

**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, September 3, 2019 - 6:00 PM  
Town Hall Center---Council Chamber---100 W Eldorado Parkway**

1. Call to Order Council Work Shop at 6:00 p.m.
  - A. Invocation: Dewayne Brawner, Executive Director Little Elm Area Food Bank, Aubrey City Council Member.
  - B. Pledge to Flags:
  - C. Items to be withdrawn from Consent Agenda.
  - D. Emergency Items if posted.
  - E. Request by the Town Council for items to be placed on a future agenda for discussion, and recognition of excused absences.
  - F. Discussion regarding proposed Ordinance No. 1518 adopting amendments to the Zoning Ordinance. (Director of Development Services Fred Gibbs)
  - 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. Presentations:
  - A. CoServ Representative(s) to award Mayor and Council with a Capital Credit Check for \$34,634.71. (CoServ)
  - B. Proclamation proclaiming the first full week in September as National Payroll Week (Mayor Hillock)
  - C. Proclamation proclaiming the month of September 2019 as Live United Month in the Town of Little Elm. (Mayor Hillock)
4. 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. Each member of the public who desires to address the Town Council regarding an item on an agenda for an open meeting of the Town Council shall have the right to address the Town Council on the item before the Town Council's consideration of the item. All speakers not requiring a translator are given 3 minutes to speak and may address the Council only once on each agenda item. Non-English Speakers who require a translator are given 6 minutes to speak and may address the Council only once on each agenda item. 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 551.042, Texas Government Code.
5. 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 August 20, 2019 Workshop, Public Hearings and Regular Meeting. (Town Secretary Kathy Phillips)
  - B. Approval of the Little Elm Economic Development Corporation 2019-2020 Fiscal Year budget. (EDC Executive Director Jennette Espinosa)

- C. Approve Tax Increment Reinvestment Zone Number Three, Town of Little Elm, Texas, and Little Elm Economic Development Corporation, Reimbursement Agreement and Performance Agreement. (EDC Executive Director Jennette Espinosa)
  
- D. Adopt Ordinance No. 1512 an Ordinance of the Town Council of the Town of Little Elm updating the Valencia Public Improvement District Service and Assessment Plan and Assessment Roll. (Chief Financial Officer Karla Stovall)
  
- E. Adopt Ordinance No. 1513 an Ordinance of the Town Council of the Town of Little Elm updating the Rudman Tract Public Improvement District Service and Assessment Plan and Assessment Roll. (Chief Financial Officer Karla Stovall)
  
- F. Adopt Ordinance No. 1514 an Ordinance of the Town Council of the Town of Little Elm updating the Lakeside Estates Public Improvement District No. 2 Service and Assessment Plan and Assessment Roll. (Chief Financial Officer Karla Stovall)
  
- G. Adopt Ordinance No. 1515 an Ordinance of the Town Council of the Town of Little Elm updating the Hillstone Pointe Public Improvement District No. 2 Service and Assessment Plan and Assessment Roll. (Chief Financial Officer Karla Stovall)
  
- H. Approve Resolution No. 09031901 a Resolution of the Town Council of the Town of Little Elm, Texas, approving certain Tax Increment Reinvestment Zone Number 3 Project Expenditures; providing a severability clause; and providing an effective date. (Chief Financial Officer Karla Stovall)
  
- I. Approve Resolution No. 09031902 a Resolution of the Town Council of the Town of Little Elm, Texas, approving certain Tax Increment Reinvestment Zone Number 4 Project Expenditures; providing a severability clause; and providing an effective date. (Chief Financial Officer Karla Stovall)
  
- J. Approve Resolution No. 09031904 a Resolution of the Town Council of the Town of Little Elm, Texas, approving certain Tax Increment Reinvestment Zone Number 6 Project Expenditures; providing a severability clause; and providing an effective date. (Chief Financial Officer Karla Stovall)
  
- K. Approve Resolution No. 09031905 a Resolution of the Town Council of the Town of Little Elm, Texas, approving certain Tax Increment Reinvestment Zone Number Three project expenditures; providing a severability clause; and providing an effective date. (Chief Financial Officer Karla Stovall)

- L. Adopt Ordinance No. 1517 an Ordinance of the Town Council of Little Elm, Texas (“Town”), authorizing certain budget amendment pertaining to the Fiscal Year 2018-2019 Budget’ and providing an effective date. (Chief Financial Officer Karla Stovall)
  
- M. Adopt Ordinance No. 1521 an Ordinance of the Town Council of the Town of Little Elm, Texas, approving a negotiated settlement between the ATMOS Cities Steering Committee (“ACSC”) and ATMOS Energy Corp., Mid-Tex Division regarding the Company’s 2019 Rate Review Mechanism Filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving the attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the Company to reimburse ACSC’s reasonable ratemaking expenses; determining that this Ordinance was passed in accordance with the requirements of the Texas Open Meeting Act; adopting a savings clause; declaring an effective date; and requiring delivery of the Ordinance to the Company and the ACSC’s legal counsel. (Chief Financial Officer Karla Stovall)
  
- 6. Public Hearing to consider a request to rezone approximately 10.756 acres of land from Community Facilities (CF) and Lakefront (LF) to Planned Development-Community Facilities (PD-CF) to allow for the expansion of the Town’s Recreation Center with modified development standards, generally located on the west side of Lakefront Drive, approximately 735 feet north of Main Street, within Little Elm’s town limits. (Director of Development Services Fred Gibbs/Town Planner Skye Thibodeaux)
  - A. Staff Report:
  
  - B. Open Public Hearing:
  
  - C. Receive Public Comments:
  
  - D. Close Public Hearing:
  
  - E. Discussion and Action to adopt Ordinance No. 1516 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 10.756 acres of land from Community Facilities (CF) and Lakefront District (LF) to Planned Development-Community Facilities (PD-CF) to allow for the expansion of the Town’s Recreation Center with modified development standards; generally located on the west side of Lakefront Drive, approximately 735 feet north of Main Street; 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.

7. Public Hearing to discuss and consider proposed amendments to the Zoning Ordinance. (Director of Development Services Fred Gibbs/Town Planner Skye Thibodeaux)

- A. Staff Report:

- B. Open Public Hearing:

- C. Receive Public Comments:

- D. Close Public Hearing:

- E. Discussion and Action to adopt Ordinance No. 1518 an Ordinance of the Town of Little Elm, Texas, amending Chapter 106, "Zoning," of the Town's Code of Ordinances through textural changes to various sections of the Zoning Ordinance; providing a penalty; providing a severability clause; providing a repealer clause; and providing an effective date.

8. 2nd Public Hearing on the Proposed Tax Rate for the Town of Little Elm Fiscal Year 2020. All interested residents are welcome to attend and express their views and comments. (Chief Financial Officer Karla Stovall)

- A. Staff Comments:

- B. Open Public Hearing:

- C. Receive Public Comments:

- D. Announcement: "The Little Elm Town Council will consider the Ordinance to adopt the Tax Rate for the Town of Little Elm Fiscal Year 2020 at the September 10, 2019, Council meeting at 6:00 p.m. at the Town Hall Center located at 100 W. Eldorado Parkway, Little Elm, Texas, 75068. Members of the public are encouraged to attend hearing and express their views to the Mayor and Council".

- E. Close 2nd Public Hearing:

9. Public Hearing on the Proposed 2019-2020 Fiscal Year Budget. This budget will raise more total property taxes than last year's budget by \$2,923,180 or 12% and of that amount \$1,648,915 is tax revenue to be raised from new property added to the tax roll this year. All interested residents are welcome to attend and express their views and comments. (Chief Financial Officer Karla Stovall)

A. Staff Comments:

B. Open Public Hearing:

C. Receive Public Comments:

D. Close Public Hearing:

E. Discussion and Action to postpone the final budget vote until the September 10, 2019 Council Meeting at 6:00 p.m. at the Town Hall Center at 100 W. Eldorado Parkway, Little Elm, Texas, 75068.

10. 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.

11. 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.

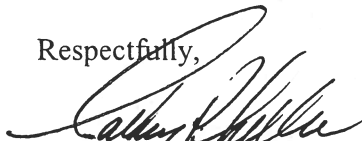
D. Section 551.087 to discuss Economic Development.

12. 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 29th day of August 2019.**