

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

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

Special Council Meeting

**Thursday, February 13, 2014 - 8:30 AM
Town Hall Center---Council Chamber---100 W Eldorado Parkway**

1. Roll Call/Call to Order Special Meeting.
 2. Discussion and Action to approve Agreement for Administrative Services by and between MuniCap, Inc. and the Town of Little Elm, Texas. (Attorney)
 3. Public Hearing to consider proposed assessments to be levied against the assessable property within the Valencia on the Lake Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act"). The general nature of the proposed improvements authorized by the Act to be undertaken and financed for the benefit of the property within the District (the "Authorized Improvements") include, but are not limited to, landscaping, entryway features, water, wastewater, sidewalks, streets, roadways, off-street parking, drainage system, trails, parks and open space. The proposed Authorized Improvement to be undertaken at this time (the "2014 Improvements") include sanitary sewer improvements, storm drainage improvements, road improvements, and water improvements. The total cost of the 2014 Improvements is approximately \$19,675,000. The estimated cumulative cost of subsequent phases is \$25,325,000. The boundaries of the District are described in Exhibit A attached to notice and made a part hereof for all purposes. All written and oral objections on the proposed assessment within the District will be considered at the public hearing. A copy of the proposed "Phases #2-5 Major Improvement Assessment Roll" and the proposed "Phase #1 Assessment Roll" relating to the 2014 Improvements, which includes the assessments to be levied against each parcel in the District, is available for public inspection at the office of the Town Secretary, 100 W. Eldorado Parkway, Little Elm, Texas, 75068. All interested citizens are welcome to attend the hearing and participate is same. (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 Comments.

- B. Open Public Hearing.
 - C. Receive Public Comments.
 - D. Close Public Hearing.
4. Discussion and Action to adopt Ordinance No. 1200 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 Valencia Public Improvement District; making a finding of special benefit to the property in Phase #1 of the District; levying special assessments against property within the district and establishing a lien on such property; providing for payment of the Phase #1 assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the Phase #1 assessments, providing penalties and interest on delinquent assessments, providing for severability , and providing an effective date. (Attorney)
 5. Discussion and Action to adopt Ordinance No. 1201 an Ordinance of the Town Council of the Town of Little Elm accepting and approving a Service and Assessment Plan and Phases #2 - 5 Major Improvement Assessment Roll for The Valencia Public Improvement District; making a finding of special benefit to the property in Phases # 2 - 5 of the District; levying special assessments against property within the district and establishing a lien on such property; providing for payment of the Phases # 2 - 5 Major Improvement Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the Phases #2 - 5 Major Improvement Assessments, providing penalties and interest on delinquent assessments, providing for severability , and providing an effective date. (Attorney)
 6. Discussion and Action to adopt Ordinance No. 1202 an Ordinance approving and authorizing the issuance and sale of Town of Little Elm, Texas, Special Assessment Revenue Bonds, Series 2014 (Valencia Public Improvement District Phase #1 Project); and approving and authorizing related agreements. (Attorney)
 7. Discussion and Action to adopt Ordinance No. 1203 approving and authorizing the issuance and sale of Town of Little Elm, Texas, Special Assessment Revenue Bonds, Series 2014 (Valencia Public Improvement District Phases #2 – 5 Major Improvement Project); and approving and authorizing related agreements. (Attorney)
 8. Discussion and Action to adopt Ordinance No. 1204 an Ordinance of the Town Council of the Town of Little Elm accepting and approving Phase #1 Reimbursement Agreement for the Valencia Public Improvement District and providing for the

reimbursement of costs in accordance with Chapter 372 of the Texas Local Government Code. (Attorney)

9. Discussion and Action to approve the Subordination Agreement between the Town of Little Elm, Texas, Valencia on the Lakes L.P., and lienholders of the property within the Valencia Public Improvement District (the “Subordination Agreement and Estoppel Certificate”). (Attorney)

10. Council will convene in Executive Session pursuant to Texas Government Code:

A. Section 551.087 of the Texas Government Code to discuss or deliberate regarding commercial or financial information that the Town of Little Elm has received from a business prospect, and or to deliberate the offer of financial or other incentive with a business prospect.

1. Hydrous (Tap-House) Restaurant Agreement.

2. Concession Agreement/Development Agreement with America’s Cable Park LLC for Hydrous Wakeboard Park.

11. Reconvene into Open Session: Discussion and consideration to take any action necessary as the result of the closed (executive) session.

A. Section 551.087 of the Texas Government Code to discuss or deliberate regarding commercial or financial information that the Town of Little Elm has received from a business prospect, and or to deliberate the offer of financial or other incentive with a business prospect.

1. Discussion and Action to approve Hydrous (Tap-House) Restaurant Agreement.

2. Discussion and Action to approve Concession Agreement/Development Agreement with America’s Cable Park LLC for Hydrous Wakeboard Park.

12. Adjourn Special 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,



Cathy Miller

Town Secretary

This is to certify that the above notice was posted on the bulletin board at the Town Hall Center this 7th day of February 2014.