SPECIAL MEETING  
OF THE TOWN COUNCIL  

Tuesday, May 11, 2021  
6:00 PM  
Little Elm Town Hall  
100 W Eldorado Parkway, Little Elm, TX 75068

1. Call to Order at 6:00 p.m.

2. Public Hearings.
   
   A. Continue Public Hearing to Present, Discuss and Consider Action on Ordinance No 1599 Accepting and Approving a Service and Assessment Plan and Improvements on Area #1 Assessment Roll for the Spiritas Ranch Public Improvement District.
      
      Continue Public Hearing:  
      Receive Public Comments:  
      Close Public Hearing:  
      Take Action on Ordinance No. 1599

   B. Continue Public Hearing to Present, Discuss and Consider Action on Ordinance No. 1600 Accepting and Approving a Service and Assessment Plan and Major Improvements Area Assessment Roll for the Spiritas Ranch Public Improvement District.
      
      Continue Public Hearing:  
      Receive Public Comments:  
      Close Public Hearing:  
      Take Action on Ordinance No. 1600

3. Reports and Requests for Town Council Consideration.
   
   A. Present, Discuss, and Consider Action to Approve Ordinance No. 1606 Authorizing the Issuance and Sales of the Town of Little Elm, Texas, Special Assessment Revenue Bonds, Series 2021. ((Spiritas
Ranch Public Improvement District Area #1 Projects and Major Improvement Area Projects); and Approving and Authorizing Related Agreements.

B. Present, Discuss and Consider Action on Resolution No. 0504202101 Canvassing the Returns and Declaring the Results of: a General and Special Election held on Saturday, May 1, 2021, for the Following Purposes: Elect Mayor for a Three (3) Year Term; Elect One (1) Town Council Member from Place 3 for a Three (3) Year Term; Elect One (1) Town Council Member from Place 5 for a Two (2) Year Term; 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; and Voting “Yes” or “No” on Four Proposed Home Rule Charter Amendments; and Declaring a Runoff Election if Needed; Making Other Declarations and Finding Other Matters in Connection with the Said Elections as Set Forth Herein; Entering an Order Finding the Charter Amendment Propositions Approved by a Majority Vote of the Voters of the Town of Little Elm, Texas, are Hereby Adopted, and are Effective upon Approval of this Resolution; Finding that All Matters Set Forth Herein are True and Correct; and Providing for an Immediate Effective Date.

C. Present, Discuss, and Consider Action on Ordinance No. 1609 Ordering a Runoff Election to be Held on June 5, 2021, for the Purpose of Electing a Mayor for a Three (3) Year Term and a Council Member for Place 5 for a Two (2) Year Term; Providing for the Appointment of Election Officers; Providing for the Designation of the Places and Manner of Holding Said Election; Providing for the Designation of the Early Voting Polling Places; Providing for the Designation of the Early Voting Clerk; Providing for the Posting and Publication of Notice; Providing a Severability and Conflicts Clause; and Providing for an Immediate Effective Date.

4. Presentations.

A. Present and Issue the Certificate of Election to Neil Blais for Council Member District 3.

B. Present and Administer the Statement of Officer and Oath of Office for Neil Blais, Council Member District 3.

5. Convene in Executive Session pursuant to Texas Government Code:

- Section 551.071 for private consultation with the Town Attorney to discuss the COVID-19 pandemic and municipal authority to respond to the COVID-19 outbreak and 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.
- Section 551.072 to discuss certain matters regarding real property.
- Section 551.074 of the Texas Government Code to discuss and deliberate personal matters to evaluate performance duties, of a public officer or employee(s).
- Section 551.076 to discuss security matters.
- Section 551.087 to discuss Economic Development.

6. Reconvene into Open Session

Discussion and consideration to take any action necessary as the result of the Executive Session:
COVID-19 Pandemic and the Town’s response thereto, including the consideration of an emergency declaration ordinance.

Section 551.071 for private consultation with the Town Attorney to discuss the COVID-19 pandemic and municipal authority to respond to the COVID-19 outbreak and 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.

Section 551.072 to discuss certain matters regarding real property.

Section 551.074 of the Texas Government Code to discuss and deliberate personal matters to evaluate performance duties of a public officer or employee(s).

Section 551.076 to discuss security matters.

Section 551.087 to discuss Economic Development.

7. 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 214-975-0452 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 Town’s website this 7th day of May 2021 before 5:00 p.m.
Date: 05/11/2021
Agenda Item #: 2.A.
Department: Economic Development Corporation
Strategic Goal: Maintain operational integrity and viability
Staff Contact: Jennette Espinosa, EDC Executive Director

AGENDA ITEM:
Continue Public Hearing to Preset, Discuss and Consider Action on Ordinance No 1599 Accepting and Approving a Service and Assessment Plan and Improvements on Area #1 Assessment Roll for the Spiritas Ranch Public Improvement District.

Continue Public Hearing:
Receive Public Comments:
Close Public Hearing:
Take Action on Ordinance No. 1599

DESCRIPTION:
Public Hearing will continue to consider proposed assessments to be levied against the assessable property within the Spiritas Ranch Public Improvement District (the "District"), relating to the Phase #1 Improvements and the portion of the Major Improvements allocated to Phase #1 Assessed Property. Assessed Property (collectively, the "Assessment Rolls"), which Assessment Rolls include the assessments to be levied against each parcel in the District for the Phase #1 Improvements, pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as emended (the "Act").

BUDGET IMPACT:
The there is no budget impact for this item.

RECOMMENDED ACTION:
Staff recommends approval of Ordinance 1599.

Attachments

Ordinance No. 1599
Date: 05/11/2021
Agenda Item #: 2.B.
Department: Economic Development Corporation
Strategic Goal: Maintain operational integrity and viability
Staff Contact: Jennette Espinosa, EDC Executive Director

AGENDA ITEM:
Continue Public Hearing to Present, Discuss and Consider Action on Ordinance No. 1600 Accepting and Approving a Service and Assessment Plan and Major Improvements Area Assessment Roll for the Spiritas Ranch Public Improvement District.

Continue Public Hearing:
Receive Public Comments:
Close Public Hearing:
Take Action on Ordinance No. 1600

DESCRIPTION:
Public Hearing will continue to consider proposed assessments to be levied against the assessable property within the Spiritas Ranch Public Improvement District (the "District), relating to Phases #2 - 4 Major Improvements Assessment Roll relating to the Major Improvements allocated to Phases #2-4 Assessed Property (collectively, the "Assessment Rolls"), which Assessment Rolls include the assessments to be levied against each parcel in the District for the Major Improvements allocated to Phases #2-4, pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

BUDGET IMPACT:
There is no budget impact for this item.

RECOMMENDED ACTION:
Staff recommends approval of Ordinance No. 1600.
Town Council Meeting

Date: 05/11/2021
Agenda Item #: 3.A.
Department: Economic Development Corporation
Strategic Goal: Maintain operational integrity and viability
Staff Contact: Jennette Espinosa, EDC Executive Director

AGENDA ITEM:
Present, Discuss, and Consider Action to Approve Ordinance No. 1606 Authorizing the Issuance and Sales of the Town of Little Elm, Texas, Special Assessment Revenue Bonds, Series 2021. ((Spiritas Ranch Public Improvement District Area #1 Projects and Major Improvement Area Projects); and Approving and Authorizing Related Agreements.

DESCRIPTION:
Authorizing the Issuance and Sale of Bonds, Series 2021, and the Indenture of Trust; related to the Spiritas Ranch Public Improvement District, improvement of Area #1 Projects and Major Improvement Area Projects, and other related documents.

BUDGET IMPACT:
50% of Property Tax, unrealized revenue.

RECOMMENDED ACTION:
Staff recommends approval of Ordinance 1606 and all supporting documents.

Attachments
Ordinance 1606 and supporting documents
Date: 05/11/2021
Agenda Item #: 3.B.
Department: Administrative Services
Strategic Goal: Maintain operational integrity and viability
Staff Contact: Caitlan Biggs, Director of Administrative Services/Town Secretary

AGENDA ITEM:
Present, Discuss and Consider Action on Resolution No. 0504202101 Canvassing the Returns and Declaring the Results of: a General and Special Election held on Saturday, May 1, 2021, for the Following Purposes: Elect Mayor for a Three (3) Year Term; Elect One (1) Town Council Member from Place 3 for a Three (3) Year Term; Elect One (1) Town Council Member from Place 5 for a Two (2) Year Term; 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; and Voting “Yes” or “No” on Four Proposed Home Rule Charter Amendments; and Declaring a Runoff Election if Needed; Making Other Declarations and Finding Other Matters in Connection with the Said Elections as Set Forth Herein; Entering an Order Finding the Charter Amendment Propositions Approved by a Majority Vote of the Voters of the Town of Little Elm, Texas, are Hereby Adopted, and are Effective upon Approval of this Resolution; Finding that All Matters Set Forth Herein are True and Correct; and Providing for an Immediate Effective Date.

DESCRIPTION:
On Saturday, May 1, 2021, the Town of Little Elm held a General and Special Election to elect a Mayor for a three-year term, a Council Member for Place 3 for a three-year term, and a Council Member for Place 5 for a two-year term. Additionally, there were five propositions:

Proposition A: Reauthorization of the Municipal Sales and Use Tax for Street Maintenance at the Rate of One-Fourth of One Percent
Proposition B: Amendment to increase the compensation paid to the Mayor and each Council Member for each regular or special meeting of the Town Council from $25 to $100 per meeting for the Mayor, and from $25 to $50 per meeting for each Council Member, with such increases to be effective June 1, 2021
Proposition C: Amendment to change the deadline for the Town Council to adopt an annual budget from September 15th of each fiscal year to September 30th of each fiscal year
Proposition D: Amendment to change the requirement that the Charter Review Committee meet every two (2) years to a requirement that the Charter Review Committee meet every four (4) years
Proposition E: Amendment to add Section 10.5 to the Town Charter, which shall require the Town Council to adopt a strategic plan and review it at least once every two years, and provide that any changes to the strategic plan shall require at least five (5) affirmative votes

Below is a summary of the results. The complete results are listed in the attached Resolution.
Mayor: No candidate received a majority of votes so the top two candidates who received the most votes, Ken Eaken and Curtis Cornelious, will be the candidates in a runoff election on June 5, 2021
Place 3: Neil Blais ran unopposed and is declared elected
Place 5: No candidate received a majority of votes so the top two candidates who received the most votes, Jamell Johnson and Jeremy Lukas, will be the candidates in a runoff election on June 5, 2021
Proposition A: Passed
Proposition B: Passed
Proposition C: Passed
Proposition D: Failed
Proposition E: Passed

The official canvass report from Denton County will be provided at the meeting and included in the minutes following approval.

BUDGET IMPACT:
There is no budget impact associated with this item.

RECOMMENDED ACTION:
Staff recommends approval.

Attachments
Resolution No. 0511202101
Town Council Meeting

Date: 05/11/2021
Agenda Item #: 3.C.
Department: Administrative Services
Strategic Goal: Maintain operational integrity and viability
Staff Contact: Caitlan Biggs, Director of Administrative Services/Town Secretary

AGENDA ITEM:
Present, Discuss, and Consider Action on Ordinance No. 1609 Ordering a Runoff Election to be Held on June 5, 2021, for the Purpose of Electing a Mayor for a Three (3) Year Term and a Council Member for Place 5 for a Two (2) Year Term; Providing for the Appointment of Election Officers; Providing for the Designation of the Places and Manner of Holding Said Election; Providing for the Designation of the Early Voting Polling Places; Providing for the Designation of the Early Voting Clerk; Providing for the Posting and Publication of Notice; Providing a Severability and Conflicts Clause; and Providing for an Immediate Effective Date.

DESCRIPTION:
On May 1, 2021, the Town held a General and Special Election to elect a Mayor for a three-year term, a Council Member for Place 3 for a three-year term, and a Council Member for Place 5 for a two-year term. As a result of this election, no candidate for the Mayor or Council Member 5 places received a majority of the vote, requiring a runoff election to be held on June 5, 2021.

This ordinance orders the election to be administered through the joint election agreement and contract with the Denton County Elections Administrator that was approved on February 2, 2021.

BUDGET IMPACT:
The costs associated with this contract are budgeted for in the General Fund operations budget.

RECOMMENDED ACTION:
Staff recommends approval.

Attachments

Ordinance No. 1609
**Date:** 05/11/2021  
**Agenda Item #:** 4.A.  
**Department:** Administrative Services  
**Strategic Goal:** Maintain operational integrity and viability  
**Staff Contact:** Caitlan Biggs, Director of Administrative Services/Town Secretary

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**AGENDA ITEM:**  
Present and Issue the Certicate of Election to Neil Blais for Council Member District 3.

**DESCRIPTION:**  
As a result of the May 1, 2021, General and Special Election, Neil Blais was elected unopposed to the position of Council Member District 3. The Mayor will present and execute the Certificate of Election.

**BUDGET IMPACT:**  
There is no budget impact for this item.

**RECOMMENDED ACTION:**  
Staff recommends approval.

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**Attachments**  
Certificate of Election - Neil Blais
Date: 05/11/2021
Agenda Item #: 4.B.
Department: Administrative Services
Strategic Goal: Maintain operational integrity and viability
Staff Contact: Caitlan Biggs, Director of Administrative Services/Town Secretary

AGENDA ITEM:
Present and Administer the Statement of Officer and Oath of Office for Neil Blais, Council Member District 3.

DESCRIPTION:
As a result of the May 1, 2021, General and Special Election, Neil Blais was elected unopposed to the position of Council Member District 3. The Town Secretary will present and execute the Statement of Officer and Oath of Office.

BUDGET IMPACT:
There is no budget impact for this item.

RECOMMENDED ACTION:
N/A

Attachments
Statement of Officer - Neil Blais
Oath of Office - Neil Blais