

**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, February 7, 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 - A. Items to be withdrawn from Consent Agenda.
 - B. Emergency Items if posted.
 - C. Request by the Town Council for items to be placed on a future agenda for discussion, and recognition of excused absences.
 - D. Discussion and Council direction regarding Service Organization Sign Resolution and Policy. (Deputy Town Manager Doug Peach and Public Works Director Kevin Mattingly)
 - E. Discussion regarding appointments to the Capital Improvements Advisory Committee (CIAC). (Director of Development Services Jason Laumer)
 - 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. ANNOUNCEMENT: Council will now recess and convene into meeting of the TIRZ #4 Board. Will reconvene Regular Meeting immediately following adjournment of the TIRZ #4 Board.

5. Presentations:
 - A. Proclamation proclaiming February 19th thru 25th, 2017 as Engineers Week. (Mayor Hillock).

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 January 17, 2017 Workshop, Public Hearings and Regular Meeting. (Town Secretary Kathy Phillips)

 - B. Quarterly Investment Report ending December 31, 2016. (Chief Financial Officer Karla Stovall)

- C. Quarterly Budget Report ending December 31, 2016. (Chief Financial Officer Karla Stovall)
 - D. Agreement for Administrative Service for Hillstone PID by and between MuniCap, Inc. and Town of Little Elm, Texas. (Chief Financial Officer Karla Stovall)
 - E. Resolution No. 02071709 a Resolution of the Town Council of the Town of Little Elm, Texas, approving certain Tax Increment Reinvestment Zone Number Four Project Expenditures; providing a severability clause; and providing and effective date. (Chief Financial Officer Karla Stovall)
 - F. Approve Joint Election Agreement and Contract for Election Services by and between Denton County Elections Administrator and the Town of Little Elm. (Town Secretary Kathy Phillips)
 - G. Final Plat The Landing at Little Elm Lots 1 & 2, Block A, from Pettit Barraza, generally located west of South Paloma Creek Boulevard and south of West University Drive (US 380) within Little Elm town limits. (Town Engineer Kimberly Brawner)
 - H. Authorization to proceed with the repairs to the monument signs for an amount not to exceed \$104,855.80. (Purchasing Agent Dawn Berry)
 - I. Interlocal Cooperative Agreement with Denton County and Town of Little Elm for reimbursement of pavement markings. (Purchasing Agent Dawn Berry)
 - J. Contract with A&M Maintenance Services, Inc. to replace various pavement marking in an amount not to exceed \$60,000.00 and authorize the Town Manager to execute the agreement. (Purchasing Agent Dawn Berry)
 - K. Interlocal Cooperative Agreement with Denton County and the Town of Little Elm for Library Services. (Parks and Recreation/Library Director Chad Hyde)
8. Public Hearing on the request rezone approximately 76 acres from Single Family 1 (SF-1), Single Family 2 (SF-2), and Light Commercial (LC) to Town Center (TC), generally located on the north and south side of Eldorado Parkway near Town Hall within town limits of Little Elm, All interested citizens are welcome to attend the hearing and participate in same. (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. 1376 an Ordinance of the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, as amended, by zoning approximately 76 acres of land from Single Family1 (SF-1), Single Family 2 (SF-2), Light Commercial (LC) to Town Center (TC), generally located in the downtown area of Little Elm on both the north and south sides of Eldorado Parkway from Lobo Lane to Hillside Drive and along the north side of Main Street from Button Street to Bridgeview Drive, within the town limits; providing a savings clause; correcting the official zoning map; providing a penalty; providing a severability clause; providing a repealer clause; and providing an effective date.

9. Public Hearing on the request rezone approximately 62.6 acres from Ranchette Estates (RE) to Single Family 1 (SF-1), generally located on the west side of Eldorado Parkway and south of Dickson Lane within the town limits of Little Elm, Texas. All interested citizens are welcome to attend the hearing and participate in same. (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. 1377 an Ordinance of the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, as amended, by zoning approximately 43.3 acres of land from Ranchette Estates (RE) to Single Family 1 (SF-1), generally located on the west of Eldorado from west Dickson Lane to approximately 500 feet north of Cardinal Ridge Lane within the town limits; providing a savings clause; correcting the official zoning map; providing a penalty; providing a severability clause; providing a repealer clause; and providing an effective date.

10. Public Hearing on the request rezone approximately 10.36 acres of land from Light Industrial (LI) to Planned Development (PD) to allow for the development of a Service King facility, generally located on the south side of East University Drive (US 380) and east of FM 1385 within the town limits of Little Elm, Texas. All interested citizens are welcome to attend the hearing and participate in same. (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. 1378 an Ordinance of the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, as amended, by zoning approximately 10.36 acres of land from Light Industrial (LI) to Planned Development (PD) to allow for development of an Automobile Collision Repair Center, generally located on the south side of East University Drive (US 380) approximately 750 feet east of the Intersection of E. University Drive (US 380) and FM 1385; providing a savings clause; correcting the official zoning map; providing a penalty; providing a severability clause; providing a repealer clause; and providing an effective date.

11. Public Hearing on the request rezone approximately 4.415 acres of land from Agricultural (AG) to Planned Development (PD) to allow for the expansion of Brentwood Subdivision, generally located on the west side of Witt Road south of Brent Elementary, within the town limits of Little Elm, Texas. All interested citizens are welcome to attend the hearing and participate in same. (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. 1379 an Ordinance of the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, as amended, by changing the zoning on approximately 4.415 acres of land from Agricultural District (AG) to Planned Development-Single Family District (PD-SF4) to allow for an expansion of Brentwood Subdivision (Ordinance #1181, Ordinance #1198, Ordinance #1309 and Ordinance #1338), generally located on the west side of Witt Road south of Brent Elementary; providing a savings clause; correcting the official zoning map; providing a penalty; providing a severability clause; providing a repealer clause; and providing an effective date.

12. Continue Public Hearing to consider proposed assessments to be levied against property within the Rudman Tract Public Improvement District 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. (Director of Development Services Jason Laumer)

A. Staff Comments:

B. Continue Public Hearing:

C. Receive Public Comments:

D. Close Public Hearing:

E. Discussion and Action to adopt Ordinance No. 1359 an Ordinance of the Town Council of the Town of Little Elm, Texas accepting and approving a Service and Assessment Plan and Assessment Rolls for the Rudman Tract Public Improvement District; making a finding of special benefit to property within the district; levying special assessments against property within the district and establishing a lien on such property; providing for payment of the assessment in accordance with Chapter 372, Texas 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. (Director of Development Services Jason Laumer)

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

A. Discussion and Action to adopt Resolution No. 02071702 a Resolution of the Town

of Little Elm, Texas, approving the Rudman Tract Public Improvement District Phase #1 Improvements Reimbursement Agreement with OPLE Prairie Oaks Development, Inc.; authorizing and directing the Mayor of the Town to execute the Rudman Tract Public Improvement District Phase #1 Improvements Reimbursement Agreement; and providing for an effective date. (Director of Development Services Jason Laumer)

- B. Discussion and Action to adopt Resolution No. 02071703 a Resolution of the Town of Little Elm, Texas approving the Rudman Tract Public Improvement District Phase #2 Major Improvements Reimbursement Agreement with OPLE Prairie Oaks Development, Inc.; authorizing and directing the Mayor of the Town to execute the Rudman Tract Public Improvement District Phase #2 Major Improvements Reimbursement Agreement; and providing an effective date. (Director of Development Service Jason Laumer)

- C. Discussion and Action to adopt Resolution No. 02071704 a Resolution of the Town of Little Elm, Texas approving the Phase #1 Improvement Construction, Funding, and Acquisition with OPLE Prairie Oaks Development, Inc., authorizing and directing the Mayor of the Town to execute the Phase #1 Improvements Construction, Funding, and Acquisition; and providing an effective date. (Director of Development Services Jason Laumer)

- D. Discussion and Action to adopt Resolution No. 02071707 a Resolution of the Town of Little Elm, Texas approving the Phase #2 Major Improvements Construction, Funding, and Acquisition with OPLE Prairie Oaks Development, Inc., authorizing and directing the Mayor of the Town to execute the Phase #2 Major Improvements Construction, Funding, and Acquisition; and providing an effective date. (Director of Development Services Jason Laumer)

- E. Discussion and Action to adopt Resolution No. 02071705 a Resolution of the Town of Little Elm, Texas authorizing the execution of a Consent Letter relating to the Issuance of Certain Bonds by the Public Finance Authority; and containing other matters related thereto. (Director of Development Services Jason Laumer)

- F. Discussion and Action to adopt Ordinance No. 1356 an Ordinance of the Town of Little Elm, Texas, amending the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, as amended, by issuing a Specific Use Permit for Outdoor Amusement Park Use on approximately 2.28 acres of land currently zoned Light Commercial District (LC); generally located south of Eldorado Parkway and west of Hillside Drive, providing that this Specific Use Permit is established subject to certain conditions as set forth herein; providing a savings clause; correcting the official zoning map; providing a penalty; providing a severability clause; providing a repealer clause; and providing for an effective date.

- G. Discussion and Action to adopt Resolution no. 02071710 a Resolution of the Town of Little Elm appointing the Planning and Zoning Commission as the Advisory Committee; authorizing the Town Manager, Town Engineer and the Town Attorney to undertake updates to the Impact Fee Program for Roadway, Water and Wastewater Facilities; and declaring and effective date. (Director of Development Services Jason Laumer)

- H. Discussion and Action to adopt Resolution No. 02071711 a Resolution by the Town of Little Elm approving the application for Grant Funds from the Bureau of Reclamation's Watersmart Drought Response Program; Drought Resiliency Program for Fiscal Year 2017 for the Town's McCord Park Water Reuse Infrastructure Project. (Director of Development Services Jason Laumer)

- I. Discussion and Action to adopt Ordinance No. 1375 an Ordinance of the Town Council of the Town of Little Elm, Texas, ordering a General and Special Election to be held on Saturday May 6, 2017, for the following purposes: elect one council member from Place 1 for a three (3) year term, elect one council member from Place 6 for a three (3) year term, and voting "for" or "against" the reauthorization of the Municipal Sales and Use Tax for Street Maintenance at the rate of one-fourth of one percent, pursuant to Chapter 327 of the Texas Tax Code, as amended; providing for the appointment of election officers; designating the place and manner of holding said election; providing for the designation of the early voting polling place; providing for the designation of the early voting clerk; providing for the posting and publication of notice; providing a severability clause; and providing for an immediate effective date. (Town Secretary Kathy Phillips)

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.

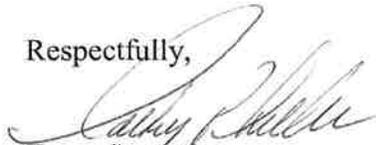
- D. Section 551.087 to discuss Economic Development.

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. **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 3rd day of February 2017.