

**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, December 5, 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 - Cowboy Church of Cooper Creek.
  - B. Items to be withdrawn from Consent Agenda.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 Fee Ordinance. (Town Engineer Kimberly Brawner)
  - F. Discussion of Water Reuse Master Plan. (Town Engineer Kimberly Brawner)
  - G. 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.
  - H. 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. Mayor Hillock to read Proclamation and present to Lone Star High School Band/Directors regarding attendance and placement at the State Band Competition
  - B. Mayor Hillock read and presented a Certificate of Recognition to Christian Cornelious on his achievement of receiving the Bronze President's Volunteer Service Award, Selena Johnson on her achievement of receiving the Gold President's Volunteer Service Award, Tamia Thompson for receiving the Gold President's Volunteer for 2017, and Bronze Award for 2016, and Sarah Hanford for receiving the Bronze President's Volunteer Service Award for 2016.
  - C. Employee Recognition.
  - D. Community Waste Disposal Municipal Coordinator Robert Medigovich to present Keep Texas Beautiful Award and STAR North Texas award to Town Council.
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 November 21, 2007 Workshop, Public Hearing and Regular Meeting. (Town Secretary Kathy Phillips)
  
  - B. Award RFQ 2018-109 for an aquatics feasibility study to The C.T. Brannon Corp in an amount not to exceed \$58,800 and to authorize the Town Manager to execute the contract. (Purchasing Agent Dawn Berry)
  
  - C. Authorize purchase of Brush Truck from Siddons-Martin Emergency Group in amount of \$149,153.00. (Purchasing Agent Dawn Berry)
  
  - D. Ordinance No. 1433 an Ordinance of the Town of Little Elm, Texas, adopting the Home Improvement Tax Incentive Program attached as Exhibit "A"; providing an Economic Development Incentive Program for the improvement of Single-Family Residential Structures; providing a repealing clause; providing a severability clause; and providing an effective date. (Assistant Town Manager Joe Florentino)
7. Public Hearing to consider proposed assessment to be levied against property within the Lakeside Estates 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. (Chief Financial Officer Karla Stovall)
- A. Staff Comments:
  
  - B. Open Public Hearing:
  
  - C. Receive Public Comments:
  
  - D. Close Public Hearing:
8. Public Hearing to consider amendment to the Town of Little Elm Impact Fee Schedule for Roadway, Water, and Wastewater. The maximum assessable impact fee per service unit equivalent identified: Roadway Impact Fee: Service Area 1: \$833, Service Area 2: \$421. Water Impact Fee: \$1,519 and Wastewater Impact Fee: \$4,186. The Town Council may impose an impact fee per service unit equivalent that is less than or equal to the maximum fee. Any member of the public has the right to appear at the hearing and present evidence for or against the updated land use assumptions, capital improvement plans and impact fees for roadway, water, and wastewater facilities. (Town Engineer Kimberly Brawner)

- A. Staff Comments:
  - B. Open Public Hearing:
  - C. Receive Public Comments:
  - D. Close Public Hearing.
9. Public Hearing to consider request to rezone twenty-five properties from various zoning districts to Community Facilities (CF) zoning districts as follows: (Planning Manager Skye Thibodeaux)
- A. Little Elm Town Hall, Library, Public Safety Complex, and Fire Station 1, approximately 12.361 acres of land, generally located south of Eldorado Parkway and approximately 1,000 feet east of Lobo Lane, within the town limits of Little Elm;
  - B. Little Elm Fire Station 2, approximately 1.987 acres of land, generally located from south of Walker Lane and 125 feet west of Saddlehorn Drive, within the town limits of Little Elm;
  - C. Little Elm proposed Fire Station 3, approximately 2.07 acres of land, generally located east of Navo Road and approximately 1,000 feet north of US 380 (University Drive), within the town limits of Little Elm;
  - D. Little Elm Community Center, approximately 0.709 acres of land, generally located south of Eldorado Parkway and west of Hardwicke Lane, within the town limits of Little Elm;
  - E. Little Elm Recreation Center and Senior Center, approximately 9.068 acres of land, generally located north of Main Street and west of Lakeshore Drive, within the town limits of Little Elm;
  - F. Little Elm Service Center (Wastewater Treatment Plant, Animal Shelter, and Public Works), approximately 10.334 acres of land, generally located south of Eldorado Parkway and west of Preston on the Lake Boulevard, within the town limits of Little Elm;

- G. Little Elm Park, approximately 158.0 acres of land, generally located east of Lewisville Lake and north of Eldorado Parkway, within the town limits of Little Elm;
- H. Cottonwood Park, approximately 162.0 acres of land, generally located north of Lewisville Lake and south of Lobo Lane, within the town limits of Little Elm;
- I. McCord Park, approximately 37.0 acres of land, generally located west of FM 423 and approximately 950 feet south of Little Elm Parkway, within the town limits of Little Elm;
- J. Little Elm Cemetery, approximately 24.58 acres of land, generally located east of Lewisville Lake and north of King Road, within the town limits of Little Elm;
- K. Pump Station, approximately 29.160 acres of land, generally located east of FM 720 and approximately 4,500 feet south of US 380 (University Drive), within the town limits of Little Elm;
- L. LEISD Herschel Zellars Elementary School, approximately 12.773 acres of land, generally located east of Lobo Lane and approximately 600 feet south of Eldorado Parkway, within the town limits of Little Elm;
- M. LEISD Lakeside Middle School, approximately 30.720 acres of land, generally located east of Lobo Lane and 1,900 feet south of Eldorado Parkway, within the town limits of Little Elm;
- N. LEISD Colin Powell sixth Grade Center, approximately 14.795 acres of land, generally located east of Lobo Lane and 2,500 feet south of Eldorado Parkway, within the town limits of Little Elm;
- O. LEISD Athletic Complex (stadium), approximately 47.813 acres of land, generally located north of Eldorado Parkway and east of Hart Road, within the town limits of Little Elm;
- P. LEISD Brent Elementary School, approximately 31.438 acres of land, generally located west of Old Witt Road and approximately 2,000 feet south of Eldorado Parkway within the town limits of Little Elm;
- Q. LEISD Cesar Chavez Elementary School, approximately 12.0 acres of land, generally located east of Hart Road and 2,200 feet north of Eldorado Parkway,

within the town limits of Little Elm;

- R. LEISD Lakeview Elementary School, approximately 10.372 acres of land, generally located north of Waterside Drive and west of Sundance Drive, within the town limits of Little Elm;
- S. LEISD High School, approximately 68.401 acres of land, generally located north of Walker Lane and east of Waterside Drive, within the town limits of Little Elm;
- T. LEISD Bus Barn Facility, approximately 5.060 acre of land, generally located north of Main Street and west of Lakeshore Drive, within the town limits of Little Elm;
- U. LEISD Transportation and Operations Facility, approximately 42.373 acres of land, generally located north of Dickson Lane and east of Hill Lane, within the town limits of Little Elm;
- V. FISD Robertson Elementary School, approximately 7.685 acres of land, generally located north of Woodlake Parkway and west of Canyon Drive, within the town limits of Little Elm;
- W. Future FISD Elementary School Site, approximately 12.332 acres of land; generally located south of Rock Hill Parkway and 600 feet west of Doe Creek Road, within the town limits of Little Elm;
- X. DISD Navo Middle School, approximately 34.663 acres of land, generally located east of Navo Road and approximately 2,100 feet north of US 380 (University Drive), within the town limits of Little Elm;
- Y. DISD Braswell High School, approximately 107.767 acres of land, generally located south of US 380 (University Drive) and east of Navo Road, within the town limits of Little Elm.

Z. Staff Comments:

AA. Open Public Hearing:

BB. Receive Public Comments:

CC. Close Public Hearing:

- DD. Discussion and Action to adopt Ordinance No. 1432 an Ordinance of the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, by zoning approximately: A. 12.361 acres of land, from Lakefront District (LF) to Community Facilities District (CF), generally located south of Eldorado Parkway and approximately 1,000 feet east of Lobo Lane, commonly known as Little Elm Town Hall, Library & Public Safety Center Complex, within Little Elm's town limits; B. 1.987 acres of land, from Planned Development District (PD-564) to Community Facilities District (CF) generally located from south of Walker Lane and 125 feet west of Saddlehorn Drive, more commonly known as Fire Station 2, within the town limits of Little Elm; C. 2.07 acres of land, from Planned Development (PD-1188) to Community Facilities District (CF); generally located east of Navo Road and approximately 1,000 feet north of US 380 (University Drive), more commonly known as proposed Fire Station 3, within the town limits of Little Elm; D. 0.709 acres of land, from Lakefront District (LF) to Community Facilities District (CF), generally located south of Eldorado Parkway and west of Hardwicke Lane, more commonly known as Little Elm Community Center, within the town limits of Little Elm; E. 9.068 acres of land, from Lakefront District (LF) to Community Facilities District (CF), generally located north of Main Street and west of Lakeshore Drive, commonly known as Little Elm Recreation Center & Senior Center, within the town limits of Little Elm; F. 10.334 acres of land from Agricultural District (AG) to Community Facilities District (CF), generally located south of Preston on the Lake Boulevard and approximately 800 feet south of Eldorado Parkway, more commonly known as Little Elm Service Center (Wastewater Treatment Plant, Animal Shelter, and Public Works), within the town limits of Little Elm; G. 158.0 acres of land, from Agricultural District (AG) to Community Facilities District (CF), generally located east of Lewisville Lake and north of Eldorado Parkway, commonly known as Little Elm Park, within the town limits of Little Elm; H. 162.0 acres of land, from Lakefront District (LF) to Community Facilities (CF), generally located north of Lewisville Lake and south of Lobo Lane, commonly known as Cottonwood Park, within the town limits of Little Elm; I. 37.0 acres of land, from Agricultural District (AG) to Community Facilities District (CF), generally located west of FM 423 and approximately 950 feet south of Little Elm Parkway, commonly known as McCord Park, within the town limits of Little Elm; J. 24.58 acres of land, from Agricultural District (AG) to Community Facilities District (CF), generally located east of Lewisville Lake and north of King Road, more commonly known as Little Elm Cemetery, within the town limits of Little Elm; K. 29.160 acres of land from Office District (O) to Community Facilities District (CF), generally located east of FM 720 and approximately 4,500 feet south of US 380 (University Drive), commonly known as Upper Trinity and Mustang Water District Pump Station, within the town limits of Little Elm; L. 12.773 acres of land, from Office District (O) to Community Facilities District (CF). generally located east of Lobo Lane and approximately 600 feet south of Eldorado Parkway, commonly known as Little Elm ISD Zellars Elementary School, within the town limits of Little Elm; M. 30.720 acres of land,

from Office (O) to Community Facilities District (CF) generally located east of Lobo Lane and 1,900 feet south of Eldorado Parkway, more commonly known as Little Elm ISD Lakeside Middle School, within the town limits of Little Elm; N. 14.795 acres of land, from Office (O) to Community Facilities District (CF) generally located east of Lobo Lane and 2,500 feet south of Eldorado Parkway, more commonly known as Little Elm ISD Colin Powell Sixth Grade Center, within the town limits of Little Elm; O. 47.813 acres of land, from Office District (O) to Community Facilities District (CF) generally located north of Eldorado Parkway and east of Hart Road, more commonly known as Little Elm ISD Athletic Complex (Stadium), within the town limits of Little Elm; P. 31.438 acres of land, from Office District (O) to Community Facilities District (CF), generally located west of Old Witt Road and approximately 2,000 feet south of Eldorado Parkway, more commonly known as Little Elm ISD Brent Elementary School, within the town limits of Little Elm; Q. 12.0 acres of land, from Planned Development District (PD-517) to Community Facilities District (CF), generally located east of Hart Road and 2,200 feet north of Eldorado Parkway, more commonly known as Little Elm ISD Chavez Elementary School, within the town limits of Little Elm; R. 10.372 acres of land, from Planned Development (PD-564) to Community Facilities District (CF), generally located north of Waterside Drive and west of Sundance Drive, more commonly known as Little Elm ISD Lakeview Elementary School, within the town limits of Little Elm; S. 68.401 acres of land, from Planned Development District (PD-564) to Community Facilities District (CF), generally located north of Walker Lane and east of Waterside Drive, more commonly known as Little Elm ISD High School, within the town limits of Little Elm; T. 5.060 acre of land, from Lakefront District (LF) to Community Facilities District (CF), generally located north of Main Street and west of Lakeshore Drive, more commonly known as Little Elm ISD Bus Barn Facility, within the town limits of Little Elm; U. 42.373 acres of land, from Planned Development (PD-A2) District to Community Facilities District (CF), generally located north of Dickson Lane and east of Hill Lane, more commonly known as LEISD Transportation and Operations Facility, within the town limits of Little Elm; V. 7.685 acres of land, from Planned Development District (PD-564) to Community Facilities District (CF), generally located north of Woodlake Parkway and west of Canyon Drive, more commonly known as Frisco ISD Robertson Elementary School, within the town limits of Little Elm; W. 12.332 acres of land; from Planned Development (PD) to Community Facilities District (CF), generally located south of Rock Hill Parkway and 600 feet west of Doe Creek Road, more commonly known as Frisco ISD Elementary School Site, within the town limits of Little Elm; X. 34.663 acres of land, from Office District (O) to Community Facilities District (CF), generally located east of Navo Road and approximately 2,100 feet north of US 380 (University Drive), more commonly known as Denton ISD Navo Middle School, within the town limits of Little Elm; Y. 107.767 acres of land, from 380-Light Industrial District (380-LI) to Community Facilities District (CF), generally located south of US 380 (University Drive) and east of Navo Road, more commonly known as Denton ISD Braswell High School, within the town limits of Little Elm; providing as saving clause; correcting the official zoning map; providing a penalty; providing a severability



clause; providing a repealer clause; and providing an effective date.

10. 1st Public Hearing: to consider the adoption of a Strategic Partnership Agreement between the Town of Little Elm, Texas and Denton County Fresh Water District No. 8-C (“Agreement”). Copies of the Agreement may be obtained from the Town Secretary’s office at Town Hall Center, 100 West Eldorado Parkway, Little Elm, Texas. (Members of the public who present testimony or evidence regarding the proposed agreement shall be given the opportunity to do so during the public hearings). Please fill out form on table outside of council chambers if desire to comment and present to the Town Secretary prior to meeting.

A. Staff Report.

B. Open 1st Public Hearing.

C. Receive Public Comments.

D. Close 1st Public Hearing.

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

A. Discussion and Action to adopt Ordinance No. 1429 an Ordinance of the Town Council of the Town of Little Elm, Texas accepting and approving a Service and Assessment Plan and Assessment Roll for Lakeside Estate Public Improvement District No. 2; making a 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 of the assessments in accordance with Chapter 372, Texas Local Government Code, as Amended; providing for the method of assessment and the payment of the assessments, providing for penalties and interest on delinquent assessments, providing for severability, and providing an effective date.

B. Discussion and Action adopting Ordinance No. 1430 approving and authorizing the Issuance and Sale of the Town of Little Elm, Texas, Special Assessment Revenue Bonds, Series 2017 (Lakeside Estates Public Improvement District No. 2 Project); and approving and authorizing related agreements. (Chief Financial Officer Karla Stovall)

C. Discussion and Action to approve Resolution No. 12051701 a Resolution of the Town of Little Elm, Texas approving the Lakeside Estates Public Improvement

District No. 2 Construction, Funding, and Acquisition Agreement with the Little Elm Lakeside Development L.P.; authorizing the Mayor of the Town to execute the amended and Lakeside Estates Public Improvement District No. 2 Construction, Funding and Acquisition Agreement; and providing an effective date. (Chief Financial Officer Karla Stovall)

D. Discussion and Action to adopt Ordinance No. 1434 an Ordinance of the Town of Little Elm, Texas, providing for Refuse Rates; providing for a repealing clause; providing for a severability clause; and providing an effective date. (Chief Financial Officer Karla Stovall)

12. 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.

13. 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.

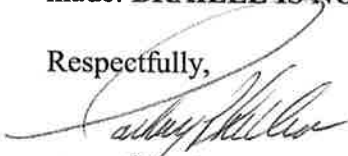
D. Section 551.087 to discuss Economic Development.

14. 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,



Town Secretary

**This is to certify that the above notice was posted on the bulletin board at the Town Hall Center this 1st day of December 2017.**