevated Water Tank***
- 5. *Wastewater Collection System***
Sanitary sewer line within Trophy Club Drive and sewer line to existing system.
- 6. *Trail System and Open Space***
Improvements to the trail system include the construction of new access paths (including paving) to the Town's existing parks and green space.
- 7. *Thoroughfare Landscaping and Irrigation***
Thoroughfare streetscape, median landscaping, sidewalks, irrigation ponds, and irrigation wells.
- 8. *Screening Walls and Neighborhood Entry Features***
Trophy Club Drive decorative masonry screening walls, Marshall Creek Road East thin screening wall, and neighborhood entry features.
- 9. *Development Signature Monument (Tower)***
- 10. *Public Parks***
Improvements to the Northeast and Northwest parks including playgrounds, pavilions, restrooms, soccer fields, baseball fields, and the aquatic facility.

11. Park Drainage Improvements

The park drainage improvements consist of burying drainage improvements to the land on which the improvements are located so that the recovered land can be used for a park and commercial development.

12. Construction Administration/Management

E Annual Budget for the Repayment of Indebtedness

PID budgeted revenues and expenditures as well as a year-end cash flow analysis are shown by Table II-4. The 2026 Annual Installments equal \$2,301,880.00.

Table II-4: 2026 Budget for Annual Installments

Revenues	
Annual Installments to be Collected (Debt Service)	\$2,301,880.00
Subtotal Revenues	\$2,301,880.00
Expenditures	
Interest Payment on March 1, 2027	(\$286,375.00)
Interest Payment on September 1, 2027	(\$285,250.00)
Principal Payment on March 1, 2027	(\$1,678,000.00)
Subtotal Debt Service	(\$2,249,625.00)
Budgeted Collection Costs	(\$52,255.00)
Subtotal Expenditures	(\$2,301,880.00)

F Prepayments

Table II-5 on the following page lists the parcels for which prepayments have been received to-date.

Table II-5: Prepaid Parcels to-date

PARCEL NUMBER		
469281	469290	533318
533328	533337	534861
534876	534877	534886
558448	558521	469327
470249	470252	470253
470263	470265	498935
533259	533293	533365
533413	558502	558503
567359	583521	583522
583586	558342	558370
583378	583484	583498
583659	635079	635087
635088	635113	635149
635152	465559	465572
470058	470081	557655
557674	583316	

According to the Service and Assessment Plan, 1,474 units were estimated to be built within the PID, representing a total of 986.19 Equivalent Units. Note, however, that Phases I, IIA, and IIB of the Preliminary Plat of The Highlands at Trophy Club Neighborhood 8 and corresponding to the amended Service and Assessment Plan Update approved by the Town on September 27, 2010, resulted in a reduction of Equivalent Units and a corresponding Assessment prepayment. The current totals are shown in Table II-7 below.

The Annual Installment for each Lot Type is calculated by multiplying the Annual Installment for one Equivalent Unit by the equivalent unit factor for each Lot Type. The Annual Installment to be collected from each of the remaining Lot Types is calculated and shown in Table II-6 below.

Table II-6: Annual Installment per Lot Type

Lot Type	Total Units	EU Per Unit	Annual Installment Per EU	Annual Installment Per Unit	Total Annual Installment
Type 1	152	1.00	\$2,453.64	\$2,453.64	\$372,953.28
Type 2	491	0.76	\$2,453.64	\$1,864.76	\$915,597.16
Type 3	363.5	0.62	\$2,453.64	\$1,521.26	\$552,978.01
Type 4	354	0.53	\$2,453.64	\$1,300.43	\$460,352.22
Type 5	0	0.44	\$2,453.64	\$1,079.60	\$0.00
Total	1,360.5	N/A	N/A	N/A	\$2,301,880.67

Note: One Type 3 Lot has made a partial (50%) prepayment of the Assessment lien. May not sum due to rounding.

III UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan, as amended by the Town pursuant to Ordinance 2010-24 adopted September 27, 2010, provides for the "Assessed Property" to be classified into one of five categories for the purpose of allocating the Assessments, as follows:

- i. Lot Type 1 (12,000 square foot minimum lots),
- ii. Lot Type 2 (10,000 square foot minimum lots),
- iii. Lot Type 3 (8,400 square foot minimum lots),
- iv. Lot Type 4 (5,250 square foot minimum lots), and
- v. Lot Type 5 (3,000 square foot minimum lots).

The Service and Assessment Plan identified Equivalent Units for each Lot Type as follows:

Lot Type 1 Lots	1.00 per dwelling unit
Lot Type 2 Lots	0.76 per dwelling unit
Lot Type 3 Lots	0.62 per dwelling unit
Lot Type 4 Lots	0.53 per dwelling unit
Lot Type 5 Lots	0.44 per dwelling unit

The equivalent unit values are the ratio of the Assessments as allocated to each lot in each property class and are based on the average estimated unit value for each class.

IV UPDATE OF THE ASSESSMENT ROLL

The Assessment Roll is to be updated each year to reflect:

The identification of each Assessed Parcel in the PID (including, if available, the tax parcel identification number for such Parcel), (ii) the Assessments, including any adjustments as provided for in the Service and Assessment Plan or in the Act; (iii) the Annual Installment for the relevant year (if such Assessment is payable) for each Parcel; (iv) prepayments of the Assessments as provided for in this Service and Assessment Plan and (B) any other changes helpful to the administration of the PID and permitted by law.

The 2025 Assessment Roll is shown in **Appendix A**. Each Parcel is identified, along with the Assessment on each Parcel and the Annual Installment to be collected for 2025. Assessments are to be reallocated for the subdivision of any Parcels. According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the Equivalent Units allocated to each newly subdivided Parcel

D = the sum or the Equivalent Units for all of the new subdivided Parcels

The calculation of the Equivalent Units as to a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios. The Lot Type shall be assigned by the description that is most comparable to the lots being classified.

There have been no parcel subdivisions since the update of the Assessment Plan in 2017. The list of current parcels within the PID, the anticipated land use, the estimated number of units by lot type to be developed on the current residential parcels, the corresponding total assessments and current annual installment are shown in the 2025 Assessment Roll attached hereto as **Appendix A**. The 2026 Assessment Roll is also available at the Town of Trophy Club, 1 Trophy Wood Drive, Trophy Club, Texas, 76262, or in the Denton County Real Property Records.

APPENDIX A

Town of Trophy Club
Annual Service Plan Update (2026)
Trophy Club Public Improvement District No. 1 (PID4)



2026 ASSESSMENT ROLL

Lot Type 1

Parcel ID								
67687	469275	469276	469277	469278	469279	469280	469282	469283
469284	469286	469287	469288	469289	469291	469292	469293	469296
469297	469298	469299	469300	469301	469302	469303	469304	469305
498867	533315	533316	533317	533319	533320	533321	533322	533323
533324	533325	533326	533327	533329	533330	533331	533332	533333
533334	533335	533336	533338	533339	533340	533341	533342	533343
533344	533345	533346	533347	533348	533349	533350	533351	533352
534852	534853	534854	534855	534856	534857	534859	534860	534862
534863	534864	534865	534866	534867	534868	534869	534870	534871
534872	534873	534874	534875	534878	534879	534880	534881	534882
534883	534884	534885	534887	534888	534889	534890	534891	534892
534893	534894	534895	534896	534897	534898	536564	536572	536575
536587	558447	558449	558450	558451	558452	558453	558454	558455
558456	558457	558458	558513	558514	558515	558516	558517	558518
558519	558520	558522	558523	558524	558525	558526	558527	558528
558529	558538	558545	567352	567361	567362	567369	583247	583256
583274	583283	583329	583338	583550	583558	583559	583567	

Exhibit A
Annual Installments By Lot Type

Tax Year: 2026

Lot Type: 1

Tax Year (a)	Assessments (b)			Collections Costs	Annual Installment (c)	Assessment Balance
	Principal	Interest	Net Debt Service			
2026	\$1,788.63	\$609.31	\$2,397.94	\$55.70	\$2,453.64	\$12,162.23
2027	\$1,879.23	\$518.68	\$2,397.91	\$56.53	\$2,454.44	\$10,373.61
2028	\$1,971.97	\$424.72	\$2,396.68	\$57.38	\$2,454.07	\$8,494.38
2029	\$2,068.97	\$326.12	\$2,395.09	\$58.24	\$2,453.33	\$6,522.41
2030	\$2,172.36	\$222.67	\$2,395.03	\$59.12	\$2,454.15	\$4,453.45
2031	\$2,281.09	\$114.05	\$2,395.14	\$60.00	\$2,455.14	\$2,281.09
Total	\$12,162.23	\$2,215.56	\$14,377.79	\$346.97	\$14,724.76	

(a) Tax Year 2026 corresponds to Bond Year 2027. Tax Year 2026 Annual Installments will become due by January 31, 2027.

(b) Reflects the revised debt service schedule after the anticipated early bond redemption on March 1, 2027.

(c) Subject to change.

Lot Type 2

Parcel ID								
469306	469307	469308	469309	469310	469311	469312	469313	469314
469315	469316	469317	469318	469319	469320	469321	469322	469323
469324	469325	469326	469328	469329	469330	469331	469332	469333
469334	469335	469336	469337	470167	470168	470169	470170	470171
470172	470173	470174	470175	470176	470177	470178	470179	470180
470196	470197	470198	470204	470205	470250	470251	470254	470255
470256	470257	470258	470259	470260	470261	470262	470264	470266
470267	470268	470270	470271	470272	470273	470274	470275	470276
470277	470278	470279	470280	470281	470282	470283	470284	470285
470286	470287	470288	470289	470290	470291	470292	470293	470294
470295	470296	470297	470298	470299	470300	498868	498869	498870
498871	498873	498875	498876	498877	498878	498879	498911	498912
498913	498914	498915	498916	498917	498918	498919	498920	498922
498923	498924	498925	498926	498927	498928	498929	498930	498931
498932	498933	498934	498936	498937	498938	498939	498940	498945
498946	498947	498948	498949	498950	498951	498952	498953	498954
498955	498956	533255	533256	533257	533258	533262	533264	533287
533289	533290	533291	533292	533294	533295	533296	533297	533298
533307	533309	533310	533311	533312	533313	533314	533353	533354
533355	533356	533357	533358	533359	533360	533361	533362	533363
533364	533366	533367	533368	533369	533370	533371	533372	533373
533374	533375	533376	533377	533378	533379	533380	533381	533382
533383	533384	533385	533386	533387	533388	533389	533390	533391
533392	533393	533394	533395	533396	533397	533398	533399	533400
533401	533402	533403	533404	533405	533406	533407	533408	533409
533411	533412	533414	533415	533416	533417	533418	533419	533420
533421	533422	536565	536566	536567	536568	536569	536570	536571
536576	536577	536578	536579	536580	536581	536582	536583	536584
536585	536586	558459	558460	558461	558462	558463	558464	558465
558467	558468	558469	558470	558471	558472	558473	558474	558475
558476	558477	558478	558479	558480	558481	558482	558483	558484
558485	558486	558487	558488	558489	558490	558491	558492	558493
558494	558495	558496	558497	558498	558499	558500	558501	558504
558505	558506	558507	558508	558509	558510	558511	558512	558530
558531	558532	558533	558534	558535	558536	558537	558539	558540
558541	558542	558543	558544	567353	567354	567355	567356	567357
567358	567360	567363	567364	567365	567366	567367	567368	583248
583249	583250	583251	583252	583253	583254	583255	583275	583276
583277	583278	583279	583280	583281	583282	583330	583331	583332
583333	583334	583335	583336	583337	583519	583520	583523	583524
583525	583526	583527	583528	583529	583530	583531	583532	583533
583534	583535	583536	583537	583538	583539	583540	583541	583542
583543	583544	583545	583546	583547	583548	583551	583552	583553
583554	583555	583556	583557	583560	583561	583562	583563	583564
583565	583566	583573	583574	583575	583576	583577	583578	583579
583580	583581	583582	583583	583584	583585	583587	583588	583589
583590	583591	583592	583593	583594	583595	583596	583597	583598
583599	583600	583601	583602	583603	583604	583605	583606	583607
583608	583609	583612	583613	583614	583615	583616	583617	583618
583619	583620	583621	583622	583623	583624	583625	583626	583627
583628	583629	583630	583631	583632	583633	583634	622299	622300
622301	622302	622303	622304	622305	622306	622307	622308	622309
622310	622311	622312	622313	622314	622315	622316	622317	622318
622319	622320	622321	622322	622323	622324	622325	622326	622327
622328	622329	622330	631471	3594947				

Exhibit A
Annual Installments By Lot Type

Tax Year: 2026

Lot Type: 2

Tax Year (a)	Assessments (b)			Collections Costs	Annual Installment (c)	Assessment Balance
	Principal	Interest	Net Debt Service			
2026	\$1,359.36	\$463.08	\$1,822.43	\$42.33	\$1,864.76	\$9,243.30
2027	\$1,428.22	\$394.20	\$1,822.41	\$42.96	\$1,865.37	\$7,883.94
2028	\$1,498.69	\$322.79	\$1,821.48	\$43.61	\$1,865.09	\$6,455.73
2029	\$1,572.41	\$247.85	\$1,820.27	\$44.26	\$1,864.53	\$4,957.03
2030	\$1,650.99	\$169.23	\$1,820.22	\$44.93	\$1,865.16	\$3,384.62
2031	\$1,733.62	\$86.68	\$1,820.31	\$45.60	\$1,865.91	\$1,733.62
Total	\$9,243.30	\$1,683.82	\$10,927.12	\$263.70	\$11,190.82	

(a) Tax Year 2026 corresponds to Bond Year 2027. Tax Year 2026 Annual Installments will become due by January 31, 2027.

(b) Reflects the revised debt service schedule after the anticipated early bond redemption on March 1, 2027.

(c) Subject to change.

Lot Type 3

Parcel ID								
470048	470049	470050	470051	470052	470053	470054	470055	470153
470154	470155	470156	470157	470158	470159	470160	470161	470162
470163	470164	470165	470166	470181	470182	470183	470184	470185
470186	470187	470188	470189	470190	470191	470192	470193	470194
470195	470199	470200	470201	470202	470203	558332	558333	558334
558335	558336	558337	558338	558339	558340	558341	558343	558344
558345	558346	558347	558348	558349	558350	558351	558352	558353
558354	558355	558356	558357	558358	558359	558360	558361	558362
558363	558364	558365	558366	558367	558368	558369	558371	558372
558373	558374	558375	558376	558377	558378	558379	558380	558381
558382	558383	558384	558385	558386	558387	558388	558389	558390
558391	558392	558393	558394	558395	558396	558397	558398	558399
558400	558401	558402	558403	558404	558405	558406	558407	558408
558409	558410	558411	558412	558413	558414	558415	558416	558417
558418	558419	558421	558422	558423	558424	558425	558426	558427
558428	558429	558430	558431	558432	558433	558434	558435	558436
558437	558438	558439	558440	558441	558442	558443	558444	558445
558446	583295	583296	583297	583298	583299	583300	583319	583320
583321	583322	583323	583324	583325	583375	583376	583377	583379
583380	583381	583470	583471	583472	583473	583474	583475	583476
583477	583478	583479	583480	583481	583482	583483	583485	583486
583487	583488	583489	583490	583491	583492	583493	583494	583495
583499	583500	583501	583502	583503	583504	583505	583506	583507
583508	583509	583510	583511	583512	583513	583514	583643	583644
583645	583646	583647	583648	583649	583650	583651	583652	583653
583654	583655	583656	583657	583658	583660	583661	583662	583663
583664	583665	583666	583667	583668	583669	583670	583671	583672
583673	583674	583675	583676	583678	583679	583680	583681	583682
583683	583684	583685	583686	583687	583688	583689	583690	583691
583692	583693	635052	635053	635054	635055	635056	635057	635058
635059	635060	635061	635062	635063	635064	635065	635066	635067
635068	635069	635070	635071	635072	635073	635074	635075	635076
635077	635078	635080	635081	635082	635083	635084	635085	635086
635089	635090	635091	635092	635093	635094	635095	635096	635097
635098	635099	635100	635101	635102	635103	635104	635105	635106
635107	635108	635109	635114	635115	635116	635117	635118	635119
635120	635121	635122	635123	635124	635125	635126	635127	635128
635129	635130	635131	635133	635134	635135	635136	635137	635138
635139	635140	635141	635142	635143	635144	635145	635146	635147
635148	635150	635153	635154	635155	635156	635157	635158	635159
635160	635161	635162						

Exhibit A
Annual Installments By Lot Type

Tax Year: 2026

Lot Type: 3

Tax Year (a)	Assessments (b)			Collections Costs	Annual Installment (c)	Assessment Balance
	Principal	Interest	Net Debt Service			
2026	\$1,108.95	\$377.77	\$1,486.72	\$34.53	\$1,521.26	\$7,540.59
2027	\$1,165.12	\$321.58	\$1,486.70	\$35.05	\$1,521.75	\$6,431.64
2028	\$1,222.62	\$263.33	\$1,485.94	\$35.58	\$1,521.52	\$5,266.51
2029	\$1,282.76	\$202.19	\$1,484.95	\$36.11	\$1,521.06	\$4,043.89
2030	\$1,346.86	\$138.06	\$1,484.92	\$36.65	\$1,521.57	\$2,761.14
2031	\$1,414.27	\$70.71	\$1,484.99	\$37.20	\$1,522.19	\$1,414.27
Total	\$7,540.59	\$1,373.65	\$8,914.23	\$215.12	\$9,129.35	

(a) Tax Year 2026 corresponds to Bond Year 2027. Tax Year 2026 Annual Installments will become due by January 31, 2027.

(b) Reflects the revised debt service schedule after the anticipated early bond redemption on March 1, 2027.

(c) Subject to change.

Lot Type 3 (Partial Prepaid)

Parcel ID
635151

**Exhibit A
Annual Installments**

Parcel ID: 635151

Tax Year: 2026

Lot Type: 3

Tax Year (a)	Assessments (b)			Collections Costs	Annual Installment (c)	Assessment Balance
	Principal	Interest	Net Debt Service			
2026	\$554.47	\$188.89	\$743.36	\$17.27	\$760.63	\$3,770.29
2027	\$582.56	\$160.79	\$743.35	\$17.52	\$760.88	\$3,215.82
2028	\$611.31	\$131.66	\$742.97	\$17.79	\$760.76	\$2,633.26
2029	\$641.38	\$101.10	\$742.48	\$18.06	\$760.53	\$2,021.95
2030	\$673.43	\$69.03	\$742.46	\$18.33	\$760.79	\$1,380.57
2031	\$707.14	\$35.36	\$742.49	\$18.60	\$761.09	\$707.14
Total	\$3,770.29	\$686.82	\$4,457.12	\$107.56	\$4,564.68	

(a) Tax Year 2026 corresponds to Bond Year 2027. Tax Year 2026 Annual Installments will become due by January 31, 2027.

(b) Reflects the revised debt service schedule after the anticipated early bond redemption on March 1, 2027.

(c) Subject to change.

Lot Type 4

Parcel ID								
465509	465510	465511	465512	465513	465514	465515	465516	465517
465518	465519	465520	465521	465522	465523	465524	465525	465526
465527	465528	465529	465530	465531	465532	465533	465534	465535
465536	465537	465538	465539	465540	465541	465542	465543	465544
465545	465546	465547	465548	465549	465550	465551	465552	465553
465554	465555	465556	465557	465558	465560	465561	465562	465563
465564	465565	465566	465567	465568	465569	465570	465571	465573
465574	465575	465576	465577	465578	465579	465580	465581	465582
470056	470057	470059	470060	470061	470062	470063	470064	470065
470066	470067	470068	470069	470070	470071	470072	470073	470074
470075	470076	470077	470078	470079	470080	470082	470083	470084
470085	470086	470087	470088	470089	470090	470091	470092	470093
470094	470095	470096	470097	470098	470099	470100	470101	470102
470103	470104	470105	470106	470107	470108	470109	470110	470111
557641	557642	557643	557644	557645	557646	557647	557648	557649
557650	557651	557652	557653	557654	557656	557657	557658	557659
557660	557661	557662	557663	557665	557666	557667	557668	557669
557670	557671	557672	557673	557675	557676	557677	557678	557679
557680	557681	557682	557683	557684	557685	557686	580345	580346
580347	580348	580349	580350	580351	580352	580353	580354	580355
580356	580357	580358	580359	580360	580361	580362	580363	580364
580365	580366	580367	580368	580369	580370	580372	580373	580374
580375	580376	580377	580378	580379	580380	580381	580382	580384
580385	580386	580387	580388	580389	580390	580393	580394	580395
580396	580397	580398	580399	580400	580401	580403	580404	580405
580406	580407	580408	580409	580410	580411	580412	580413	580414
583215	583216	583217	583218	583219	583220	583221	583222	583223
583224	583225	583226	583227	583228	583229	583230	583231	583232
583233	583234	583235	583236	583237	583238	583239	583240	583241
583242	583243	583244	583245	583258	583259	583260	583261	583262
583233	583234	583235	583236	583237	583238	583239	583240	583241
583242	583243	583244	583245	583258	583259	583260	583261	583262
583263	583264	583265	583266	583267	583268	583269	583270	583271
583272	583285	583286	583287	583288	583289	583290	583291	583292
583293	583294	583301	583302	583303	583304	583305	583306	583307
583308	583309	583310	583311	583312	583313	583314	583315	583317
583318	583382	583383	583384	583385	583386	583387	583388	583389
583390	583391	583392	583393	583394	583395	583396	583398	583399
583400	583401	583402	583403	583404	583405	583406	583407	583408
583409	583410	583411	583412	583413	583414	583415	583416	583417
583418	583419	583420	583421	583422	583423	583424	583425	583426
583427	583428	583429						

Exhibit A
Annual Installments By Lot Type

Tax Year: 2026

Lot Type: 4

Tax Year (a)	Assessments (b)			Collections Costs	Annual Installment (c)	Assessment Balance
	Principal	Interest	Net Debt Service			
2026	\$947.97	\$322.93	\$1,270.91	\$29.52	\$1,300.43	\$6,445.98
2027	\$995.99	\$274.90	\$1,270.89	\$29.96	\$1,300.85	\$5,498.01
2028	\$1,045.14	\$225.10	\$1,270.24	\$30.41	\$1,300.65	\$4,502.02
2029	\$1,096.55	\$172.84	\$1,269.40	\$30.87	\$1,300.26	\$3,456.88
2030	\$1,151.35	\$118.02	\$1,269.37	\$31.33	\$1,300.70	\$2,360.33
2031	\$1,208.98	\$60.45	\$1,269.42	\$31.80	\$1,301.22	\$1,208.98
Total	\$6,445.98	\$1,174.25	\$7,620.23	\$183.89	\$7,804.12	

(a) Tax Year 2026 corresponds to Bond Year 2027. Tax Year 2026 Annual Installments will become due by January 31, 2027.

(b) Reflects the revised debt service schedule after the anticipated early bond redemption on March 1, 2027.

(c) Subject to change.

APPENDIX B

Town of Trophy Club
Annual Service Plan Update (2026)
Trophy Club Public Improvement District No. 1 (PID4)



BUYER DISCLOSURE FORM

**Texas Property Code Section 5.014(A) Notice
(Required Before Contract Execution)**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This Notice requirement does not apply to a transfer:

- 1) Under a court order or foreclosure;
- 2) By a trustee in bankruptcy;
- 3) To a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) By a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) By a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) From one co-owner to another co-owner of an undivided interest in the real property;
- 7) To or from a government entity; or,
- 8) Of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to the prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchases, subject to certain exception, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchase and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

**Texas Property Code Section 5.014(A) Notice
(Required Before Contract Execution)**

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO TROPHY CLUB, TEXAS
TROPHY CLUB PUBLIC IMPROVEMENT DISTRICT NO. 1

CONCERNING THE FOLLOWING PROPERTY

As the purchaser of the real property described above, you are obligated to pay assessments to Trophy Club, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Trophy Club Public Improvement District No. 1** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from Trophy Club. The exact amount of each annual installment will be approved each year by Trophy Club Town Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from Trophy Club.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

**Texas Property Code Section 5.014(A) Notice
(Required Before Contract Execution)**

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Buyer (Print Name)	Signature	Date
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Buyer (Print Name)	Signature	
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The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

Seller (Print Name)	Signature	Date
---------------------	-----------	------

Seller (Print Name)	Signature	Date
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Texas Property Code Section 5.0143 Notice
(Required At Closing And Must Be Recorded In Denton County Deed Of Records)

AFTER RECORDING RETURN TO:

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO TROPHY CLUB, TEXAS
TROPHY CLUB PUBLIC IMPROVEMENT DISTRICT NO. 1

CONCERNING THE FOLLOWING PROPERTY

As the purchaser of the real property described above, you are obligated to pay assessments to Trophy Club, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Trophy Club Public Improvement District No. 1** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from Trophy Club. The exact amount of each annual installment will be approved each year by Trophy Club Town Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from Trophy Club.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Texas Property Code Section 5.0143 Notice
(Required At Closing And Must Be Recorded In Denton County Deed Of Records)

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

Buyer (Print Name)	Signature	Date

STATE OF TEXAS §
 §
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__

Notary Public, State of Texas

Texas Property Code Section 5.0143 Notice
(Required At Closing And Must Be Recorded In Denton County Deed Of Records)

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

Seller (Print Name)	Signature	Date
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Seller (Print Name)	Signature	
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STATE OF TEXAS §
 §
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__

Notary Public, State of Texas

APPENDIX C

Town of Trophy Club
Annual Service Plan Update (2026)
Trophy Club Public Improvement District No. 1 (PID4)



2026 AGGREGATE AMORTIZATION

Aggregate Annual Installments for All Parcels

Tax Year (a)	Assessments (b)			Collections Costs	Annual Installment (c)	Assessment Balance
	Principal	Interest	Net Debt Service			
2026	\$1,678,000.00	\$571,625.00	\$2,249,625.00	\$52,255.00	\$2,301,880.00	\$11,410,000.00
2027	\$1,763,000.00	\$486,600.00	\$2,249,600.00	\$53,030.00	\$2,302,630.00	\$9,732,000.00
2028	\$1,850,000.00	\$398,450.00	\$2,248,450.00	\$53,832.00	\$2,302,282.00	\$7,969,000.00
2029	\$1,941,000.00	\$305,950.00	\$2,246,950.00	\$54,640.00	\$2,301,590.00	\$6,119,000.00
2030	\$2,038,000.00	\$208,900.00	\$2,246,900.00	\$55,463.00	\$2,302,363.00	\$4,178,000.00
2031	\$2,140,000.00	\$107,000.00	\$2,247,000.00	\$56,291.00	\$2,303,291.00	\$2,140,000.00
Total	\$11,410,000.00	\$2,078,525.00	\$13,488,525.00	\$325,511.00	\$13,814,036.00	

(a) Tax Year 2026 corresponds to Bond Year 2027. Tax Year 2026 Annual Installments will become due by January 31, 2027.

(b) Reflects the revised debt service schedule after the anticipated early bond redemption on March 1, 2027.

(c) Subject to change.



www.FinanceDTA.com

4514 COLE AVENUE, SUITE 600
DALLAS, TX 75205
PHONE: (800) 969-4DTA

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds



DETAILS



HERE



TOWN OF TROPHY CLUB

NOTICE OF PUBLIC HEARING

SEPTEMBER 14, 2026 @ 7:00 PM
Town Hall- 1 Trophy Wood Drive, TC, TX 76262

Purpose: Consider the Annual Service & Assessment Plan, updated Assessment Roll, and proposed assessments for Public Improvement District No. 1.

Improvements: Public infrastructure and amenities, including roadways, water and wastewater systems, trails, landscaping, parks, drainage and related improvements.

Improvement Cost: Originally financed through \$27.5 million in PID bonds; most recently refunded to \$12.905 million.

District Boundaries: Approximately 609.683 acres generally located north of Oakmont Drive/Oak Hill Drive, east of the Lakes Subdivision/Parkview Drive, south of U.S. Army Corps of Engineers property, and west of the Town's eastern limits.

Written or oral objections will be considered at the public hearing.



To :

www.trophyclub.org

COMMERCIAL RECORDER PROOF

EMAIL ADDRESS: recorder@flash.net

Deadline for submitting legal notices is 11:00 (am) the business day before

PUBLIC NOTICE

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**TOWN OF TROPHY CLUB
NOTICE OF
PUBLIC HEARING
Thursday, September 3,
2026**

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the Town Council of the Town of Trophy Club, Texas on the 14th day of September, 2026 at 7:00 p.m. at the Town Hall at 1 Trophy Wood Drive, Trophy Club, Texas 76262.

Public Hearing for Annual Service & Assessment Plan and updated Assessment Roll for the District to consider proposed assessments to be levied against the assessable property within THE TOWN OF TROPHY CLUB PUBLIC IMPROVEMENT DISTRICT NO. 1 (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended.

The District was created in 2007 in order to finance certain public improvements, including thoroughfare improvements, water distribution system improvements, elevated water tank improvements, wastewater collection systems, trail systems, open spaces, landscaping, irrigation, screening walls, neighborhood entry features, public parks, and park drainage improvements. The costs of the improvements were originally financed in 2007 through PID Bonds in the amount of \$27,500,000. The PID Bonds have been refunded twice, most recently being refunded down to the amount of \$12,905,000.

The boundaries of the District are described as follows:

The District includes approximately 609.683 acres located within the corporate limits of the Town of Trophy Club, Denton County, Texas. The District is generally located to the north of Oakmont Drive, Oak Hill Drive and the Quorum Condominiums, east of the Lakes Subdivision and Parkview Drive, south of the Corp of Engineers Property and west of the Town's eastern town limits. The District is more particularly described by metes and bounds and such description is available for inspection at Town Hall, 1 Trophy Wood Drive, Trophy Club, Texas 76262.

All written or oral objections will be considered at the public hearing.

A copy of the Service and Assessment Plan for Authorized Services and proposed Assessment Roll, which includes the assessments to be levied against each parcel in the District, is available for public inspection at the office of the Town Secretary, Town of Trophy Club, at 1 Trophy Wood Drive, Trophy Club, Texas 76262.

9-3



TOWN COUNCIL COMMUNICATION

MEETING DATE: September 14, 2026

FROM: April Duvall, Director of Finance

AGENDA ITEM: Conduct a public hearing and consider an ordinance levying municipal ad valorem taxes for FY 2027 from October 1, 2026 to September 30, 2027 at the rate of \$0.412864 per \$100 assessed valuation on all taxable property within the corporate limits of the Town of Trophy Club. (April Duvall, Director of Finance)

- i. Conduct Public Hearing
- ii. Consider Ordinance

BACKGROUND/SUMMARY: Chapter 26 of the Property Tax Code requires municipalities to comply with truth-in-taxation laws in adopting their tax rates. The laws are designed to make taxpayers aware of tax rate proposals and to allow taxpayers, in certain cases, to limit a tax increase. The Town is required to hold a public hearing on the tax rate before adopting a tax rate that exceeds \$0.413391, which is Trophy Club's no new revenue tax rate. The Town is also required to publish a notice in the newspaper and on the Town's website before adopting a tax rate. During the public hearing, taxpayers will be given the opportunity to provide comments about the rate as it is proposed.

The no-new-revenue tax rate enables the public to evaluate the relationship between taxes for the current year and taxes that a proposed tax rate would produce if that same dollar amount of taxes collected were applied to the same properties taxed in both years.

The voter-approval rate calculation is split into two separate components: a maintenance and operations rate and a debt rate. The voter-approval rate calculation allows municipalities to raise an additional 3.5% of the maintenance and operations money raised in the prior year, plus the necessary debt rate. The Town's voter-approval rate for FY 2027 (tax year 2026) is \$0.423905. The Denton Central Appraisal District and the Tarrant Appraisal District provide the final appraisal rolls during the budget process that are utilized by the Town in the calculation of the Town's property tax revenues. The Chief Appraisers certify the appraisal rolls that allow the Town to calculate and submit the no-new-revenue and voter-approval tax rates and estimate revenues.

This ordinance apportions the tax levy for the purpose of defraying the current expenses of the General Fund (i.e., \$0.312864) and for creating an interest and sinking fund for outstanding bonded indebtedness not otherwise provided for (i.e., \$0.100000); it also provides for the collection and payment of taxes and assesses penalties and interest for the nonpayment of

taxes within the time set.

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. Additionally, it is required that a public hearing on the tax rate be conducted if the proposed tax rate is higher than the no-new-revenue rate. The no-new-revenue rate is the tax rate that will raise the same amount of property tax revenue for the Town of Trophy Club from the same properties in both the 2025 and 2026 tax years. The voter-approval rate is the highest rate a city may adopt without holding an election to seek voter approval. The FY 2026 adopted tax rate, the FY 2027 no-new-revenue rate, the FY 2027 voter-approval tax rate, and the FY 2027 proposed tax rate are as follows.

FY 2026 Adopted Tax Rate: \$0.412864 per \$100 valuation
FY 2027 No-New-Revenue: \$0.413391 per \$100 valuation
FY 2027 Voter-Approval: \$0.423905 per \$100 valuation
FY 2027 Proposed Tax Rate: \$0.412864 per \$100 valuation

The proposed tax rate is not greater than the no-new-revenue tax rate.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: Property taxes represent approximately 55% of General Fund revenues and are a primary funding source for Town operations and services. The proposed FY 2026–27 tax rate is \$0.412864 per \$100 of taxable valuation, unchanged from the prior fiscal year and below both the no-new-revenue and voter-approval tax rates. The proposed rate consists of \$0.312864 for Maintenance and Operations (M&O) and \$0.100000 for Interest and Sinking (I&S) to fund debt service.

The FY 2026–27 budget will raise \$72,865, or 0.64%, more in property tax revenue than the prior year’s budget, including \$155,005 attributable to new property added to the tax roll.

Maintaining the current tax rate supports the Town’s ability to fund ongoing services and debt obligations while balancing operational needs with long-term fiscal sustainability.

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

ATTACHMENTS:

1. Presentation
2. Ordinance
3. Notice of Public Hearing

4. Tax Rate Calculation

ACTIONS/OPTIONS:

Staff recommends that the Town Council conduct the public hearing and move to approve the ordinance levying municipal ad valorem taxes for FY 2027 from October 1, 2026 to September 30, 2027 at the rate of \$0.412864 per \$100 assessed valuation on all taxable property within the corporate limits of the Town of Trophy Club.

FY2026-27 Proposed Tax Rate

(per \$100 of taxable value)

Maintenance & Operations - \$0.312864

I & S (Debt Portion) - \$0.100000

Total Proposed Tax Rate - \$0.412864

No New Revenue Tax Rate - \$0.413391

Voter Approval Tax Rate - \$0.423905

TOWN OF TROPHY CLUB, TEXAS
ORDINANCE NO. 2026-xx

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS, AFFIXING AND LEVYING MUNICIPAL AD VALOREM TAXES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027, AND FOR EACH FISCAL YEAR THEREAFTER UNTIL OTHERWISE PROVIDED, AT A RATE OF \$0.412864 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE TOWN; DIRECTING THE ASSESSMENT THEREOF TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT OPERATION AND MAINTENANCE EXPENSES AND INDEBTEDNESS OF THE TOWN; APPROVING THE TAX RATE AND LEVY; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; PROVIDING FOR PAYMENT TO THE TOWN ASSESSOR/COLLECTOR; PROVIDING FOR PENALTY AND INTEREST; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Trophy Club, Texas ("Town"), is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the Town Council of the Town hereby finds that the tax for the fiscal year beginning October 1, 2026, and ending September 30, 2027, hereinafter levied for current expenses of the Town and the general improvements of the Town and its property, must be levied to provide the revenue requirements of the budget for the ensuing year; and

WHEREAS, the Town Council further finds that taxes for the year 2026-2027, hereinafter levied therefore are necessary to pay interest and to provide the required sinking fund on outstanding bonds of the Town issued for Town purposes, and on bonds proposed to be issued for such purposes during the ensuing year; and

WHEREAS, the Town Council has approved, by separate ordinance on the 24th day of August 2026, the budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027; and

WHEREAS, the Town was presented with and accepted the real and personal property tax appraisal rolls as certified by the Chief Appraiser or the Denton County Appraisal District for the 2026-2027 tax year; and

WHEREAS, all statutory and constitutional requirements concerning the levying and assessing of ad valorem taxes have been completed in due and correct time; and

WHEREAS, pursuant to Section 26.05 of the Texas Tax Code, the Town Council held a public hearing on the proposed tax rate on September 14, 2026, during the regular Town Council Meeting at 7:00 p.m. held at Trophy Club Town Hall, located at 1 Trophy Wood Drive, Trophy Club, Texas, and took action on the proposed rate at the close of the public hearing; and

WHEREAS, the Town Council has, by record vote, approved separately each of the two components of the tax rate set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, THAT:

SECTION 1.
APPROVING THE TAX RATE AND LEVY

There is hereby levied and ordered to be assessed and collected for the fiscal year beginning October 1, 2026, and ending September 30, 2027, and for each fiscal year thereafter until otherwise provided, on all taxable property, real, personal, and mixed, situated within the corporate limits of the Town of Trophy Club, Texas, and not exempted by the Constitution of the State of Texas, valid State laws or this ordinance, a tax of \$0.412864 on each One Hundred Dollars (\$100.00) assessed value of taxable property, which shall be apportioned and distributed as follows:

- (a) For the purpose of defraying the maintenance and operation expenses of the municipal government of the Town, a tax of \$0.312864 (previously \$0.309764) on each One Hundred Dollars (\$100.00) assessed value of all taxable property; and
- (b) For the purpose of the payment of principal and interest on the debt of the Town, a tax of \$0.100000 (previously \$0.103100) on each One Hundred Dollars (\$100.00) assessed value of all taxable property.

SECTION 2.
MAINTENANCE AND OPERATIONS STATEMENT

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

SECTION 3.
DUE DATE AND DELINQUENCY DATE

All ad valorem taxes shall become due and payable on October 1, 2026, and all ad valorem taxes shall become delinquent after January 31, 2027. There shall be no discount for payment of taxes on or prior to January 31, 2027. A delinquent tax shall incur all penalty and interest authorized by law, Section 33.01 of the Texas Property Tax Code, as amended, to wit: a penalty of six percent (6%) of the amount of the tax for the first calendar month the tax is delinquent plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent.

Provided, however, a tax delinquent on July 1 incurs a total penalty of twelve percent (12%) of the amount of the delinquent tax without regard to the number of months the tax has been delinquent. A delinquent tax shall also accrue interest at a rate of one percent (1%) for each month, or portion of a month, the tax remains unpaid. Taxes that become delinquent on or after February 1, 2027, but not later than May 1, 2027, that remain delinquent on July 1, 2027, incur an additional penalty of fifteen percent (15%) of the amount of taxes, penalty and interest due. Taxes that become delinquent on or after June 1, 2027 and for which split payment has been allowed under Section 31.03, 31.031, 31.032, or 31.04 of the Texas Tax Code and for which the taxpayer fails to make the second payment before July 1, incur an additional penalty of fifteen percent (15%) of the amount of unpaid tax. All such additional penalties in excess of a percentage specified by the Texas Tax Code are to defray the costs of collection due pursuant to the contract with the Town's legal counsel as authorized by Section 6.30 of the Texas Tax Code, as amended.

Taxes herein levied and uncollected as of January 31, 2027, shall be a first and prior lien against the property, which lien shall be superior and prior to all other liens.

SECTION 4.
DENTON COUNTY TAX ASSESSOR/COLLECTOR

Taxes shall be payable in full at the office of the Denton County Tax Assessor Office, 1505 E. McKinney, P.O. Box 90223, Denton, Texas 76202. The Town shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this Ordinance.

SECTION 5.
PENALTY AND INTEREST

All delinquent taxes shall bear interest as provided by State law, in addition to the penalties set forth herein.

SECTION 6.
CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of the ordinances of the Town, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7. **SAVINGS CLAUSE**

All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of any other ordinance affecting ad valorem taxes that have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the court.

SECTION 8. **SEVERABILITY CLAUSE**

The sections, paragraphs, sentences, phrases, clauses, and words of this Ordinance are severable, and if any section, article, sentence, clause, phrase, or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity or the remaining portions of this Ordinance, and the Town Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 9. **PUBLICATION CLAUSE**

The Town Secretary is hereby directed to publish the caption, penalty, and effective date clauses of this Ordinance as required by Section 3.16 of the Town's Charter, or as otherwise required by law.

SECTION 10. **ENGROSSMENT AND ENROLLMENT**

The Town Secretary is hereby directed to engross and enroll this Ordinance by filing this Ordinance in the ordinance records of the Town as required in the Town Charter.

SECTION 11. **EFFECTIVE DATE**

This Ordinance shall become effective from and after its date of passage and publication as required by law.

PASSED AND APPROVED by the Town Council of the Town of Trophy Club, Texas, by a vote of ____ ayes, ____ nays, and ____ abstentions at a regular meeting of the Town Council held this 14th day of September, 2026.

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Jeannette Tiffany, Mayor	_____	_____	_____
Rhylan Rowe, Mayor Pro Tem, Place 4	_____	_____	_____
Sean Nelson, Councilmember, Place 1	_____	_____	_____
T. Clark Simmons, Councilmember, Place 2	_____	_____	_____
Dennis Sheridan, Councilmember, Place 3	_____	_____	_____
Garry Ash, Councilmember, Place 5	_____	_____	_____
Steve Flynn, Councilmember, Place 6	_____	_____	_____

Jeannette Tiffany, Mayor
Town of Trophy Club, Texas

[SEAL]

ATTEST:

Tammy Dixon, Town Secretary
Town of Trophy Club, Texas

APPROVED TO AS FORM:

Dean Roggia, Town Attorney
Town of Trophy Club, Texas

THE UPPER ROOM

DAILY DEVOTIONAL GUIDE

Be strong and courageous. Do not be afraid; do not be discouraged, for the Lord your God will be with you wherever you go.

- Joshua 1:9 (NIV)

Prayer

Dear Lord, thank you for loving us and caring about our problems. Help us to turn to you first in times of trouble. Amen.

Thought for the Day

When problems arise, I will remember that God is in charge.

Barbara Wrisberg (Illinois, USA)
www.upperroom.org

MARRIAGES
CONTINUED FROM PAGE 2

Marcie Annette Aikens 51 Eric James Harris 55 6529 MELWOOD ST APT 1812 FORT WORTH TX 76112

Darin Matthew Murphy 29 Roxana Paola Carrero Perez 30 5816 COWDEN ST FORT WORTH TX 76114

Andrew Blane Pinson 22 Haley Renee Wedeking 22 4101 FERGUSON DR APT 117 FORT WORTH TX 76115

Sethavit Punpeng 44 Kitilak Thapkaew 49 1005 KINGSLEY DR SAGINAW TX 76179

Jose Marcelino Navarro Martinez 36 Elydeeth Hernandez Lopez 60 2106 COTTONCREEK DR #1079 ARLINGTON TX 76011

Jose Victor Arizmendiz Salazar 44 Leticia Gaytan 49

Edgar Josue Reyes 25 Odalis Rodriguez 25 2014 MAMMOTH DR DESOTO TX 75115

Russell Miles Clingenpeel 31 Martha Kaylene Mata Valerio 31 13 KENNETH DR EULESS TX 76040

Sergio Eduardo Morales Perea 23 Rubi Esmeralda Garcia Castillo 23 5756 COVENTRY PARK DR APT 188 HALTOM CITY TX 76117

William Raymond Martindale 34 Angelina Capetillo Rodriguez 36 1002 FULLER WISER RD APT 4333 EULESS TX 76039

Lois Onyemac Iwuchukwu Steven 48 Harmoni Aurelia Hughes 29 7933 CLEAR BROOK CIR FORT WORTH TX 76123

Christopher Wayne Smithee 54 Nicolasa Rosa DeSantiago 57 6909 BETSY ROSS CT WATAUGA TX 76148

Lauren Nicole Robinson 38 Alix David Gleitz 36 8621 PAPER BIRCH LN FORT WORTH TX 76123

Patricia Analiz Sarinana 19 Roger Niel Booker 20 3567 W SIXTH STREET FORT WORTH TX 76107

Lauren Esther Serrano Vega 24 Rafael Sanchez Pastrana 33 555 FLORAL DR KISSIMMEE FL 34743

Sharvannha Alsaie Warren 37 Sharetta Lakeisha Carter 40 1025 W PIONEER PLWY APT D ARLINGTON TX 76013

Kennith Wayne McDuffie 45 Jessica Paige Kuspa 42 1913 DIONE PL HASLET TX 76052

Diwakar Dahal 27 Prapti Pokharel 23 2824 STADIUM VIEW DR FORT WORTH TX 76118

Andra Dupre Rice 46 Tamika Alicia Norma Brown 39 3033 BARDIN RD APT 1208 GRAND PRAIRIE TX 75052

Jose Antonio Salazar 34 Rebecca Talia McGinnis 33 6033 DEBORAH LN WATAUGA TX 76148

Ashley Marie Alamo-santiago 30 Angel Julian Gonzalez Garcia 21 1607 NANDINA DR APT 1313 ARLINGTON TX 76014

Kaitlyn Elizabeth Aguilar 23 Bryan Isai De Haro Martinez 25 1209 VALLEY RIDGE DR WEATHERFORD TX 76087

Destiny Maree Johnson 23 Dariel Alfonso Salas Mejia 32 3560 GLEN FIELD CT APT 229 ARLINGTON TX 76015

Colby Alexander Robledo 22 Harley Lynn Bambico 22 3862 MEADOWBROOK DR FORT WORTH TX 76103

Maria Luisa Garcia Sanchez 49 Jose Juan Rocha Contreras 44 1713 BRADFORD DR ARLINGTON TX 76010

Don Van Kizer 36 Jordan Kelsie Vance 36 5401 GLEN CANYON RD FORT WORTH TX 76137

Nills Romeo Recinos 58 Mayra Janeth Esquivel Zepada 59 437 KERESLEY ST CROWLEY TX 76036

Camille Shanice Johnson 26 Alfredo Avelar 26 1608 ELAINE PLACE FORT WORTH TX 76106

Rukhsar Mahmoodi 19 Yahya Faizi 29 955 WEIS BLVD 1230 BURLESON TX 76028

Aasif Ali Muhammad 27 Jasmin Monet Stipe 29 401 HEMPHILL ST #234 FORT WORTH TX 76104

Giselle Edith Galvan Cruz 27 Eduardo Ivan Macias Hernandez 43 3007 NW 21ST APT 103 FORT WORTH TX 76106

Valeria Yissel Barcenas Rodea 27 Sebastian Pedro Avellaneda 23 735 WASHINGTON DR APT 1204 ARLINGTON TX 76011

Velkis Suleyma Munoz Raymundo 34 Elmer Alejandro Garcia Sanchez 34

Ejiroghene Ogaga Ejayeriese 25 Taiwo Joshua Fakuade 27 3019 BRAVO ST FORT WORTH TX 76177

Ricardo Villarreal Jr 35 Marisela Ann Cardozo 35

Christy Michelle Birdine 41 Jerome Sinclair Anderson 43 747 WILLINGTON DR ARLINGTON TX 76018

Andrea Richards 25 Saul Estrada Jr 26 7205 WAGONWHEEL RD FORT WORTH TX 76133

Mario Piedra Sespedes 62 Elvia Orozco Perez 55 1711 DOVE LOOP H 1506 GRAPEVINE TX 76051

Cecilia Aguallo 28 Carlos Saldivar 35 5716 MAIDEN LN FORT WORTH TX 76131

Ahmed Hazem Mohamed Saafan 29 Lacey Dawn Diebel 32 2500 RIVER PARK DR #187 FORT WORTH TX 76116

Ronald Dean Stephenson 62 Maxine Sherri Hickman 50 1729 PATRICIA ST ARLINGTON TX 76012

Gerardo Escobedo 40 Genoveva De La Garza Lozano 33 400 W SPURGEON ST FORT WORTH TX 76115

Pierson Lee Brannan 31 Alexandra Gale Dagher 31 4804 TARRAGON LN GRAND PRAIRIE TX 75052

Nicholas Andrew Michalski 26 Taylor Lee Stoy 30 1322 MAPLEWOOD DR LEWISVILLE TX 75067

Kage Daniel Patterson 19 Katherine Margaret Van Haaften 20 13708 RANCH HORSE RUN HASLET TX 76052

Kolton Dean Spurlin 28 Rhiannon Nicole Williams 27 608 OAK DRIVE HURST TX 76053

Courtney Taylor Line 33 Jonathan Patrick Mitchell 36 3993 BEECHWOOD LANE DALLAS TX 75220

NOTICE OF MEETING TO VOTE ON TAX RATE

A tax rate of \$0.412864 per \$100 valuation has been proposed by the governing body of TOWN OF TROPHY CLUB.

PROPOSED TAX RATE	\$0.412864 per \$100
NO-NEW-REVENUE TAX RATE	\$0.413391 per \$100
VOTER-APPROVAL TAX RATE	\$0.423905 per \$100

The no-new-revenue tax rate is the tax rate for the 2026 tax year that will raise the same amount of property tax revenue for TOWN OF TROPHY CLUB from the same properties in both the 2025 tax year and the 2026 tax year.

The voter-approval rate is the highest tax rate that TOWN OF TROPHY CLUB may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is not greater than the no-new-revenue tax rate. This means that TOWN OF TROPHY CLUB is not proposing to increase property taxes for the 2026 tax year.

A PUBLIC MEETING TO VOTE ON THE PROPOSED TAX RATE WILL BE HELD ON September 14, 2026 AT 7:00PM AT Town Council Chambers 1 Trophy Wood Drive, Trophy Club, TX 76262.

The proposed tax rate is also not greater than the voter-approval tax rate. As a result, TOWN OF TROPHY CLUB is not required to hold an election to seek voter approval of the rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the Town of Trophy Club Council of TOWN OF TROPHY CLUB at their offices or by attending the public meeting mentioned above. YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

FOR the proposal:	Mayor Tiffany	Mayor Pro Tem Rowe
	Council Member Nelson	Council Member Simmons
	Council Member Sheridan	Council Member Ash
	Council Member Flynn	

AGAINST the proposal:

PRESENT and not voting:

ABSENT:

Visit 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.

The following table compares the taxes imposed on the average residence homestead by TOWN OF TROPHY CLUB last year to the taxes proposed to be imposed on the average residence homestead by

TOWN OF TROPHY CLUB this year.

	2025	2026	Change
Total tax rate (per \$100 of value)	\$0.412864	\$0.412864	increase of 0.000000 per \$100, or 0.00%
Average homestead taxable value	\$762,321	\$738,331	decrease of \$-3.15%
Tax on average homestead	\$3,147.35	\$3,048.30	decrease of \$-99.05, or -3.15%
Total tax levy on all properties	\$11,440,906	\$11,513,771	increase of \$72,865, or 0.64%

For assistance with tax calculations, please contact the tax assessor for TOWN OF TROPHY CLUB at 682-237-2900 or info@trophyclub.org, or visit www.trophyclub.org for more information.

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.¹ 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.	Prior year total taxable value. 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). ²	\$ 3,413,388,017
2.	Prior year tax ceilings. 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. ³	\$ 705,260,086
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 2,708,127,931
4.	Prior year total adopted tax rate.	\$ 0.412864 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values: \$ 11,129,611 B. Prior year values resulting from final court decisions: - \$ 8,600,000 C. Prior year value loss. Subtract B from A. ⁴	 \$ 2,529,611

¹ Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(14)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$ 143,884,905 B. Prior year disputed value: - \$ 71,338,338 C. Prior year undisputed value. Subtract B from A. ⁵	\$ 72,546,567
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 75,076,178
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 2,783,204,109
9.	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year. Enter the prior year value of property in deannexed territory. ⁶	\$ 0
10.	Prior year taxable value lost because property first qualified for an exemption in the current year. 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. A. Absolute exemptions. Use prior year market value: \$ 0 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 16,382,853 C. Value loss. Add A and B. ⁷	\$ 16,382,853
11.	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. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value: \$ 0 B. Current year productivity or special appraised value: - \$ 0 C. Value loss. Subtract B from A. ⁸	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 16,382,853
13.	Prior year captured value of property in a TIF. 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. ⁹ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 29,619,484
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 2,737,201,772
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 11,300,920
16.	Taxes refunded for years preceding the prior tax year. 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. ¹⁰	\$ 72,346
17.	Adjusted prior year levy with refunds. Add Lines 15 and 16. ¹¹	\$ 11,373,266

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

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
18.	Total current year taxable value on the current year certified appraisal roll today. 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.¹² A. Certified values: \$ 3,473,615,330 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ 0 C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0 D. Tax increment financing: 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.¹³ Adjustments to the taxable value must be calculated separately for each reinvestment zone using Form 50-110.¹⁴ Enter the total from Form 50-110 - \$ 38,656,374 E. Total current year value. Add A and B, then subtract C and D.	\$ 3,434,958,956
19.	Total value of properties under protest or not included on certified appraisal roll.¹⁵ A. Current year taxable value of properties under protest. 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.¹⁶ \$ 40,344,724 B. Current year value of properties not under protest or included on certified appraisal roll. 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.¹⁷ + \$ 0 C. Total value under protest or not certified. Add A and B.	\$ 40,344,724
20.	Current year tax ceilings. 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.¹⁸	\$ 686,547,434
21.	Anticipated contested value. Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation.¹⁹ 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.²⁰ If completing this line, the taxing unit must include supporting documentation in Section 9.²¹ Taxing units that are not affected, enter 0.	\$ 0
22.	Current year total taxable value. Add Lines 18E and 19C, then subtract Lines 20 and 21.²²	\$ 2,788,756,246
23.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed.²³	\$ 1,708,205
24.	Total current year taxable value of new improvements and new personal property located in new improvements. 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 do include property on which a tax abatement agreement has expired for the current year.²⁴	\$ 35,835,440

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

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
25.	Total adjustments to the current year taxable value. Add Lines 23 and 24.	\$ 37,543,645
26.	Adjusted current year taxable value. Subtract Line 25 from Line 22.	\$ 2,751,212,601
27.	Current year NNR tax rate. Divide Line 17 by Line 26 and multiply by \$100. ²⁵	\$ 0.413391 /\$100
28.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. ²⁶	\$ _____ /\$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.²⁷ 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.	Prior year M&O tax rate. Enter the prior year M&O tax rate.	\$ 0.309764 /\$100
30.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,783,204,109
31.	Total prior year M&O levy. Multiply Line 29 by Line 30 and divide by \$100.	\$ 8,621,364
32.	Adjusted prior year levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding the prior tax year. 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 B. Prior year taxes in TIF. 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 C. Prior year transferred function. 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 D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function..... \$ -11,364 E. Add Line 31 to 32D.	\$ 8,610,000
33.	Adjusted current year taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,751,212,601
34.	Current year NNR M&O rate (unadjusted). Divide Line 32E by Line 33 and multiply by \$100.	\$ 0.312952 /\$100

²⁵ Tex. Tax Code §26.04(c)

²⁶ Tex. Tax Code §26.04(d)

²⁷ Tex. Tax Code §26.012(3)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
35.	Rate adjustment for state criminal justice mandate. ²⁸ A. Current year state criminal justice mandate. 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> B. Prior year state criminal justice mandate. 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> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
36.	Rate adjustment for indigent health care expenditures. ²⁹ A. Current year indigent health care expenditures. 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> B. Prior year indigent health care expenditures. 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> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
37.	Rate adjustment for county indigent defense compensation. ³⁰ A. Current year indigent defense compensation expenditures. 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> B. Prior year indigent defense compensation expenditures. 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> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Multiply B by 0.05 and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
38.	Rate adjustment for county hospital expenditures. ³¹ A. Current year eligible county hospital expenditures. 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> B. Prior year eligible county hospital expenditures. 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> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Multiply B by 0.08 and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100

²⁸ Tex. Tax Code §26.044²⁹ Tex. Tax Code §26.0441³⁰ Tex. Tax Code §26.0442³¹ Tex. Tax Code §26.0443

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
39.	Rate adjustment for defunding municipality. 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. A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. \$ <u>0</u> B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100 \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
40.	Adjusted current year NNR M&O rate. Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	\$ <u>0.312952</u> /\$100
41.	Adjustment for prior year sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&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. A. Enter the amount of additional sales tax collected and spent on M&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> B. Divide Line 41A by Line 33 and multiply by \$100 \$ <u>0.000000</u> /\$100 C. Add Line 41B to Line 40.	\$ <u>0.312952</u> /\$100
42.	Current year voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	\$ <u>0.323905</u> /\$100
D42.	Disaster Line 42 (D42): Current year voter-approval M&O rate for taxing unit affected by disaster declaration. ³² 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: A. The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 ³³ \$ <u>0.000000</u> /\$100 - or - B. The voter-approval M&O tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. ³⁴ Complete Section 5 through Line 68 to complete D42(B). a. Enter the disaster relief cost. \$ <u>0</u> b. Disaster relief rate. Divide Line D42(B)(a) by Line 26 and multiply by 100 \$ <u>0.000000</u> /\$100 c. Add Line D42(B)(b) to Line 42 \$ <u>0.000000</u> /\$100 d. Enter the current year unused increment rate from Line 68 \$ <u>0.000000</u> /\$100 e. Add Line D42(c) to Line D42(d). \$ <u>0.000000</u> /\$100 The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 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 2) the third tax year after the tax year in which the disaster occurred. C. 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). ³⁵ If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	\$ <u>0.000000</u> /\$100

³² Tex. Tax Code §26.042³³ Tex. Tax Code §26.042(a-2)(1)³⁴ Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2)³⁵ Tex. Tax Code §26.042(a-2)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
43.	Total current year debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes; (2) are secured by property taxes; (3) are scheduled for payment over a period longer than one year; and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt 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. ³⁶ Enter debt amount \$ 3,257,830 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 0 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 0 E. Adjusted debt. Subtract B, C and D from A. \$ 3,257,830	
44.	Certified prior year excess debt collections. Enter the amount certified by the collector. ³⁷	\$ 469,067
45.	Adjusted current year debt. Subtract Line 44 from Line 43E.	\$ 2,788,763
46.	Current year anticipated collection rate. A. Enter the current year anticipated collection rate certified by the collector. ³⁸ 100.00 % B. Enter the prior year actual collection rate..... 98.95 % C. Enter the 2024 actual collection rate. 99.22 % D. Enter the 2023 actual collection rate. 99.70 % E. 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%. ³⁹ 100.00 %	
47.	Current year debt adjusted for collections. Divide Line 45 by Line 46E.	\$ 2,788,763
48.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,788,756,246
49.	Current year debt rate. Divide Line 47 by Line 48 and multiply by \$100.	\$ 0.100000 /\$100
50.	Current year voter-approval M&O rate plus current year debt rate. Add Lines 42 and 49.	\$ 0.423905 /\$100
D50.	Disaster Line 50 (D50): Current year voter-approval M&O and debt tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42. Add Line D42(C) and 49.	\$ 0.000000 /\$100
51.	COUNTIES ONLY. 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

³⁶ Tex. Tax Code §26.012(7)³⁷ Tex. Tax Code §§26.012(10) and 26.04(b)³⁸ Tex. Tax Code §26.04(b)³⁹ 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.	Taxable Sales. 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. ⁴⁰ Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ 0
53.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ⁴¹ Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year. Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ⁴² - or - Taxing units that adopted the sales tax before November of the prior year. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 0
54.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,788,756,246
55.	Sales tax adjustment rate. Divide Line 53 by Line 54 and multiply by \$100.	\$ 0.000000 / \$100
56.	Current year NNR tax rate, unadjusted for sales tax. ⁴³ Enter the rate from Line 27 or 28, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.413391 / \$100
57.	Current year NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year. 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.	Current year voter-approval tax rate, unadjusted for sales tax. ⁴⁴ Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.423905 / \$100
59.	Current year voter-approval tax rate, adjusted for sales tax. 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.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ⁴⁵ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ⁴⁶	\$ 0
61.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,788,756,246
62.	Additional rate for pollution control. Divide Line 60 by Line 61 and multiply by \$100.	\$ 0.000000 / \$100
63.	Current year voter-approval tax rate, adjusted for pollution control. 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

⁴⁰ Tex. Tax Code §26.041(d)

⁴¹ Tex. Tax Code §26.041(i)

⁴² Tex. Tax Code §26.041(d)

⁴³ Tex. Tax Code §26.04(c)

⁴⁴ Tex. Tax Code §26.04(c)

⁴⁵ Tex. Tax Code §26.045(d)

⁴⁶ 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.⁴⁷ 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.⁴⁸

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;⁴⁹
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁵⁰ 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.⁵¹

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

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	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	
	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
65.	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	
	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
66.	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	
	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
67.	Total Foregone Revenue Amount. Add Lines 64G, 65G and 66G	\$ 0
68.	2026 Unused Increment Rate. Divide Line 67 by Line 22 of the No-New-Revenue Rate Worksheet. Multiply the result by 100	\$ 0.000000 /\$100
69.	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)	\$ 0.423905 /\$100

⁴⁷ Tex. Tax Code §26.013(b)

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

⁴⁹ Tex. Tax Code §26.04(c)(2)(A) and 26.042(a)

⁵⁰ Tex. Tax Code §26.0501(a) and (c)

⁵¹ Tex. Local Gov't Code §120.007(d)

⁵² 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.⁵³ 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.⁵⁴

Line	De Minimis Rate Worksheet	Amount/Rate
70.	Adjusted current year NNR M&O tax rate. Enter the rate from Line 40 of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.312952 /\$100
71.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,788,756,246
72.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 71 and multiply by \$100.	\$ 0.017929 /\$100
73.	Current year debt rate. Enter the rate from Line 49 of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.100000 /\$100
74.	De minimis rate. 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.⁵⁵

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.	2025 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.412864 /\$100
76.	Adjusted 2025 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. ⁵⁶ 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> . - or - 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. ⁵⁷ Enter the final adjusted 2025 voter-approval tax rate from the worksheet.	\$ 0.000000 /\$100
77.	Increase in 2025 tax rate due to disaster. Subtract Line 76 from Line 75.	\$ 0.000000 /\$100
78.	Adjusted 2025 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,737,201,772
79.	Emergency revenue. Multiply Line 77 by Line 78 and divide by \$100.	\$ 0
80.	Adjusted current year taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,751,212,601
81.	Emergency revenue rate. Divide Line 79 by Line 80 and multiply by \$100. ⁵⁸	\$ 0.000000 /\$100
82.	Current year voter-approval tax rate, adjusted for emergency revenue. 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

⁵³ Tex. Tax Code §26.012(8-a)

⁵⁴ Tex. Tax Code §26.063(a)(1)

⁵⁵ Tex. Tax Code §26.042(b)

⁵⁶ Tex. Tax Code §26.042(c)

⁵⁷ Tex. Tax Code §26.042(b)

⁵⁸ 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 SignatureEnter 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.⁵⁹**print
here** ➡April Duvall

Printed Name of Taxing Unit Representative

**sign
here** ➡April Duvall

Taxing Unit Representative

8/4/2026

Date

⁵⁹ 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.

This year's no-new-revenue tax rate	\$0.413391/\$100
This year's voter-approval tax rate	\$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.

Type of Fund	Balance
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)*.

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
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

Page 1 of 1

Insert hyperlink:

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

SECTION 1: Current Year Captured Appraised Value Adjustment

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TOWN COUNCIL COMMUNICATION

MEETING DATE: September 14, 2026

FROM: April Duvall, Director of Finance

AGENDA ITEM: Consider ratifying the property tax increase included in the FY 2027 Budget.
(April Duvall, Director of Finance)

BACKGROUND/SUMMARY:

In accordance with Local Government Code Section 102.007(c), when a municipality adopts a budget that raises more revenue from property taxes than the previous year, the governing body must take a separate vote to ratify that property tax increase.

This ratification vote is required in addition to the vote to adopt the budget and the vote to set the tax rate under Chapter 26 of the Tax Code or other applicable law.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: The ratification of the property tax increase does not create any additional fiscal impact beyond what is already incorporated into the FY 2027 Budget. This action formally recognizes that the adopted budget will generate more revenue from property taxes than the prior fiscal year, as required by state law.

LEGAL REVIEW: Town Attorney, Dean Roggia, has reviewed all posting requirements as to form and legality.

ATTACHMENTS:

1. Presentation

ACTIONS/OPTIONS:

Staff recommends that the Town Council move to ratify the property tax increase included in the FY 2027 Budget.

FY2026-27 Proposed Tax Rate per \$100 of taxable value

Total Proposed Tax Rate - \$0.412864

Maintenance & Operations - \$0.312864 - I & S (Debt Portion) - \$0.100000

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.



TOWN COUNCIL COMMUNICATION

MEETING DATE: September 14, 2026

FROM: Chase Ellis, Director of Parks & Recreation

AGENDA ITEM: Conduct a public hearing to consider a resolution officially naming the Town's new recreation facility the "Trophy Club Community Center." (Chase Ellis, Director of Parks and Recreation)

- i. Conduct Public Hearing
- ii. Consider Resolution

BACKGROUND/SUMMARY: On June 8, 2026, the Town Council approved a purchase and sale agreement for the former Premier Academy facility located at 945 Trophy Club Drive. Following the required due diligence period, public hearings, and Town Council review, the Town completed the purchase of the property on August 31, 2026.

The approximately 8,650-square-foot facility includes an indoor gymnasium, classrooms, activity space, restrooms, and support areas. The facility will allow the Town to expand indoor Parks & Recreation programming for residents of all ages, including youth and teen programs, camps, fitness and wellness activities, active adult programming, enrichment classes, indoor recreation, community events, and facility rentals.

The acquisition supports recommendations identified in the Parks & Recreation Master Plan to expand indoor recreation opportunities and provide flexible community spaces that can adapt to changing needs.

With the acquisition now complete, staff recommends officially naming the facility the Trophy Club Community Center. The proposed name provides a simple and recognizable identity for the facility while reflecting its purpose as a community-focused space serving Trophy Club residents of all ages.

Approval of the accompanying resolution will formally designate the Town-owned facility located at 945 Trophy Club Drive as the Trophy Club Community Center.

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 conduct the public hearing and move to approve the resolution officially naming the Town's new recreation facility the "Trophy Club Community Center."

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

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, OFFICIALLY NAMING THE TOWN'S NEW RECREATION FACILITY THE "TROPHY CLUB COMMUNITY CENTER"; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Trophy Club is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the Town has acquired a facility located at 945 Trophy Club Dr., Town of Trophy Club, TX 76262, to provide recreational, community, and related programs and services for Trophy Club residents and the community; and

WHEREAS, the Town Council adopted the Town Facility Naming & Special Recognition Plaque Policy by Resolution No. 2025-22 to establish a process and criteria for the naming and renaming of Town facilities; and

WHEREAS, in accordance with the Town Facility Naming & Special Recognition Plaque Policy, the Town Council conducted a public hearing on September 14, 2026, to receive public input regarding the proposed name of the facility; and

WHEREAS, the Town Council has considered the proposed name and finds that "Trophy Club Community Center" appropriately identifies the facility and reflects its intended use as a community gathering and recreation facility serving the residents of Trophy Club; and

WHEREAS, the Town Council finds that officially naming the facility the "Trophy Club Community Center" is in the best interest of the Town and its residents.

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

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

Section 2. The Town Council hereby officially names the Town-owned recreation facility the "Trophy Club Community Center."

Section 3. The Town Manager or designee is authorized to take all necessary actions to implement the naming of the facility, including the design and installation of appropriate signage and incorporation of the facility name into Town communications and materials.

Section 4. This Resolution shall take effect from and after its date of passage in accordance with law.

PASSED and APPROVED by the Town Council of the Town of Trophy Club, Texas, on this 14th day of September 2026.

Jeannette Tiffany, Mayor

ATTEST:

Tammy Dixon, Town Secretary

APPROVED AS TO FORM:

Dean Roggia, Town Attorney



TOWN COUNCIL COMMUNICATION

MEETING DATE: September 14, 2026

FROM: April Duvall, Director of Finance

AGENDA ITEM: Consider an ordinance amending the FY 2026 Budget to provide funding for Fire/EMS payroll back pay true up adjustments required by the Town's use of payroll averaging for full-time firefighters working a 48/96 work schedule.
(April Duvall, Director of Finance)

BACKGROUND/SUMMARY: The Town uses an averaged-pay methodology for Fire/EMS personnel based on their established work schedules. During a recent internal audit of Fire/EMS payroll practices, staff identified the need for a true-up process to ensure that employees are fully compensated for all hours worked and that payroll calculations comply with applicable wage-and-hour requirements.

Staff subsequently reviewed Fire/EMS payroll records for the preceding three years. Based on that review, staff calculated the amounts necessary to reconcile differences between the compensation previously paid under the averaged-pay methodology and the compensation due based on actual hours worked during the review period.

Under the Fair Labor Standards Act's Section 7(k) exemption, eligible fire-protection employees working an established 14-day work period must receive overtime compensation for hours worked in excess of 106 hours during that work period. Under the Town's current methodology, both regular and overtime hours are averaged, which can result in employees being underpaid or overpaid depending on the number of hours actually worked during a particular work period. The true-up process compares the overtime compensation previously paid through the averaging methodology with the overtime compensation due based on actual hours worked.

The proposed budget amendment provides the expenditure authority necessary to distribute true-up payments to affected Fire/EMS personnel. Beginning in FY 2027, staff will implement a revised payroll process. The Town may either compensate employees based on actual hours worked during each work period or retain the averaged-pay methodology with regularly scheduled true-ups to ensure that any differences are identified and reconciled promptly.

Because the need for a true-up process was identified through an internal review, the Town will not seek reimbursement from employees who received more compensation than was due during the three-year review period. If the Town continues using an averaged-pay

methodology in FY 2027 and future years, employees may be required to repay overpayments identified through the regular true-up process, subject to applicable law and Town policy.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: The proposed budget amendment will increase Fire/EMS personnel expenditures by \$100,000 to fund amounts due to affected employees during the three-year look back period, including applicable payroll taxes and related employer costs. Funding will be provided from the General Fund fund balance.

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

ATTACHMENTS:

1. Presentation
2. Ordinance
3. Exhibit A

ACTIONS/OPTIONS:

Staff recommends that the Town Council move to approve the ordinance amending the FY 2026 Budget to provide funding for Fire/EMS payroll back pay true up adjustments required by the Town's use of payroll averaging for full-time firefighters working a 48/96 work schedule.

Fire/EMS Pay

1 Issue Identified

- Not FLSA compliant
- Differences between averaged compensation and pay based on actual hours worked.

2 Impact

- Three year look back to calculate employee-level amounts needed to reconcile differences

3 Action

- Budget Amendment to allow for the true up

Going Forward

Fire/EMS pay will be structured to ensure employees are fully compensated for all hours worked, either through:

- A regular true-up process, or
- Payment based on actual hours worked each pay period

Example

	Pay Cycle 1	Pay Cycle 2	Pay Cycle 3	Total Pay
Pay Based on Actual Hours Worked	\$3,260	\$1,920	\$1,920	\$7,100
Pay Using Averaging Method	\$2,300	\$2,300	\$2,300	\$6,900
Difference	\$960	(\$380)	(\$380)	\$200

- Employees are paid based on an average of 112 hours per pay period.
- Some pay periods have 96 scheduled hours.
- Some pay periods have 144 scheduled hours.

**TOWN OF TROPHY CLUB
ORDINANCE NO. 2026-XX**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, AMENDING THE TOWN'S ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2025, AND ENDING ON SEPTEMBER 30, 2026, AS ADOPTED BY ORDINANCE NO. 2025-27 AND AMENDED BY ORDINANCE NO. 2025-34, ORDINANCE NO. 2026-03, ORDINANCE NO. 2026-12, ORDINANCE NO. 2026-17 AND ORDINANCE NO. 2026-20, BY PROVIDING FOR ADJUSTMENTS TO THE GENERAL FUND; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH THE ANNUAL BUDGET, AS AMENDED; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Trophy Club, Texas (the "Town"), is a home rule municipality acting under its Town Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the Town Council previously adopted its budget for the fiscal year beginning on October 1, 2025, and ending on September 30, 2026 (the "Annual Budget"); and

WHEREAS, the Annual Budget was adopted by Ordinance No. 2025-27 on September 08, 2025; and

WHEREAS, the Annual Budget was amended by Ordinance No. 2025-34 on October 13, 2025; and

WHEREAS, the Annual Budget was amended by Ordinance No. 2026-03 on January 12, 2026; and

WHEREAS, the Annual Budget was amended by Ordinance No. 2026-12 on April 27, 2026; and

WHEREAS, the Annual Budget was amended by Ordinance No. 2026-17 on June 8, 2026; and

WHEREAS, the Annual Budget was amended by Ordinance No. 2026-20 on July 13, 2026; and

WHEREAS, after the Town Council's approval of the Annual Budget, unexpected needs have arisen which require amendment of the Annual Budget; and

WHEREAS, Town Charter Sec. 9.13 and Section 102.010 of the Texas Local

Government Code allow the Town to amend its Annual Budget as deemed necessary for any municipal purpose; and

WHEREAS, the Town is also allowed to amend its Annual Budget for emergency appropriations to meet a pressing need for public expenditure to protect the public health, safety, and welfare as a result of unusual and unforeseen conditions; and

WHEREAS, the Town Council has determined that an amendment to the Annual Budget pursuant to this Ordinance is a public necessity and in the best interest of the public health and general welfare of the Town and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, THAT:

SECTION 1.

All of the above premises are hereby found to be true and correct factual and legislative determinations of the Town and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2.

The Annual Budget of the Town for the fiscal year beginning on October 1, 2025, and ending on September 30, 2026, as adopted by Ordinance No. 2025-27 and amended by Ordinance No. 2025-34, Ordinance No. 2026-03, Ordinance No. 2026-12, Ordinance No. 2026-17 and Ordinance No. 2026-20, is hereby amended to provide for adjustments to the General Fund, as shown in Exhibit "A," which is attached hereto and incorporated herein, and expenditures for said fiscal year shall be made in accordance with the Annual Budget, as amended.

SECTION 3.

The expenditures and amendments authorized by this Ordinance are necessary to meet unusual and/or unforeseen conditions or circumstances that could not have been included in the original budget through the use of reasonably diligent thought and attention.

SECTION 4.

A true and correct copy of this Ordinance showing the approved budget amendments shall be filed with the Town Secretary and in the office of the County Clerk as required by Section 102.009 of the Local Government Code.

SECTION 5.

This Ordinance shall be cumulative of all other provisions of ordinances of the Town, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6.

It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 7.

This Ordinance shall be in full force and effect from and after its date of passage and it is so ordained.

PASSED AND APPROVED by the Town Council of the Town of Trophy Club, Texas, this 14th day of September, 2026.

APPROVED:

Jeannette Tiffany, Mayor

ATTEST:

Tammy Dixon, Town Secretary

APPROVED AS TO FORM:

Dean Roggia, Town Attorney

Exhibit "A"
Town of Trophy Club
FY 25-26 Budget Amendment No. 6

FY26 BUDGET AMENDMENT #6:

Department	Line Item	Line Item Description		Budget Total	Recommended Change	Amended Budget
<u>Section 1</u>						
<u>Revenues</u>						
		Fund Balance		\$ -	\$ (100,000)	\$ (100,000)
		Total Revenue:		\$ -	\$ (100,000)	\$ (100,000)
<u>EMS</u>						
	01-255-50130	Salaries - Overtime		\$ 50,000	\$ 50,000	\$ 100,000
		Total EMS:		\$ 50,000	\$ 50,000	\$ 100,000
<u>Fire</u>						
	01-256-50130	Salaries - Overtime		\$ 50,000	\$ 50,000	\$ 100,000
		Total Fire:		\$ 50,000	\$ 50,000	\$ 100,000
<u>Total GF Expenditure Increase</u>					\$ -	



TOWN COUNCIL COMMUNICATION

MEETING DATE: September 14, 2026

FROM:

AGENDA ITEM: Consider a resolution appointing up to three Council Members to serve on an ad-hoc compensation policy review subcommittee. (Brandon Wright, Town Manager)

BACKGROUND/SUMMARY:

Section 9.3 of the Town Council Rules of Procedure Manual, the Town Council may create an ad hoc committee/task force to assist the Town Council in its business. The attached resolution proposes the appointment of up to three Council Members to participate in an ad-hoc compensation policy review subcommittee. The formation of this subcommittee was initially introduced during the Town Council Meeting on August 24, 2026, by Council Member Nelson. The selected members will be tasked with reviewing the existing compensation policy and identifying potential modifications. Their recommendations, if any, will be presented to the Town Council prior to the commencement of staff preparations for the FY 2028 Budget. This review aims to ensure that the compensation policy is aligned with current practices and community expectations, facilitating informed decision-making as budgetary considerations advance.

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 appointing up to three Council Members to serve on an ad-hoc compensation policy review subcommittee.

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

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, CREATING AN AD HOC COMPENSATION POLICY REVIEW COMMITTEE; APPOINTING UP TO THREE COUNCIL MEMBERS TO SERVE ON THE COMMITTEE; ESTABLISHING THE COMMITTEE'S PURPOSE, DUTIES, AND DURATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Trophy Club, Texas (the "Town") is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the Town Council is charged with establishing policies that support the efficient and responsible administration of the Town; and

WHEREAS, Section 9.3 of the Town Council Rules of Procedure Manual authorizes the Town Council to create an ad hoc committee or task force to assist the Town Council in conducting its business; and

WHEREAS, the Town Council discussed forming an ad hoc committee to review the Town's compensation policy during the Town Council meeting held on August 24, 2026; and

WHEREAS, the Town Council finds that a focused review of the existing compensation policy before staff begins preparing the Fiscal Year 2028 Budget will support informed budgetary and policy decisions; and

WHEREAS, the Town Council desires to appoint up to three of its members to review the existing compensation policy, identify potential modifications, and present recommendations, if any, to the full Town Council for consideration.

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

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

SECTION 2. The Town Council hereby creates the Ad Hoc Compensation Policy Review Committee (the "Committee") in accordance with Section 9.3 of the Town Council Rules of Procedure Manual.

SECTION 3. The following Council Members are appointed to serve on the Committee:

1. _____
2. _____
3. _____

SECTION 4. In conjunction with the Town Manager and his designee(s), the Committee shall review the Town's existing employee compensation policy; consider current public-sector practices, the Town's organizational and financial needs, and community expectations; identify potential policy modifications; and present recommendations, if any, to the Town Council before Town staff begins preparing the FY 2028 Budget.

SECTION 5. The Committee is advisory only and has no authority to bind the Town, expend or obligate Town funds, direct Town employees, or take final action on behalf of the Town Council. Requests for staff assistance or Town records shall be coordinated through the Town Manager.

SECTION 6. The Committee shall select a chair from among its members and shall conduct its meetings in accordance with applicable law. Recommendations to the Town Council from the Committee shall require the affirmative vote of at least 51% of Committee members.

SECTION 7. The Committee shall dissolve automatically either upon presenting its final report and recommendations to the Town Council or by May 1, 2027, whichever is earlier, unless the Town Council extends or terminates the Committee by subsequent action.

SECTION 8. This Resolution shall be effective from and after its date of passage.

PASSED AND APPROVED by the Town of Trophy Club, Texas, this the 14th day of September, 2026.

Jeannette Tiffany, Mayor

ATTEST:

Tammy Dixon, Town Secretary

APPROVED AS TO FORM:

Dean Roggia, Town Attorney