

**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 19, 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 Brad Sutton - Point 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 - B. Items to be withdrawn from Consent Agenda.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. Update on Deferral of Assessment. (Chief Financial Officer Karla Stovall)
 - F. 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.
 - G. 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 and present Certificate of Recognition to Harrison J. Collins Little Elm High School for being awarded a Top 3 Award from The National Composers Challenge (NYCC).

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 December 5, 2017 Workshop, and Regular Meeting. (Town Secretary Kathy Phillips)

B. Authorization to dispose of sludge and bulk waste at the unit price of \$23.00 per ton with Denton Municipal Landfill. (Dawn Berry Purchasing Agent)

C. Award Bid 2018-128 to Classic Protective Coating in an amount not to exceed \$1,381,650.00 plus \$100,000.00 and contingency and to authorize the Town Manager to execute agreement for Water Storage Tank Recoating & Improvements. (Purchasing Agent Dawn Berry)

D. Purchase of replacement vehicles from Holiday Chevrolet and accessories from

Defender Supply, John Wright & Associates, EVO, Tactron, and Motorola at the price listed for an amount not to exceed \$162,916.41. (Purchasing Agent Dawn Berry)

- E. Purchase replacement motors from Maverick Harley Davidson and accessories from Applied Concepts, GTS Technology Solutions, WatchGuard Video, and Main Street Graphics at the list price for an amount not to exceed \$50,688.10. (Purchasing Agenda Dawn Berry)
 - F. Final Acceptance of Lakewood Estates & Wynfield Farms Monument and authorization to release remaining retainage funds. (Town Engineer Kimberly Brawner)
 - G. Final Acceptance of Union Park Subdivision Phase 2C. (Town Engineer Kimberly Brawner)
 - H. Final Acceptance of Union Park 2B Subdivision. (Town Engineer Kimberly Brawner)
 - I. Final Acceptance of Union Park 2D Subdivision. (Town Engineer Kimberly Brawner)
 - J. Final Acceptance of Union Park West Boulevard. (Town Engineer Kimberly Brawner)
 - K. Final Acceptance of Valencia on the Lake Subdivision Phase 3A. (Town Engineer Kimberly Brawner)
 - L. 1st Amendment to Chapter 380 Economic Development Program and Performance Agreement between the Town of Little Elm, Texas, Little Elm Economic Development Corporation and Texas First Rentals, LLC. (Executive Director of EDC Jennette Killingsworth-Espinosa)
7. Public Hearing to consider a request to establish the Lakefront Overlay District, on approximately 146.78 acres of land generally located on the north and south side of Eldorado Parkway (FM 720), west of Hillside Beach Drive, within Little Elm town limits. (Planning Manager Skye Thibodeaux)
- A. Staff Report.

B. Open 2nd Public Hearing.

C. Receive Public Comments.

D. Close 2nd Public Hearing.

E. Discussion and Action to adopt Ordinance No.1437 an Ordinance of the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, by adding a New Section 106.04.06 relating to an Overly District generally located on the North and South Side of Eldorado Parkway (FM 720), west of Hillside Beach Drive; providing a general purpose of description of the district; establishing boundary; establishing development standards and regulation; providing a saving clause; providing a severability clause; and providing for an effective date.

8. Public Hearing: to consider an updated Services and Assessment Plan, Phases # 2-3 Assessment Roll and proposed assessment to be levied against approximately 52.2 acres (“The Phases # 2-3 Property”) within the Hillstone Pointe Public Improvement District No. 2 pursuant to the provisions of Chapter 372 of the Texas Government Code, as amended. All written and oral objections on the proposed assessments 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.

9. 2nd 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. (Town Engineer Kimberly Brawner)

- A. Staff Report.
 - B. Open 2nd Public Hearing.
 - C. Receive Public Comments.
 - D. Close 2nd Public Hearing.
10. Reports and requests for Town Council consideration and appropriate action:
- A. Discussion and Action to adopt Resolution 12191701 a Resolution of the Town of Little Elm, Texas hereby authorizing the Town Manager of the Town of Little Elm, Texas, to execute a Strategic Partnership Agreement by and between the Town of Little Elm and Denton County Fresh Water Supply District 8C for the Limited Purpose Annexation of portions of Woodlake Parkway between FM 423 and Horizon Lane, Reimbursement of expended funds for the repair of said portion of Woodlake Parkway and the perpetual maintenance of said portions of Woodlake Parkway by the Town of Little Elm. (Town Engineer Kimberly Brawner)
 - B. Discussion and Action to adopt Ordinance No. 1435 an Ordinance of the Town of Little Elm, Texas, providing for the Limited Purpose Annexation of certain property containing a portion of Woodlake Parkway, which property is described in Exhibit A attached hereto, extending the boundary limits of the Town so as to include the said property within the Corporate Limits of the Town for Limited Annexation Purposes, providing for the filing of this Ordinance with the County Clerk; providing a saving clause; and providing a severability clause. (Town Engineer Kimberly Brawner)
 - C. Discussion and Action to adopt Ordinance No. 1431 an Ordinance of the Town Council of the Town of Little Elm, Texas, amending Chapter 22, Article IV, entitled "Capital Improvement Impact Fees," of the Code of Ordinances of the Town of Little Elm, Texas, by providing revised procedures and related administrative provisions regarding the implementation of the Town's existing Water, Wastewater and Roadway Impact Fees; providing this Ordinance be cumulative; providing for severability and a limited repealer; and providing for an effective date. (Town Engineer Kimberly Brawner)
 - D. Discussion and Action to adopt Ordinance No. 1438 an Ordinance of the Town Council of the Town of Little Elm, Texas accepting and approving an Amended Service Plan and Assessment Plan and Phases #2-3 Assessment Roll for the Hillstone Pointe Public Improvement District No. 2; making a finding of special

benefit to the property in the District; levy 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 the method of assessment 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)

- E. Discussion and Action to approve Resolution No. 12191702 a Resolution of the Town of Little Elm, Texas approving the Hillstone Pointe Public Improvement District No. 2 Phases # 2-3 Improvements Construction, Funding and Acquisition Agreement with CADG Lincoln Park LLC; authorizing and directing the Mayor of the Town to execute the Hillstone Pointe Public Improvements District No. 2 Phases # 2-3 Improvements Construction, Funding and Acquisition Agreement and providing an effective date. (Chief Financial Officer Karla Stovall)

- F. Discussion and Action to approve Resolution No. 12191703 a Resolution of the Town of Little Elm, Texas, approving the Hillstone Pointe Public Improvement District #2 Phases # 2-3 Improvements Reimbursement Agreement with CADG Lincoln Park LLC; authorizing and directing the Mayor of the Town to execute the Hillstone Pointe Public Improvement District #2 Phases # 2-3 Improvements Reimbursement Agreement; and providing for an effective date. (Chief Financial Officer Karla Stovall)

- G. Discussion and Action to adopt Ordinance No. 1440 an Ordinance of the Town Council of the Town of Little Elm, Texas, approving the Phase #2 380 Agreement for the development of Hillstone Pointe Public Improvement District No. 2; authorizing and directing the Mayor of the Town to execute the Phase #2 380 Agreement for Development of Hillstone Pointe Public Improvement District No. 2; providing a severability clause; and providing an effective date. (Chief Financial Officer Karla Stovall)

- H. Discussion and Action to adopt Ordinance No. 1439 an Ordinance of the Town Council of the Town of Little Elm, Texas (“Town”) authorizing certain budget amendment pertaining to the Fiscal Year 2017-2018 Budget; and providing an effective date. (Chief Financial Officer Karla Stovall)

- I. Discussion and Action to adopt Ordinance No. 1441 an Ordinance of the Town Council of the Town of Little Elm deferring the collection of the assessment within the Valencia Public Improvement District related to Phase #2 Improvements; amending the Annual Service Plan Update and Assessment Roll and resolving other matters incident and related thereto; providing a severability, and providing for an effective date. (Chief Financial Officer Karla Stovall)

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

- A. Town Secretary Monthly Report for November 2017.
- B. Development Services Monthly Report for November 2017.
- C. Public Works Monthly Report for November 2017.
- D. Police Department Monthly Reports for November 2017.
- E. Fire Department Monthly Reports for November 2017.
- F. Parks, Recreation and Library Monthly Reports for November 2017.

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. **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 15th day of December 2017.