

**MEETING**  
**Town of Little Elm**  
**100 W Eldorado Parkway**  
**Little Elm, Texas 75068-5060**

**214-975-0404**  
**<http://www.littleelmtx.us>**

**Workshop Public Hearings & Regular Council**

**Tuesday, January 19, 2016 - 6:00 PM**  
**Town Hall Center---Council Conference Room & Chamber---100 W Eldorado Parkway**

1. Call to Order Council Work Shop at 6:00 p.m.
  - A. Invocation:
  - B. Items to be withdrawn from Consent Agenda.
  - C. Emergency Items if posted.
  - D. Request by the Town Council for items to be placed on a future agenda for discussion, and recognition of excused absences.
  - E. Presentation: GCRE, TX will be providing an update on the Main Marketplace Development Project. (EDC Executive Director Jennette Killingsworth)
  - F. Discussion regarding amendment to Union Park Development Agreement with presentation by Hillwood Communities. (Director of Development Services Jason Laumer)
  - G. Discussion regarding The Lakefront in Little Elm Logo Concepts. (Town Manager Matt Mueller)
  - H. Presentation of monthly updates from department heads concerning law enforcement activities, municipal court, customer service, emergency medical services, fire department response, fire prevention activities, emergency management, ongoing economic development projects, building permits, code enforcement activities, library activities, human resources updates, information technology report, revenue and expenditure report, street construction status, sanitation services, highway

construction status, utility operations, parks and recreation activities, as well as facility and fleet updates

- I. Council to highlight items on the agenda needing further discussion or comments prior to the regular session.
2. Roll Call/Call to Order Regular Town Council Immediately Following Council Workshop.
3. Pledge to the Flags:
  - A. United States Flag
  - B. Texas Flag:

Honor the Texas Flag I pledge allegiance to thee Texas,  
one state under God, one and indivisible.
4. Presentations:
  - A. Presentation: Mayor Hillock to present Proclamation of Recognition honoring Emily Taylor for her dedicated service to the animals within the care of the Little Elm Animal Shelter.
  - B. Presentation: Mayor Hillock to present Proclamation of Recognition to Frisco Lone Star Football Team.
  - C. Presentation: Mayor Hillock to read Proclamation proclaiming the month of January 2016 as School Board Member Recognition Month.
5. Public Comments: Persons may address the Town Council on any issue. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meeting Act, the council may not comment or deliberate such statements during this period, except as authorized by Section 551.072, Texas Government Code.
6. Consent Agenda: All matters listed under the Consent Agenda are considered to be routine by the Town Council and require little or no deliberation. There will not be a separate discussion of these items and the agenda will be enacted by one vote. If the Council expresses a desire to discuss a matter listed, that item will be removed from the

consent agenda and considered separately:

- A. Minutes of the January 5, 2016 Workshop, Public Hearing and Regular Meeting. (Town Secretary Kathy Phillips)
  
- B. Final Plat for Shops at Sunset Pointe, Lots 3 & 4, Block A, from Cates-Clark & Associates, LLP, generally located east of FM 423 and 415 feet north of Woodlake Parkway, within Little Elm town limits. (Director of Development Services Jason Laumer)
  
- C. Authorize purchase of Police Vehicles and equipment from Dodge City, Applied Concepts, Inc., Watch Guard, Main Street Signs & Graphics and Defender Supply for an amount not to exceed \$242,522.60. (VERF) (Purchasing Agent Dawn Berry)
  
- D. Resolution No. 01191601 a Resolution of the Town of Little Elm adopting the Denton County Hazard Mitigation Plan, January 2016. (Fire Chief Brian Roach/Assistant Emergency Management Coordinator Travis Calendine)
  
- E. Approve Consent to the decertification of the Town's sewer CCN that lies within the extraterritorial jurisdiction of the City of Hackberry and authorize the Town Manager to execute for same. (Deputy Town Manager Doug Peach)
  
- F. Approval of Assignment of Amended and Restated Chapter 380 Economic Development Program and Performance Agreement between the Town of Little Elm, Texas, Little Elm Economic Development Corporation, GCRE/TX Main Marketplace, LLC, and LCAR Main Market LLC and authorize the Mayor to execute the same. (Director of Development Service Jason Laumer)
  
- G. Authorize partial retainage release payment of \$73,972.65 to Quality Excavation, Ltd. of Aubrey, Texas for the Town's Beard Park Site Work Construction Contract, and authorize the Town Manager to execute the same. (Director of Development Services Jason Laumer)
  
- 7. Public Hearing: on to consider rezoning of approximately 9.0283 acres of land from Light Commercial (LC) to Planned Development-Light Commercial (PD-LC) to allow for retail and self-storage uses, generally located at the northeast corner of FM 423 and Little Elm Parkway, within Little Elm town limits. (Please fill out from on the table outside council chambers if desire to speak prior to meeting).

A. Staff Comments:

B. Open Public Hearing:

C. Citizen Comments:

D. Close Public Hearing.

E. Discussion and Action to adopt Ordinance No. 1312 an Ordinance of the Town of Little Elm, Texas amending the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, herefore amended, by changing the zoning on approximately 9.283 acres of land generally located at the northeast corner of FM 423 and Little Elm Parkway from Light Commercial District (LC) to Planned Development District with Light Commercial Base Zoning (PD-LC) to allow for self-storage and retail uses, providing a saving clause; correcting the official zoning map; providing a penalty; providing a severability clause; providing a repealer clause; and providing an effective date. (Director of Development Services Jason Laumer)

8. Public Hearing: to amend Ordinances Nos. 1255 and 1258 concerning Reinvestment Zone Number Five, Town of Little Elm, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by amending and changing the boundaries and size of Tax Increment Financing Reinvestment Zone Number Five, Town of Little Elm, Texas, to exclude from the zone an approximately 63.85 acre and 38.62 acre tracts of land both of which are located within the Marsella Jones Survey, Abstract No. 662, Denton County, Texas and include within the zone an approximately 13.765 acre and 7.35 acre tracts of land both are which are located within the Marsella Jones Survey, Abstract No. 662, Denton County Texas. At the Public Hearing, any interested person may speak for or against the Reinvestment Zone and the proposed amendments, and its boundaries. Following the public hearing, the Town Council of the Town of Little Elm, Texas, will consider adoption of an Ordinance amending the Reinvestment Zone.

A. Staff Comments:

B. Open Public Hearing:

C. Citizen Comments:

D. Close Public Hearing:

E. Discussion and Action to adopt Ordinance No. 1310 an Ordinance of the Town Council of the Town of Little Elm, Texas, amending Ordinance Nos. 1255 and 1258

concerning Reinvestment Zone Number Five, Town of Little Elm, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by amending and changing the boundaries and size of Tax Increment Financing Reinvestment Zone Number Five, Town of Little Elm, Texas, as described and depicted in Exhibit E of this Ordinance, which is attached hereto and incorporated herein for all purposes, to exclude from the zone an approximately 63.85 acre and 38.62 acre tracts of land both of which are located within the Marsella Jones Survey, Abstract No. 662, Denton County, Texas, as described and depicted in Exhibits A and B of this Ordinance; and include within the zone an approximately 13.765 acre and 7.35 acre tracts of land both of which are located within the Marsella Jones Tract, Abstract No. 662, Denton County, Texas, as described and depicted in Exhibits C and D of this Ordinance; providing a severability clause; and providing for an effective date. (Director of Development Services Jason Laumer)

9. ANNOUNCEMENT: Council will now recess and convene into meeting of the TIRZ #5 Board. Will reconvene Regular Council meeting immediately following adjournment of the TIRZ #5 Board.
  
10. Public Hearing to amend Ordinance Nos. 1256 and 1259, by approving an amendment to the Reinvestment Zone Number Five, Town of Little Elm, Texas, Final Project and Financing Plan, by decreasing the size of Tax Increment Financing Reinvestment Zone Number Five, Town of Little Elm, to exclude an approximately 63.85 acre tract and an approximately 38.62 acre tract of land from said zone, and by increasing the size of Tax Increment Zone Financing Investment Zone Number Five, Town of Little Elm, to include an approximately 13.765 acre tract and an approximately 7.35 acre tract of land within said zone. At the Public Hearings, any interested person may speak for or against the Concept of Tax Increment Financing. Following the Public Hearing, the Town Council of the Town of Little Elm, Texas, will consider adoption of an Ordinance amending the Final Project and Financing Plan.
  - A. Staff Report:
  
  - B. Open Public Hearing.
  
  - C. Citizen Comments:
  
  - D. Close Public Hearing:
  
  - E. Discussion and Action to adopt Ordinance No. 1311 an Ordinance of the Town of Little Elm, Texas amending Ordinance Nos. 1256 and 1259, by approving an amendment to the Reinvestment Zone Number Five, Town of Little Elm, Texas, Final Project and Financing Plan, by decreasing the size of the Tax Increment

Financing Reinvestment Zone Number Five, Town of Little Elm, to exclude an approximately 63.85 acre tract and an approximately 38.62 acre tract of land from said zone, and by increasing the size of Tax Increment Financing Reinvestment Zone Number Five, Town of Little Elm, to include an approximately 13.765 acre tract and an approximately 7.35 acre tract of land within said zone; providing a severability clause; providing a repealer clause; and providing for an immediate effective date. (Director of Development Services Jason Laumer)

11. Reports and requests for Town Council consideration and appropriate action:

- A. Discussion and Action to approve Interlocal Agreement between the Town of Prosper, The Town of Little Elm, and the City of Aubrey for the allocation of Extraterritorial Jurisdiction, and Development Agreement between the Town of Prosper and Hillwood Enterprises, L.P. (Director of Development Services Jason Laumer)
  
- B. Discussion and Action to approve Task Order for design of Dickson Road and Hill Lane Water Line Improvements between the Town of Little Elm and Pacheco Koch, LLC for the amount of \$140,095.00 and authorize the Town Manager to execute a contract for the same. (Director of Development Services Jason Laumer)

12. FYI: (All matters are provided to the Town Council for informational purposes only)

- A. Town Secretary Monthly Report for December 2015.
  
- B. Development Services Monthly Report for December 2015.
  
- C. Public Works Monthly Report for December 2015.
  
- D. Police Department Monthly Reports for December 2015.
  
- E. Fire Department Monthly Reports for December 2015.
  
- F. Parks, Recreation and Library Monthly Reports for December 2015.
  
- G. Letter of Thanks to Little Elm Professional Firefighters Association.

13. Council will convene in Executive Session pursuant to Texas Government Code:

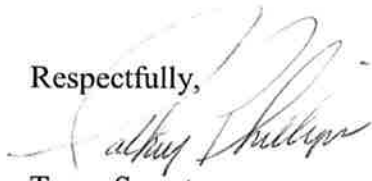
- A. Section 551.071 for private consultation with the Town Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the Town Council.
  - B. Section 551.072 to discuss certain matters regarding real property.
  - C. Section 551.076 to discuss security matters.
  - D. Section 551.087 to discuss Economic Development.
14. Reconvene into Open Session: Discussion and consideration to take any action necessary as the result of the Executive Session.
- A. Section 551.071 for private consultation with the Town Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the Town Council.
  - B. Section 551.072 to discuss certain matters regarding real property.
  - C. Section 551.076 to discuss security matters.
  - D. Section 551.087 to discuss Economic Development

15. Adjourn Work Shop and Regular Meeting.

**Pursuant to the Texas Open Meeting Act, (Chapter 551, Texas Government Code), one or more of the above items will be taken or conducted in open session following the conclusion of the executive closed session.**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aide of service such as interpreters for the hearing impaired, reader or large print are requested to contact the secretary at 214-975-0404 two days prior to the meeting so appropriate arrangements can be made. **BRILLE IS NOT PROVIDED.**

Respectfully,

A handwritten signature in cursive script, appearing to read "Kathy Phillips".

Town Secretary

**This is to certify that the above notice was posted on the bulletin board at the Town Hall Center this 15th day of January 2016.**