

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, October 17, 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 - B. Items to be withdrawn from Consent Agenda.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 Impact Fees. (Town Engineer Kimberly Brawner)
 - F. Follow-up on Lakefront Residential Overlay District. (Planning Manager Skye Thibodeaux)
 - G. Discussion regarding Home Improvement Program. (Assistant Town Manager Joe Florentino)
 - H. Discussion regarding Charter Review Committee. (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. Presentation:

A. Proclamation proclaiming October 17, 2017 as Little Elm Rotary Club Day. (Mayor Hillock)

B. Proclamation proclaiming the month of October as Domestic Violence Awareness Month. (Mayor Hillock)

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 September 19, 2017 Workshop, and Regular Meeting. (Town

Secretary Kathy Phillips)

- B. Authorization to purchase three Lucas CPR Devices from Physio Control in an amount not to exceed \$59,375.07 which includes a \$459 delivery fee. (Purchasing Agent Dawn Berry)
- C. Award bid 2018-110 for the installation of an eight inch water line to ANA Site Construction, LLC. in an amount not to exceed (\$53,635.00) \$48,635.00 plus \$5,000 in contingency, and authorize the Town Manager to execute the agreement. (Purchasing Agent Dawn Berry)
- D. Resolution No. 10171705 a Resolution of the Town Council of the Town of Little Elm, Texas establishing a Public Hearing Date to consider approval of Updated Land Use Assumptions, Capital Improvement Plans and Impact Fees for Water, Wastewater and Roadways; and providing an effective date. (Town Engineer Kimberly Brawner)
- E. Ordinance No. 1428 an Ordinance of the Town of Little Elm, Texas amending the “Standard Details” addendum to the Town of Little Elm’s Consolidated Subdivision Ordinance, located as Appendix A in the Town’s Code of Ordinances; providing a saving clause, providing a severability clause; providing a repealer clause; and providing for an effective date. (Town Engineer Kimberly Brawner)
- F. Resolution No. 10171701 a Resolution of the Town Council of the Town of Little Elm, Texas, approving an amendment to the Town’s Investment Policy; authorized Broker/Dealers; recording the annual review; and an effective date. (Chief Financial Officer Karla Stovall)
- G. Re-appoint Michael McClellan and appoint new applicant Taylor Schachter for the two (2) open positions on the EDC Board of Directors. Terms October 17, 2017 to September 30, 2020. (Jennette Killingsworth-Espinosa, EDC Executive Director)
- H. Ordinance No. 1424 an Ordinance of the Town Council of the Town of Little Elm, Texas, abandoning and vacating certain Right-of-Way along Main Street/Eldorado Parkway; making finding; providing for conflicts; providing for severability; and establishing an effective date. (EDC Executive Director Jennette Killingsworth-Espinosa)
- I. Ordinance No. 1425 an Ordinance altering the prima facie speed limits established for vehicles under the provisions of Transportation Code, Section 545.356 upon State Highway No. 423 or parts thereof, within the incorporated limits of the Town

- of Little Elm as set out in this Ordinance; and repealing all Ordinances in conflict herewith; providing penalty of a fine not to exceed \$200.00 for the violation thereof; providing severability clause; providing for publication and effective date. (Public Works Director Kevin Mattingly)
- J. Interlocal Cooperation Agreement for Shared Governance Communications & Dispatch Services System with Denton County for one year period beginning October 1, 2017 and ending on September 20, 2018. (Chief of Police Rodney Harrison)
 - K. Ordinance No. 1423 an Ordinance of the Town Council of Little Elm, Texas (“Town”), authorizing certain budget amendments pertaining to the Fiscal Year 2016-2017 budget; and providing an effective date. (Chief Financial Officer Karla Stovall)
 - L. Debris Separator Agreement between the Town of Little Elm and Denton County Fresh Water Supply District 8-C. (Town Engineer Kimberly Brawner)
 - M. Authorization to purchase SCBA’s from August Industries in an amount not to exceed \$67,279.28 which includes a \$1450 delivery fee. (Purchasing Agent Dawn Berry)
 - N. Authorization to purchase SCBA’s from Hoyt Enterprises in an amount not to exceed \$135,908.30 which includes a \$110 delivery fee. (Purchasing Agent Dawn Berry)
 - O. Rejection of all Bids for 2018-113 Water Storage Tank recoating and miscellaneous improvements. (Purchasing Agent Dawn Berry)
 - P. Authorization to purchase IT equipment from various vendors listed on agenda information sheet at the unit prices listed on tab sheet for an amount not to exceed \$85,644.67. (Purchasing Agent Dawn Berry)
 - Q. Authorization to purchase the lighting upgrades (Little Elm Park) in an amount not to exceed \$486,211.00 from Musco Lighting. (Purchasing Agent Dawn Berry)
7. Public Hearing to consider proposed assessments 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 considered at the public

hearing.

A. Staff Comments:

B. Open Public Hearing:

C. Receive Public Comments:

D. Close Public Hearing:

8. Public Hearing to consider a request to rezone approximately 3.808 acres of land from Light Commercial to Planned Development-Light Commercial (PD-LC) to allow for the development of a child care center generally located on the south side of King Road, approximately 520 feet west of FM 423, within the town limits of Little Elm, Texas. (Planning Manager Skye Thibodeaux)

A. Staff Comments:

B. Open Public Hearing:

C. Receive Public Comments:

D. Close Public Hearing:

- E. Discussion and Action to adopt Ordinance No. 1426 an Ordinance of the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, herefore amended, by issuing a Planned Development-Light Commercial (PD-LC) with a Child Care Center Use on approximately 3.808 acres of land currently zoned Light Commercial District (LC), generally located on the south side of King Road, approximately 520 feet west of FM 423, providing that this Planned Development is established subject to certain conditions as set forth herein; 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.

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

A. Discussion and Action to approve Resolution No 10171702 a Resolution of the

Town of Little Elm, Texas calling a meeting and noticing a Public Hearing for November 7, 2017 to consider an Ordinance Levying Assessments on property located with the Lakeside Estates Public Improvement District No. 2; directing Town Staff to publish and mail notice of said Public Hearing; and resolving other matters incident and related thereto. (Chief Financial Officer Karla Stovall)

- B. Discussion and Action on approving the Termination Agreement between the Town of Little Elm, Texas, and CADG Lincoln Park, LLC, a Texas limited liability company, and hereby authorizing the Mayor to execute such agreement. (Chief Financial Officer Karla Stovall)

- C. Discussion and Action to adopt Ordinance No. 1427 an Ordinance of the Town of Little Elm repealing Ordinance No. 1386 passed and approved June 6, 2017 being an Ordinance of the Town Council of the Town of Little Elm accepting and approving a Service and Assessment Plan and Phase #1 Assessment Roll for the Hillstone Pointe Public Improvement District No. 2; making a finding a special benefit to the property in the district; levying special assessments against 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 the method of assessments and the payment of the assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date. (Chief Financial Officer Karla Stovall)

- D. Discussion and Action to adopt Ordinance No. 1421 an Ordinance of the Town of Little Elm, Texas accepting and approving a Service and Assessment Plan and Assessment Roll for the Hillstone Pointe Public Improvement District No. 2; making and finding of special benefit to the property in the district; levying special assessments against property within the District and establishing a lien on such property; providing for the method of assessment and payment of special assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for penalties and interest on delinquent assessments, providing for severability, and providing an effective date. (Chief Financial Officer Karla Stovall)

- E. Discussion and Action to adopt Ordinance No. 1422 an Ordinance approving and authorizing the Issuance and Sale of the Town of Little Elm, Texas, Special Assessment Revenue Bonds, Series 2017 (Hillstone Pointe Public Improvement District No. 2 Phases #1-1A Project); and approving and authorizing related agreements. (Financial Officer Karla Stovall)

- F. Discussion and Action to approve Resolution No. 10171706 of the Town of Little Elm, Texas approving the Amended and Restated Hillstone Pointe Public

Improvement District No. 2 Phases #1-1A Improvements, Funding, and Acquisition Agreement with CADG Lincoln Park, LLC; authorizing the Mayor to the Town to execute the Amended and Restated Hillstone Pointe Public Improvement District No. 2 Phases #1-1A Improvements Construction, Funding and Acquisition Agreement; and providing an effective date. (Chief Financial Officer Karla Stovall)

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

A. Town Secretary Monthly Report for September 2017.

B. Development Services Monthly Report for September 2017.

C. Public Works Monthly Report for September 2017.

D. Police Department Monthly Reports for September 2017.

E. Fire Department Monthly Reports for September 2017.

F. Parks, Recreation and Library Monthly Reports for September 2017.

11. 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.

12. Reconvene into Open Session: Discussion and consideration to take any action necessary as the result of the Executive Session.

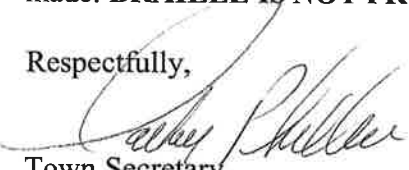
- A. Section 551.071 for private consultation with the Town Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential 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.

13. 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. **BRaille IS NOT PROVIDED.**

Respectfully,


Town Secretary

This is to certify that the above notice was posted on the bulletin board at the Town Hall Center this 13th day of October 2017.