

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

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

Workshop, Public Hearing & Regular Council

**Tuesday, June 6, 2017 - 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: Pastor Dewayne Brawner Love Fellowship Church.
 - B. Items to be withdrawn from Consent Agenda.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. Discussion regarding changes to Zoning Ordinance. (Director of Development Services Jason Laumer)
 - F. Update of Walker Memorial Committee. (Chief of Police Rodney Harrison)
 - G. Discuss proposed Comprehensive Plan. (Director of Development Services Jason Laumer)
 - H. Discussion of Strategic Plan update. (Town Manager Matt Mueller)
 - I. 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.

J. 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. Discussion and Action on Special Recognition. (Town Council)

5. Presentations:

A. Mayor Hillock to present plaque of appreciation to out-going Council member Michael McClellan.

6. 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.

7. 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 May 16, 2017 Workshop, Public Hearings and Regular Meeting.
(Town Secretary Kathy Phillips)

- B. Award Bid 2017-91 for Dickson Lane Paving Improvements (Sections 1-4 and contingency) to Quality Excavation in an amount not to exceed \$1,063,412.60 and authorize the Town Manager to execute the agreement. (Purchasing Agent Dawn Berry)

- C. Interlocal Agreement between the Town of Little Elm and the City of Corinth to provide Jail Services for Class C Misdemeanor Municipal Warrants. (Chief of Police Rodney Harrison)

- D. Award RFP 2017-94 for audit services to Weaver & Tidwell, LLP. (Dawn Berry Purchasing Agent)

- 8. Discussion and Action to approve 1st Amendment to the Lincoln Park Development Agreement, Public Improvement District Agreement, and Tax Increment Reinvestment Zone between the Town of Little Elm, Western Rim Investors 2015-1, LP and CADG Lincoln Park, LLC and authorize the Town Mayor to execute agreement for the same. (Director of Development Services Jason Laumer)

- 9. Discussion and Action to approve Amended and Restated Keck Development Agreement and Public Improvement District Agreement between the Town of Little Elm and CADG Lincoln Park and authorize the Town Manager to execute agreement for the same. (Director of Development Services Jason Laumer)

- 10. Continue Public Hearing to consider proposed assessment to be levied against property within the Hillstone Pointe Public Improvement District No.2 pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended. All written or oral objections on the proposed assessment within the District will be considered at the Public Hearing.
 - A. Staff Comments:

 - B. Continue Public Hearing:

 - C. Receive Public Comments:

 - D. Close Public Hearing:

 - E. Discussion and Action to adopt Ordinance No. 1386 an Ordinance of the Town

Council of the Town of Little Elm accepting and approving a Services and Assessment Plan and Phase #1 Assessment Roll for Hillstone Pointe Public Improvement District No 2; making a finding of special benefit to the property in the district; levying special assessments against the property within the district and establishing a lien on such property; providing for payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for method of payment of the assessments; providing penalties and interest on delinquent assessments, providing a severability, and providing an effective date. (Director of Development Services Jason Laumer)

11. Public Hearing to consider an Amended Services and Assessment Plan, Preliminary Phase #2 Assessment Roll and proposed assessments to be levied against approximately 132.6 acres (the "Phase #2 Property") within the Valencia Public Improvements District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "act"). All written or oral objections on the proposed assessment within the District will be considered at the public hearing. (Director of Development Services Jason Laumer)

A. Staff Comments:

B. Open Public Hearing:

C. Receive Public Comments:

D. Close Public Hearing:

- E. Discussion and Action to adopt Ordinance No. 1394 an Ordinance of the Town Council of the Town of Little Elm accepting and approving an Amended Service and Assessment Plan and Phase #2 Assessment Roll for Valencia Public Improvement District; making and finding of special benefit to the property in the district, levying special assessment against the property within the district and establishing a lien on such property; providing for payment and assessment in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method the payment of the assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date. Director of Development Services Jason Laumer)

12. Public Hearing on the request for a Specific Use Permit for a temporary concrete/asphalt batching plant generally located on the east side of Oak Grove Road (FM 720), approximately 1,430 feet north of East University Drive (US Hwy 380) current zoned Planned Development- Single Family 4 (PD-SF4), within Little Elm's Town limits. All interested citizens are welcome to attend the hearing and participate in

same. (Director of Development Services Jason Laumer) (Applicant has withdrew request)

A. Staff Comments:

B. Open Public Hearing:

C. Receive Public Comments:

D. Close Public Hearing:

13. Reports and request for Town Council consideration and appropriate action:

A. Discussion and Action to approve Resolution No. 06061702 approving the Hillstone Pointe Public Improvement District No. 2 Phase #1 Improvements Reimbursement Agreement with CADG Lincoln Park LLC; authorizing and directing the Mayor of the Town to execute the Hillstone Pointe Public Improvement District No. 2 Phase #1 Improvements Reimbursement Agreement; and providing an effective date. (Director of Development Services Jason Laumer)

B. Discussion and Action to approve Resolution No. 06061703 approving Hillstone Pointe Public Improvement District No. 2 Phase #1 Improvements Construction, Funding and Acquisition Agreement with CADG Lincoln Park LLC; authorizing the Mayor of the Town to execute the Hillstone Pointe Public Improvement District No. 2 Phase #1 Improvements Construction, Funding, and Acquisition Agreement; providing an effective date. (Director of Development Services Jason Laumer)

C. Discussion and Action to approve Resolution No. 06061704 a Resolution of the Town Council of the Town of Little Elm, Texas, approving a First Amendment to Tax Increment Payment Agreement by and between the Town of Little Elm, Texas; Reinvestment Zone Number Five, Town of Little Elm, Texas; The Parker Corporation, a Texas Corporation, and CADG Lincoln Park, LLC, a Texas Limited Liability Company; providing a severability clause; and providing an effective date. (Director of Development Services Jason Laumer)

D. Discussion and Action to adopt Resolution No. 06061705 authorizing the execution of the a Consent Letter relating to the Issuance of Certain Bonds by the Public Finance Authority; and containing other matter related thereto. (Director of Development Services Jason Laumer)

- E. Discussion and Action to approve Resolution No.06061706 a Resolution of the Town of Little Elm, Texas authorizing the execution of continuing disclosure agreement relating to certain Phase #1 bonds issued by the Public Finance Authority; and containing other matters related thereto; and providing for an effective date. (Chief Financial Officer Karla Stovall)

- F. Discussion and Action to a adopt Ordinance No. 1395 an Ordinance of the Town Council of the Town of Little Elm, Texas, approving the Phase #1 380 Agreement for Development of Hillstone Pointe Public Improvement District No. 2; authorizing and directing the Mayor of the Town to execute the Phase #1 380 Agreement for Development of Hillstone Pointe Public Improvement District No. 2; providing a severability clause; and providing for an effective date. (Director of Development Services Jason Laumer)

- G. Discussion and Action to approve Resolution No. 06061708 a Resolution of the Town of Little Elm, Texas approving the Valencia Public Improvement District Phase #2 Improvements Reimbursement Agreement with Valencia on the Lake, L.P.; authorizing and directing the Mayor of the Town to execute the Valencia Public Improvements District Phase #2 Improvement Reimbursement Agreement; and providing for an effective date. (Director of Development Services Jason Laumer)

- H. Discussion and Action to approve Resolution No. 06061709 a Resolution of the Town of Little Elm, Texas approving the Valencia Public Improvement District Phase #2 Improvements Construction, Funding, and Acquisition Agreement with Valencia of the Lake L.P.; authorizing and directing the Mayor of the Town to execute the Valencia Public Improvements District Phase #2 Improvements Construction, Funding, and Acquisition Agreement; and providing for an effective date. (Director of Development Services Jason Laumer)

- I. Discussion and Action to approve Resolution No. 06061710 a Resolution of the Town Council of the Town of Little Elm, Texas, releasing, relinquishing and allocation certain designated Extraterritorial Jurisdiction to the Town of Providence Village, Texas. (Director of Development Services Jason Laumer)

- J. Discussion and Action to approve Resolution No. 06061701 Resolution of the Town Council of the Town of Little Elm, Texas, appointing a Mayor Pro-tem for a one year term of office; providing for an effective date. (Town Secretary)

- K. Discussion and Action to appoint a member of the Town Council to Council Liaison position on the Economic Development Corporation Board of Directors. (Town Council)

L. Discussion and Action to appoint a member of the Town Council to Council Liaison position on the Community Development Corporation Board of Directors. (Town Council)

14. 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.

15. 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.

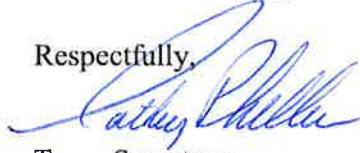
D. Section 551.087 to discuss Economic Development.

16. 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 blue ink, appearing to read "Cathy Phillips".

Town Secretary

This is to certify that the above notice was posted on the bulletin board at the Town Hall Center this 2nd day of June 2017.