

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

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

**Workshop and Regular Town Council**

**Tuesday, October 6, 2020 - 6:00 PM**  
**Town Council Chambers**  
**100 West Eldorado Parkway**  
**Little Elm, TX 75068**

1. Notice Regarding **Public Participation and Town Council/Town Staff Attendance.**
2. **Call to Order** Council Work Shop at 6:00 p.m.
  - A. **Invocation.**
  - 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  - C. Items to be **Withdrawn from Consent Agenda.**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. Discuss Agenda Management Solutions.
  - G. Discuss Aquatic Center Fees.
  - H. Presentation of **Monthly Updates.**
  - I. Town Council to **Highlight Items on the Agenda Needing Further Discussion or Comments Prior to the Regular Session.**
3. **Roll Call/Call to Order Regular Town Council Immediately Following Council Workshop.**
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. 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.

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 September 15, 2020 Workshop, Public Hearings and Regular Meeting.
  - B. **Minutes** of the September 29, 2020 Workshop and Special Meeting.
  - C. **Approval** of Interlocal Cooperative Agreement for Library Services between the Town of Little Elm and Denton County from October 1, 2020 through September 30, 2021.
  - D. **Approval** of Resolution No. 1006202002 a Resolution by the Town of Little Elm approving the submission of a Grant Application to the Texas State University for the Little Elm Police Department to perform Tobacco Compliance Checks of underage tobacco purchases at licensed retail outlets.
6. **Continue Public Hearing** on request to rezone approximately 1.116 acres of land from Light Commercial (LC) to Planned Development -Light Commercial (PD-LC) to allow for the use of General Office/Medical Office with modified development standards, generally located at the northeast corner of FM 423 and Martin Way, within Little Elm's town limits.
  - A. Staff report:
  - B. Open Public Hearing:
  - C. Receive Public Comments:
  - D. Close Public Hearing:
  - E. **Discussion and Action** to adopt Ordinance No. 1570 an Ordinance of the Town of Little Elm, Texas amending the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, herefore amended, by rezoning approximately 1.116 acres of land from Light Commercial (LC) to Planned Development -Light Commercial (PD-LC) to allow for Office and Commercial uses, with modified development standards, generally located at the northeast corner of FM 423 and Martin Way; correcting the official zoning map; providing a saving clause; providing a severability clause; providing a penalty; and providing for an effective date.
  - F. **Discussion and Action** to approve Development Agreement between 423 Alliance LLC and the Town of Little Elm, Texas.
7. **Continue Public Hearing** to discuss proposed amendments to the Zoning Ordinance.
  - A. Staff Report: **Staff is proposing to withdraw this item for consideration in order to formulate a more thorough historical analysis to be discussed and reconsidered at a later date.**

8. **Public Hearing** will be held to (1) create and adopt an Ordinance to establish the Tax Abatement Reinvestment Zone 5, (2) discuss and act on a proposed Tax Abatement Agreement by and between Retractable Technologies, Inc., (applicant) and the Town of Little Elm. The applicant for said tax abatement agreement is Larry Salerno of Retractable Technologies, Inc. Said tax abatement reinvestment zone is Tax Abatement Reinvestment Zone Number Five generally located on approximately 33.081 - acre tract or tracts of land in the Retractable Technologies Inc. Addition, Lot 1 & 2, Block A, A.G. King Survey, Abstract 718, Town of Little Elm, Denton County, Texas, and located at 511 Lobo Lane, Little Elm, Texas, and owned by Retractable Technologies, Inc. The applicant will construct or cause to be constructed approximately 55,000 square foot manufacturing building and an estimated cost of \$47,000,000 or Personal Property Improvements and \$12,000,000 of Real Property Improvements. All interested citizens are welcome to attend the hearings and participate in same. The public hearing will be held virtually via <https://zoom.us/j919079885518>
- A. Staff report:
- B. Continue Public Hearing:
- C. Receive Public Comments:
- D. Close Public Hearing:
- E. **Discussion and Action** to adopt Ordinance No. 1575 an Ordinance of the Town Council of the Town of Little Elm, Texas, designating a certain area as Tax Abatement Reinvestment Zone No. 5, for Commercial-Industrial Tax Abatement, with the Town of Little Elm, Denton County, Texas; establishing the boundaries thereof and other matters relating thereto; providing a severability clause; providing a repealer clause; and providing for an immediate effective date.
- F. **Discussion and Action** to adopt Resolution No. 1006202001 a Resolution of the Town Council of the Town of Little Elm, Texas, approving a Commercial-Industrial Tax Abatement Agreement with Retractable Technologies, Inc.; authorizing the Mayor to execute said Tax Abatement Agreement; and providing for an immediate effective date.
9. **Reports and Requests for Town Council Consideration and Appropriate Action.**
- A. **Discussion and Action** to approve Interlocal Cooperative Agreement between the City of Denton and the Town of Little Elm for Public Safety Emergency Dispatch/9-1-1 Center Support Services.
- B. **Discussion and Action** to approve the Development Agreement for the Sanctuary Development between the Town of Little Elm and The Sanctuary Texas, LLC and authorize the Town Manager to execute the agreement.
- C. **Approval** of Resolution No. 1006202003 a Resolution of the Town Council of the Town of Little Elm, Texas consenting to the Creation of the Denton County Municipal Utility District No. 15, which lies partially within the corporate limits of the Town of Little Elm and partially within the extraterritorial jurisdiction of the Town of Lakewood Village.

10. **Convene into Executive Session.**

11. **Reconvene into Open Session.**

12. **Adjourn.**

**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 Posted on October 1, 2020..**