

City of Carrollton

1945 E. Jackson Road
Carrollton, TX 75006



REGULAR WORKSESSION & MEETING

Tuesday, November 17, 2015

5:45 PM

CITY HALL, 2nd Floor

City Council

Mayor Matthew Marchant
Mayor Pro Tem Anthony Wilder
Deputy Mayor Pro Tem Doug Hrbacek
Councilmember James Lawrence
Councilmember Bob Garza
Councilmember Glen Blanscet
Councilmember Steve Babick
Councilmember John Sutter

*****PRE-MEETING / EXECUTIVE SESSION*******5:45 P.M. – COUNCIL BRIEFING ROOM**

1. Receive **information and discuss Consent Agenda.**
2. Council will convene in Executive Session pursuant to Texas Government Code:
 - **Section 551.071** for private consultation with the City Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the City Attorney has a duty under the Texas Rules of Discipline and Professional Conduct regarding confidential communication with the City Council.
 - **Section 551.072** to discuss certain matters regarding real property.
 - **Section 551.087** to discuss Economic Development.
3. Council will reconvene in open session to consider action, if any, on matters discussed in the Executive Session.

*****WORKSESSION*****

4. Discuss A Request To Create A Public Improvement District At The Southeast Corner Of Windhaven Parkway And Old Denton Road.
5. Update On Customer Service Survey And Resolution Center.
6. Mayor and Council reports and information sharing.

*****REGULAR MEETING 7:00 PM*******INVOCATION****PLEDGE OF ALLEGIANCE****PUBLIC FORUM**

7. **Hearing of any citizen/visitor on items not listed on the regular meeting agenda. Citizens wishing to address the Council regarding items on the posted agenda will be called to speak during the Council's consideration of such items.**

Citizens/visitors should complete an appearance card located on the table at the entrance to the City Council Chambers. Speakers must address their comments to the presiding officer rather than to individual Council members or staff; Stand at the podium, speak clearly into the microphone and state your name and address prior to beginning your remarks; Speakers will be allowed between 2 and 5 minutes for testimony; Speakers making personal, impertinent, profane or slanderous remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells and similar demonstrations will not be permitted; No placards, banners or signs will be permitted in the Chambers or in any other room in which the Council is meeting. In accordance with the State Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

CONSENT AGENDA

*(*All items marked with a single asterisk are part of a Consent Agenda and require no deliberation by the Council. Each Council member has the prerogative of removing an item from this agenda so that it may be considered separately. Contracts and agreements are available in the City Secretary's Office.)*

MINUTES

- *8. Consider Approval Of The November 3, 2015 Regular Meeting Minutes.

BIDS & PURCHASES

- *9. Consider Approval Of The Purchase Of Four Fire Fighter Personal Protective Clothing Extractors and Associated Equipment From American Laundry Systems Through An Interlocal Agreement With Buyboard In An Amount To Not Exceed \$52,000.00.
- *10. Consider Approval Of The Purchase Of Industrial Pretreatment Sampling And Analysis By Ana-Lab Corporation In An Amount Not To Exceed \$75,000.00.
- *11. Consider Approval Of An Expenditure Of Funds For Replastering The Play Area, Lazy River, And Catch Pool At Rosemeade Rainforest Aquatic Complex With DCC, Inc. Through An Inter-Local Agreement With BuyBoard In An Amount Not To Exceed \$71,258.15.

ORDINANCE

- *12. Consider An Ordinance Amending The Operating And Capital Budget For The Fiscal Year October 1, 2015 Through September 30, 2016.

RESOLUTIONS

- *13. Consider A Resolution Casting Votes For Kevin Falconer For The Board Of Directors Of The Denton Central Appraisal District.
- *14. Consider A Resolution Casting A Vote To Appoint Blake Clemens To The Dallas Central Appraisal District Board.
- *15. Consider A Resolution Authorizing The City Manager To Enter Into An Agreement To Sell A 25,291 Square Feet Tract Of Land, Which Tract Is Part Of A Parcel Of Land Located At 1666 West Frankford Road; Authorizing The City Manager To Take All Action Necessary To Effectuate The Intent Of This Resolution; And Providing An Effective Date.
- *16. Consider A Resolution Authorizing The City Manager To Enter Into An Agreement To Sell A 4.44 Acre Tract Of Land In Fee Simple, Which Tract Is Part Of A Parcel Of Land Located At 1825 North Interstate Highway 35E; And Providing An Effective Date.
- *17. Consider A Resolution Authorizing The City Manager To Sign An Application With Berkley To Provide Stop Loss Coverage For The City's Benefit Plan In An Amount Not To Exceed \$660,000.00.
- *18. Consider A Resolution Authorizing The City Manager To Enter Into An Agreement With Catalyst Commercial For A Retail Assessment, Strategy, And Implementation Plan In An Amount Not To Exceed \$46,100.00.
- *19. Consider A Resolution Accepting A Petition And Calling A Public Hearing On The Creation Of The Carrollton Singer/Castle Hills Public Improvement District On A 94.35 Acre Tract At The Southeast Corner Of Windhaven Parkway And Old Denton Road.

ADJOURNMENT

CERTIFICATE - I certify that the above agenda giving notice of meeting was posted on the bulletin board at the City Hall of Carrollton, Texas on the 13th day of November 2015 at 12:00pm.

Krystle F. Nelinson

Krystle F. Nelinson, City Secretary

This building is wheelchair accessible. For accommodations or sign interpretive services, please contact City Secretary's Office at least 72 hours in advance at 972-466-3005. Opportunities and services are offered by the City of Carrollton without regard to race, color, age, national origin, religion, sex or disability.

Pursuant to Section 551.071 of the Texas Government Code, the City Council reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda. Further, the Texas Open Meetings Act, codified in Chapter 551 of the Texas Government Code, does not require an agenda posting where there is a gathering of a quorum of the City Council at a regional, state or national convention or workshop, social function, convention, workshop, ceremonial event or press conference. The City Secretary's Office may occasionally post agendas for social functions, conventions, workshops, ceremonial events or press conference; however, there is no legal requirement to do so and in the event a social function, convention, workshop, ceremonial event or press conference is not posted by the City Secretary's Office, nothing shall preclude a quorum of the City Council from gathering as long as "deliberations" within the meaning of the Texas Open Meetings Act do not occur.



City of Carrollton

Agenda Memo

File Number: 2346

Agenda Date: 11/17/2015

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 4.

CC MEETING: November 17, 2015

DATE: November 10, 2015

TO: Leonard Martin, City Manager

FROM: Marc Guy, Assistant City Manager

Discuss **A Request To Create A Public Improvement District At The Southeast Corner Of Windhaven Parkway And Old Denton Road.**

BACKGROUND:

Bright Realty is currently seeking to purchase and rezone a 94.35 acre tract at the southeast corner of Windhaven Parkway and Old Denton Road to extend a phase of Castle Hills into Carrollton. The tract is currently known as Singer Ranch. The proposed land use will be single-family detached homes. The Planning and Zoning Commission recommended approval of the zoning request on November 5, 2015. The zoning case will be considered by the City Council on December 1.

The city has received a petition from the current owner of Singer Ranch to create a public improvement district (PID) on the tract. The purpose of the PID will be to fund site improvements that will support development within the district such as the infrastructure for the water and wastewater utilities, drainage, streets, sidewalks and project amenities like a perimeter screening wall, hike-and-bike trail and neighborhood park.

Homes within the Carrollton phase of Castle Hills will be assessed annual school, county and city property taxes like any other property in the city. However, an additional assessment will be levied annually against each property in the PID to reimburse the developer for costs incurred to construct the site improvements. While this model is similar to that used in the other existing phases of Castle Hills in unincorporated Denton County, there are two key differences:

- The Carrollton phase of Castle Hills will be served by city of Carrollton services (e.g. water, wastewater, police and fire, etc.); and
- The Carrollton PID will not incur any direct debt obligations - it will simply be a reimbursement mechanism.

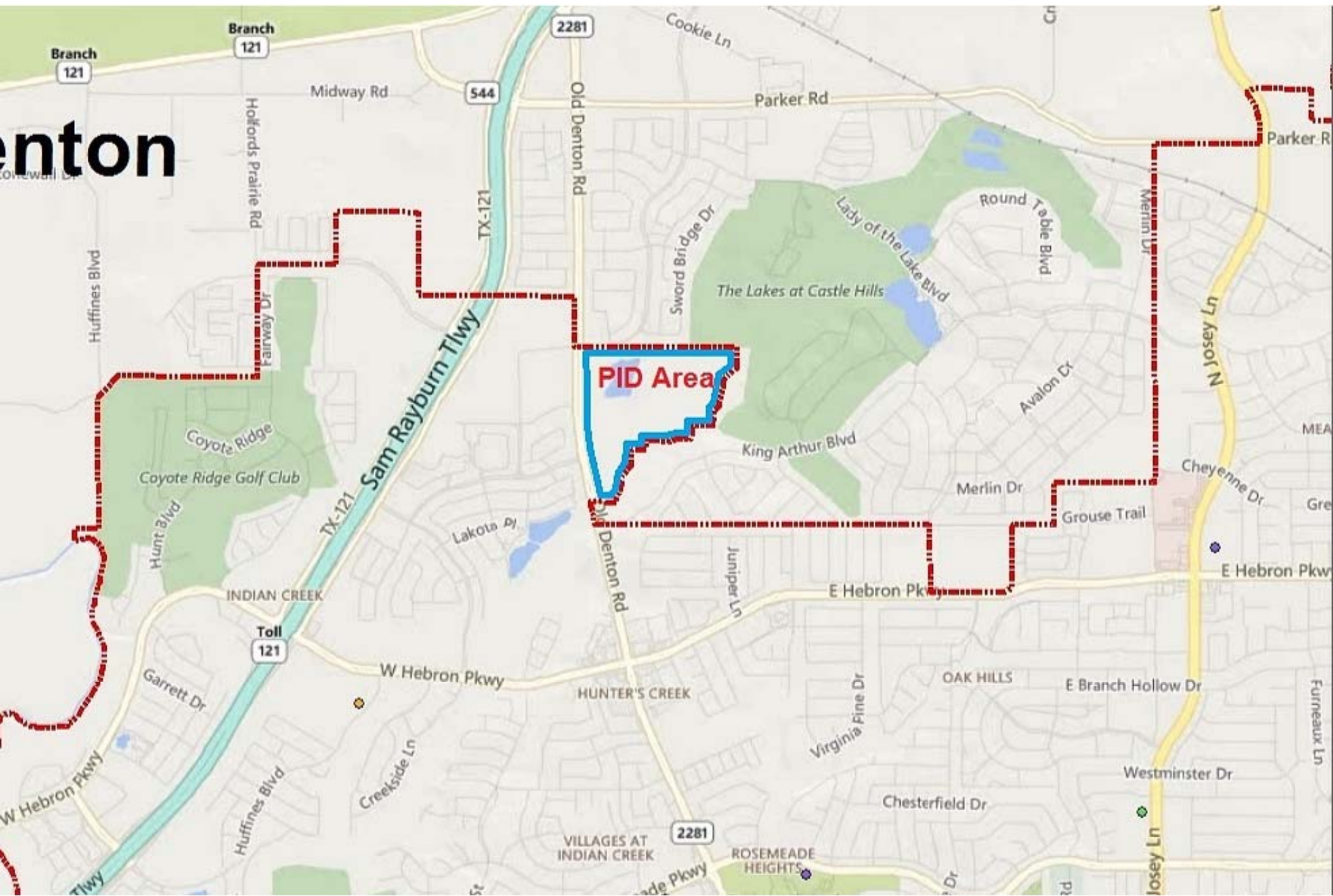
In the event of default of the developer's debt or foreclosure of property within the PID the city

of Carrollton will have no obligation to reimburse the developer. DCAD issues the annual tax and assessment bills to each property owner. The collected PID assessments are reimbursed to the developer through the PID. Disclosure of these assessment obligations will be made to the builders and purchasers by Bright Realty/Castle Hills.

STAFF RECOMMENDATION/ACTION DESIRED:

The intent of this worksession item will be to provide City Council with background on the petition and the related processes for creation of the PID as required by State law. A companion agenda item will be to accept the petition and call a public hearing on the creation of the PID.

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City of Carrollton, Texas
Carrollton Singer Public Improvement District

SCHEDULE OF EVENTS

Date	Description	Responsibility
October 26, 2015	File Petition for Creation of the PID with City Secretary	BRIGHT
November 4, 2015	Initial City/Developer/Consultant Meeting	ALL
November 5, 2015	Public Hearing – Planning and Zoning	CITY
November 17, 2015	City of Carrollton Council Meeting <ul style="list-style-type: none"> ○ Adopt Resolution Accepting Petition and Calling Public Hearing on Creation of the PID 	CITY
November 20, 2015	Mail/publish Notice of Public Hearing on Creation of the PID (16 days notice)	WIN
December 3, 2015	Preliminary Plat – Planning and Zoning	CITY
December 15, 2015	City of Carrollton Council Meeting <ul style="list-style-type: none"> ○ Hold Public Hearing on Advisability of the PID ○ Resolution Creating PID ○ Council Action on Zoning of Property 	WIN
December 18, 2015	Publish Notice of Authorization	WIN
January 5, 2016	City of Carrollton Council Meeting <ul style="list-style-type: none"> ○ Resolution Accepting Preliminary SAP and Assessment Roll and calling Public Hearing on SAP 	ALL
January 8, 2016	Mail/publish Notice of Public Hearing on SAP (11 days notice)	WIN
January 19, 2016	City of Carrollton Council Meeting <ul style="list-style-type: none"> ○ Public Hearing on SAP and Assessment Roll ○ Resolution Approving SAP and Assessment Roll and Levying Assessments ○ Approve Reimbursement Agreement 	ALL

PID Counsel – Winstead PC - WIN City - City of Carrollton - City Landowner – Bright Realty - BRIGHT
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City of Carrollton

Agenda Memo

File Number: 2349

Agenda Date: 11/17/2015

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 5.

CC MEETING: November 17, 2015

DATE: November 11, 2015

TO: Leonard Martin, City Manager

FROM: Ashley D. Mitchell, Administrative Services Director

Update On **Customer Service Survey And Resolution Center.**

BACKGROUND:

As an ongoing effort to improve customer service, staff developed a customer service survey that is available to citizens after their interactions with our staff. Surveys are collected online only and are distributed in the following manners:

1. Departments have been provided tear pads with the survey link and QR code for distribution with interactions.
2. Color page-size posters are in place in key locations within City Hall, Municipal Court and Libraries.
3. Survey information (and link) are on the City webpage.
4. Survey link is included on the Contact Us website pages and in the signature lines of all Contact Us responses sent from the Resolution Center.
5. UCS provides the link and code on the bottom of receipts provided at the front counter.
6. Resolution Center agents include the survey link in our email signatures.

This type of survey will allow staff to see what area's we need to work on and allow us to target our training needs.

During worksession, we will update Council on the survey results along with an update of the Resolution Center.



City of Carrollton

Agenda Memo

File Number: 2353

Agenda Date: 11/17/2015

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Minutes

Agenda Number: *8.

CC MEETING: November 17, 2015

DATE: November 11, 2015

TO: Leonard Martin, City Manager

FROM: Krystle F. Nelinson, Management Analyst/City Secretary

Consider Approval Of The November 3, 2015 Regular Meeting Minutes.

**CARROLLTON CITY COUNCIL
REGULAR WORKSESSION AND MEETING
NOVEMBER 3, 2015**

The City Council of the City of Carrollton, Texas convened in a Regular Worksession and Meeting on Tuesday, November 3, 2015 at 5:45 p.m. with the following members present; Mayor Matthew Marchant, Mayor Pro Tem Anthony Wilder, Deputy Mayor Pro Tem Doug Hrbacek, Councilmembers Bob Garza, Steve Babick, John Sutter, James Lawrence and Glen Blanscet. Also present were City Manager Leonard Martin, Assistant City Managers Marc Guy, Bob Scott, and Erin Rinehart, City Attorney Meredith A. Ladd and City Secretary Krystle Nelinson.

5:45 P.M. – COUNCIL BRIEFING ROOM

*****PRE-MEETING*****

Mayor Marchant called the meeting to order at 5:45 p.m.

1. Receive **information and discuss Consent Agenda.**

*****EXECUTIVE SESSION *****

2. Council will convene in Executive Session pursuant to Texas Government Code:
 - Section 551.071 for private consultation with the City Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the City Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the City Council.
 - Section 551.087 to discuss Economic Development
3. Council will reconvene in open session to consider action, if any, on matters discussed in the Executive Session. Council did not convene in Executive Session.
4. Mayor and Council reports and information sharing.

None

Mayor Marchant recessed the Worksession at 6:59 p.m. to convene the Regular Meeting.

*****REGULAR MEETING*****

Mayor Marchant called the Regular Meeting to order at 7:42 p.m.

INVOCATION – Councilmember James Lawrence

**PLEDGE OF ALLEGIANCE – RL Turner Jr. ROTC presented the colors;
Councilmember Bob Garza**

PRESENTATIONS

8. Present A Proclamation **Recognizing November 11, 2015 As Veterans Day.**

PUBLIC FORUM

9. **Hearing of any citizen/visitor on items not listed on the regular meeting agenda. Citizens wishing to address the Council regarding items on the posted agenda will be called to speak during the Council's consideration of such items.** Citizens/visitors should complete an appearance card located on the table at the entrance to the City Council Chambers. Speakers must address their comments to the presiding officer rather than to individual Council members or staff; Stand at the podium, speak clearly into the microphone and state your name and address prior to beginning your remarks; Speakers will be allowed between 2 and 5 minutes for testimony; Speakers making personal, impertinent, profane or slanderous remarks may be removed from the room; Unauthorized remarks from the audience, stamping of feet, whistles, yells and similar demonstrations will not be permitted; No placards, banners or signs will be permitted in the Chambers or in any other room in which the council is meeting. In accordance with the State Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

Mayor Marchant encouraged attendance at the Festival at the Switchyard.

The following individuals addressed the Council:

Jan Rugg, 3697 Mapleshade Lane, Plano, Atmos Energy, presented a \$1,000 donation to the Carrollton Fire Department to be used for safety equipment in appreciation and recognition for being on stand-by for the crews when making emergency repairs in any type of emergency situation.

Stan Hayes, Carrollton Community Chorus, provided a report of the Chorus activities and talked about the mission and goals of the Chorus.

Ron Branson, former Mayor, 1406 Charlotte Way, thanked the Council for working with the VFW and the American Legion to honor veterans with naming a road 'Veterans Way' in McInnish Park and naming soccer fields on behalf of three veterans who died in service. He announced that a ceremony is scheduled for November 14, 2015 to honor the three servicemen.

The following individuals addressed the Council regarding the Indian Creek Golf Course:

Dan Anderson, 1545 Pawnee Trail; Al Overholt, 2216 Ridgewood; Ian Munro, 4253 Hunter Drive; and Adam Polter, 4180 Creek Hollow.

Adam Polter, 4180 Creek Hollow, also addressed the Council regarding Item 49 speaking against the 3-story multi-family proposal.

CONSENT AGENDA

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Mayor Marchant advised that Items 26, 27 and 44 were being pulled for a separate vote and he advised that due to some different numbers provided by Eagle earlier in the day, the Council could not take action on Item 48.

Deputy Mayor Pro Tem Hrbacek moved approval of Items 10-25, 28-43, and 45-47 and add the name Willadean Martin for Item 39 under Parks Board; second by Councilmember Babick; and the motion was approved with a unanimous 7-0 vote.

MINUTES

*10. Consider Approval Of The **October 13, 2015 Regular Meeting Minutes**.

BIDS & PURCHASES

*11. Consider **Approval Of The Purchase Of Traffic Signal Poles** For The Public Works Traffic Department From Structural & Steel Products Through An Interlocal Agreement With The City Of McKinney In An Amount Not To Exceed \$150,000.00.

*12. Consider **Approval Of The Purchase Of Fire Fighter Protective Clothing** From Casco Industries, Inc. Through An Interlocal Agreement With BuyBoard In An Amount To Not Exceed \$118,400.00.

*13. Consider **Approval Of The Purchase Of Self-Contained Breathing Apparatus And Associated Equipment** From Casco Industries, Inc. Through An Interlocal Agreement With BuyBoard In An Amount Not To Exceed \$358,862.00. City of Carrollton Page 3 Printed on 10/29/2015 City Council REGULAR WORKSESSION & November 3, 2015 MEETING

*14. Consider **Approval Of The Replacement Of One (1) Service Truck** From Caldwell Country Ford Through An Interlocal Agreement With BuyBoard In An Amount Not To Exceed \$34,555.00.

*15. Consider **Approval Of The Purchase Of An Open Performance Subscription And Professional Services From Socrata, Inc.** Through An Existing State Of Texas Department Of Information Resources (DIR) Reseller Contract With Dell Marketing, L.P. In An Amount Not To Exceed \$72,000.00 for 3 years (\$24,000.00 Per Year) With Optional 1-Year Renewals.

*16. Consider **Approval Of The Purchase Of Travel Services** For The Carrollton Senior Center From Diamond Tours In An Amount Not To Exceed \$42,000.00.

*17. Consider **Approval Of The Purchase Of Travel Services** For The Carrollton Senior Center From Cruise One In An Amount Not To Exceed \$120,000.00.

*18. Consider **Approval Of The Purchase Of Nine (9) Patrol Vehicles For The Police Department** From Caldwell Country Through An Interlocal Agreement With BuyBoard In An Amount Not To Exceed \$362,879.00.

*19. Consider Approval Of The Purchase Of New Fuel Pump Dispensers, Painting And State-Required Stage II Decommissioning (TCEQ) Of The AST (Above-Ground Storage Tank) For Sandy Lake Service Center From The Stovall Corporation Through An Interlocal Agreement With BuyBoard In An Amount Not To Exceed \$44,104.60.

*20. Consider Approval Of Bid #16-001 For PVC Pipe For Public Works From Various Vendors In An Amount Not To Exceed \$150,000.00.

*21. Consider Approval Of RFP #15-037 For Roof Replacement At Justice And Fire Training Centers And Bobby Ballard Pump Station From Heritage One Roofing In An Amount Not To Exceed \$332,500.00.

CONTRACTS & AGREEMENTS

*22. Consider Authorizing The City Manager To Approve A Contract With Turner Construction Company For The Police Department Overflow Parking Lot Project In An Amount Not To Exceed \$449,941.00.

*23. Consider Authorizing The City Manager To Approve A Contract With Xerox State & Local Solutions, Inc. To Provide Managed Information Technology Services In An Amount Not To Exceed \$4,937,015.00 For The First Year.

*24. Consider Authorizing The City Manager To Approve A Professional Service Contract With Teague, Nall & Perkins For Engineering Design Services For The Jackson Arms Street Reconstruction Project In An Amount Not To Exceed \$195,100.00.

*25. Consider Authorizing The City Manager To Approve A Professional Services Contract With Birkhoff, Hendricks & Carter For Engineering Design Of The Josey Lane Elevated Storage Tank Replacement In An Amount Not To Exceed \$297,300.00.

ORDINANCES

*26. Consider An Ordinance Amending Title XI, Chapter 116, "Restaurants And Food Establishments," Of The Carrollton Code Of Ordinances By Establishing A New Subchapter To Be Entitled "Farmers Market Regulations," Title III, Chapter 31, "Comprehensive Fee Schedule," And Title III, Chapter 34, "Municipal Boards, Commissions and Advisory Committees."

*27. Consider An Ordinance Amending The Operating And Capital Budget For The Fiscal Year October 1, 2015 Through September 30, 2016.

RESOLUTIONS

*28. Consider A Resolution Authorizing The City Manager To Enter Into A Local Project Advance Funding Agreement With The Texas Department Of Transportation To Provide Funding To Implement Citywide Signal System Upgrades In An Amount Not To Exceed \$185,500.30.

- *29. Consider A Resolution Appointing A Member To The Metrocrest Hospital Authority.**
- *30. Consider A Resolution Appointing Members To The Capital Improvements Plan Advisory Committee.**
- *31. Consider A Resolution Appointing Members To The Historic Preservation Advisory Committee.**
- *32. Consider A Resolution Appointing Members To The Library Board.**
- *33. Consider A Resolution Appointing Members To The Museum Board.**
- *34. Consider A Resolution Appointing Members To The Neighborhood Advisory Commission.**
- *35. Consider A Resolution Appointing Members To The Planning & Zoning Commission.**
- *36. Consider A Resolution Appointing Members To The Property Standards Board.**
- *37. Consider A Resolution Appointing Members To The Traffic Advisory Committee.**
- *38. Consider A Resolution Appointing A Member To The Tax Increment Reinvestment Zone #1 Board.**
- *39. Consider A Resolution Appointing Members To The Parks Board.**
- *40. Consider A Resolution Authorizing The City Manager To Enter Into A Local Project Advance Funding Agreement With The Texas Department Of Transportation (TxDOT) To Construct A Decorative Railing At The Dickerson Parkway Bridge At IH-35E In An Amount Not To Exceed \$98,948.00.**
- *41. Consider A Resolution Authorizing The City Manager To Enter Into A Local Project Advance Funding Agreement With The Texas Department Of Transportation (TxDOT) To Construct Galvanized Steel Poles And Mast Arms At The Belt Line Road And Broadway Intersection In An Amount Not To Exceed \$37,500.00.**
- *42. Consider A Resolution Authorizing The City Manager To Enter Into A Local Project Advance Funding Agreement With The Texas Department Of Transportation (TxDOT) To Construct Decorative Railing At The Belt Line Road Bridge In An Amount Not To Exceed \$267,496.00.**
- *43. Consider A Resolution Authorizing The City Manager To Enter Into A Local Project Advance Funding Agreement With The Texas Department Of Transportation (TxDOT) To Construct A Drainage Culvert Under The IH-35E Northbound Frontage Road At Vandergriff Drive In An Amount Not To Exceed \$525,560.00.**

~~*44. Consider A Resolution Authorizing The City Manager To Enter Into A Chapter 380 Incentive Agreement With Securus Technologies Holdings, Incorporated.~~

*45. Consider A Resolution Affirming The Action Of The City Of Carrollton's Tax Increment Reinvestment Zone Number One Board Of Directors To Fund Intersection Improvements At Crosby Road And South Broadway.

*46. Consider A Resolution Authorizing The City Manager To Negotiate And Execute A Development Agreement With Banc Of America Community Development Corporation For Property Located At 1504 North Jackson Street, 1050 Park Avenue, And 1120 Park Avenue.

*47. Consider A Resolution Authorizing The City Manager To Negotiate And Execute An Economic Development Incentive Agreement With Louise Ann And Lee B. Gibson At 1104 Elm Street In An Amount Not To Exceed \$10,000.00.

~~*48. Consider A Resolution Authorizing The City Manager To Amend The Interim Management Services Agreement With Eagle/Arcis Golf For Course Maintenance And Management In An Amount Not To Exceed \$2,372,693.~~

CONSENT AGENDA ITEMS PULLED FOR SEPARATE CONSIDERATION.

*26. Consider An Ordinance Amending Title XI, Chapter 116, "Restaurants And Food Establishments," Of The Carrollton Code Of Ordinances By Establishing A New Subchapter To Be Entitled "Farmers Market Regulations," Title III, Chapter 31, "Comprehensive Fee Schedule," And Title III, Chapter 34, "Municipal Boards, Commissions and Advisory Committees."

Councilmember Blanscet moved approval of Item 26 with the following changes: the addition of the word 'primarily' in Sec 3; the definition of Farmers Market before the word 'offering' in the last sentence; add the following amounts to the permit fees in Sec 4: Operator Permit - \$150, Food Vendor Permit - \$50, and Concession Vendor Permit - \$150; second by Councilmember Babick and the motion was approved with a unanimous 7-0 vote.

*27. Consider An Ordinance Amending The Operating And Capital Budget For The Fiscal Year October 1, 2015 Through September 30, 2016.

Councilmember Sutter moved approval of Item 27 for the Ordinance amending the Operating and Capital Budget for the Fiscal Year October 1, 2015 through September 30, 2016; second by Deputy Mayor Pro Tem Hrbacek. Mayor Pro Tem Wilder stated he would vote against the motion because he did not agree with the opening of the Lakes Course. The motion was approved with a 6-1 vote, Mayor Pro Tem Wilder opposed.

*44. Consider A Resolution Authorizing The City Manager To Enter Into A Chapter 380 Incentive Agreement With Securus Technologies Holdings, Incorporated.

Mayor Marchant stated the agreement would bring a company into town that would backfill the Real Page space.

Councilmember Babick moved approval of Item 44, Resolution authorizing the City Manager to enter into a Chapter 380 Incentive Agreement with Securus Technologies Holdings, Incorporated as stated; second by Councilmember Sutter. Mayor Pro Tem Wilder stated the company was already in Carrollton and he did not see the need to approve an incentive. Council Lawrence stated he was reassured by the Director of Development that the incentive was necessary due to competition. Councilmember Babick stated this incentive would provide 500 – 1000 new jobs to Carrollton. Mayor Marchant stated giving incentives is part of the environment to get office jobs. **The motion was approved with a 6-1 vote, Mayor Pro Tem Wilder opposed.**

PUBLIC HEARING - INDIVIDUAL CONSIDERATION

49. Hold A Public Hearing And Consider An Ordinance To Amend The Zoning And Establish A Special Use Permit For An Apartment Complex With Special Conditions On An Approximately 11.5-Acre Tract Located At The Northeast Corner Of Carrollton Parkway And SH-121/Sam Rayburn Tollway; Amending Accordingly The Official Zoning Map. Case No. 09-15SUP2 Alexan Carrollton Apartments. Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented the request to construct a multi-family development with the base zoning of Freeway District. He stated the complex meets the City's multi-family design guidelines with regard to Urban Designs. He advised that the Planning & Zoning Commission recommended approval and the staff recommended approval with two additional stipulations: 1) the right-of-way improvements as it relates to Carrollton Parkway shall comply with the General Design Guidelines during the platting process; and 2) that the northwest gate within the complex be used for emergency access and for exiting only.

Robert Baldwin, 3904 Elm Street, Ste #3, Dallas, applicant representing Trammell Crow, stated they had been working diligently with the staff and the adjoining neighbors to redesign the buildings to address concerns. He felt the support of the project was partly because the residents had been able to help with the design rather than have to just take what gets built by right. He stated that the proposed apartment complex was designed for people who choose to rent and felt the quality of the design and finishes make the difference. He felt the complex would buffer the residential property and would keep traffic off city streets because the majority of the residents would work in cities to the north. He stated he did not have a formal presentation to make and requested a continuance of the request to allow him an opportunity to bring forward information to support the request.

Mayor Pro Tem Wilder asked the applicant if they were aware of the added stipulations and asked if they were in agreement. Mr. Baldwin stated they could agree to the stipulations.

In response to Councilmember Lawrence, Mr. Baldwin stated he had a letter of support from the developer to the east and felt they would have a signed developer's agreement by morning. He also stated that having to change to a two-story complex would probably have a huge impact on whether or not the project would be viable.

Mayor Marchant opened the public hearing and invited speakers to the podium; there being no speakers, Mayor Marchant closed the public hearing.

Deputy Mayor Pro Tem Hrbacek stated it was a good looking project and he would love for it to be within walking distance of one of the train stations. He stated he would be okay with a continuance but did not think it would make a difference and was prepared to make a motion for denial when appropriate.

Councilmember Blanscet stated he was okay with a continuance but struggled with putting apartments at the proposed location. He felt it was a great product but felt it was in the wrong location.

Councilmember Babick felt the request for a continuance should be granted, but could not say if it would make a difference.

Councilmember Garza spoke in favor of the continuance and felt there would have to be a significant improvement or change for the Council to approve the request.

Councilmember Sutter also voiced support for the continuance due to the level of work the applicant had put into the project.

Deputy Mayor Pro Tem Hrbacek noted that the request was for a Special Use Permit for multi-family and even with a continuance, the product the applicant returned with would still be multi-family.

Councilmember Babick moved to allow the request for a continuance for 30 days; second by Councilmember Garza. Deputy Mayor Pro Tem Hrbacek stated he would vote against the motion because the applicant would return with multi-family. Mayor Marchant stated that his opposition would grow more resolute in the next 30 days. **The motion to continue to the first meeting in December, Tuesday, December 1, was approved with a 5-2 vote, Mayor Pro Tem Wilder and Deputy Mayor Pro Tem Hrbacek opposed.**

Mayor Marchant adjourned the Regular Meeting at 8:25 p.m. and announced that Council would convene in Worksession after a brief recess.

*****WORKSESSION*****

Mayor Marchant convened the Worksession at 8:35 p.m.

7. Discuss Indian Creek Golf Course.

Mayor Marchant reminded Council that the direction given at the last meeting was to proceed with opening the Lakes Course by April 1, 2016 even though that was pushing the schedule. He asked Erin Rinehart to address the need to delay action on the item that was originally scheduled on the Regular Meeting agenda.

Erin Rinehart explained that the way the contract was structured didn't fit the business model of the contractor. The negotiated solution includes an additional fee to the contractor to

accommodate some of the issues they would face. She stated that the difference was \$28,000 for the Lakes Course and she felt there was potential to absorb that number in the previous estimates provided. If it can't be absorbed, she would return later in the year for approval for the additional funds. She felt it was reasonable to move forward with the Lakes Course contract. With regard to the Creek Course, she reported that Eagle informed staff earlier in the day that there was an omission in their submission. She stated a recommendation could be back before the Council at the next meeting and she stated it would not affect the opening of the Creek Course which was projected to open between June and August 2016. She advised Council that since the last meeting, staff, Eagle, the independent Agronomist and FEMA revisited the course to look at everything from cleanup, reimbursement, and mitigation and she provided a recap and summary of the conditions of the Creek Course. Scott Carrier, Eagle Agronomist, stated that silt was not advantageous for turf grass growth because it is very difficult for water to penetrate silt and therefore, the grass cannot grow roots. He also explained the costs and work associated with bunker repairs. Erin Rinehart explained that the tee boxes and greens on the Creek Course are in great shape and provided photos illustrating the problems with fairways and bunkers. She advised that the non-recurring cost to get the Creek Course back to the pre-flood condition was projected to be \$690,000 - \$900,000. The Lakes/Creek Course recurring Cost was projected at \$2,805,693 with estimated revenues of \$1,437,710. She underscored that the projections didn't include the General Fund cost allocation and didn't include the debt service. She also advised that the numbers did not include flood mitigation. She explained that the courses many people refer to such as Grapevine did not experience the extended length of time in a flood condition and reminded Council that Indian Creek was still in flood stage in August. She also noted for example that Lake Park in Lewisville opened but with a level of play 3 times less than prior to the flood. She stressed that other courses were opening when Indian Creek was still under water.

Councilmember Babick stated he would like to get the results of the study about the potential uses of the land prior to signing a contract that would include the Creek Course because the City would not see any benefit to the Creek Course until the spring time anyway. Councilmember Sutter asked if it might be beneficial to use sod rather than sprigs since the sod would allow the course to open quicker and begin to see revenue. Scott Carrier agreed and replied that after the planing occurred, a decision would have to be made in that regard. With regard to delaying action on the contract, Erin Rinehardt explained that the City would spend the same amount of funds in November and December regardless of the decision; and aside from maintenance no additional work would be conducted on the Creek Course until the spring. Discussion was held about getting bids for the bunker repairs; Meredith Ladd advised that it could be bid as a requirements contract up to a certain amount and the City could ask for less even after the contract is awarded. Councilmember Babick spoke strongly in favor of waiting to take action on the contract until the land use study was received and considered. He also felt staff should proceed with obtaining any needed quotes and bids. Councilmember Blanscet stated he would like to understand 'flood mitigation' options and possibly cost. A consensus was reached that the contract item would be placed on the January 5, 2016 agenda for consideration and staff would proceed with getting quotes and bids; and would include a quote for reduction of bunkers. Staff would also provide required budget amendment financial information. Discussion was held about the possibility of a golf committee and the general consensus was that a committee was not needed.

5. Discuss Status Of The Senior Center Expansion Project.

Andrew Combs CIP Manager provided an update on the Senior Center Expansion project including photographs of the actual construction site. He stated the construction was about 34% - 45% complete. He felt the project would be completed in the spring time ahead of the expected June date. Cesar Molina proposed a 'hard hat' tour by Council of the facility in January.

6. Discuss Surface Infrastructure Including City Sidewalk Policy And Strategy.

Bob Kopp, Public Works Director, stated the purpose of the discussion item was to update the City Council on the condition of the surface infrastructure, identify funding opportunities and obtain Council direction to address the infrastructure deficiencies. He provided information on the total infrastructure inventory noting there were 350 miles of streets at a Grade C or lower. Potential projects highlighted were Josey (Beltline-McKamy) – mill and overlay; Kelly Boulevard (Country Club-Keller Springs) – full rehab at Ted Polk, partial as needed; Northcrest Estates – whole neighborhood to fund 2 phases; and Beldaire Heights – whole neighborhood. With regard to alleys, there were 97 miles at Grade C or lower. He stated alleys should be addressed at the same time that streets are addressed and did not recommend alley projects. With regard to sidewalks, he reported 243 miles were in the Fair to Very Poor condition and 149 miles of gaps/missing sidewalks. He also reported non-compliant or missing sidewalk ramps to be 5,048 and 1,272 partially compliant. He reviewed the sidewalk repair policy for residents. He recommended budgeting work on Josey at \$571,000 and Kelly at \$500,000; and \$2-\$4 million annually for sidewalks with \$150,000 for the 90-10 Grant Program and a priority on major arterials including schools, senior living, parks & recreation facilities, and TOD stations seconded by schools on collector and residential streets. He further noted that Denton County may provide funds. Mayor Marchant suggested that perhaps a percentage of the sales tax overage could be directed to surface infrastructure. Discussion was held that would direct the Redevelopment Sub-Committee to develop a policy and set priorities for funding with Council providing final authority such as was done to address the corridors. Councilmember Lawrence suggested Bob Kopp bring back a priority list based on \$2.5M with a recommendation for projects and costs that could be added and a recommendation for projects and costs that could be removed. The \$2.5M would include funding for Josey, Kelly and the 90-10 Grant Program. Consensus reached as suggested.

ADJOURNMENT

Mayor Marchant adjourned the meeting at 11:16 p.m.

ATTEST:

Krystle Nelinson, City Secretary

Matthew Marchant, Mayor



City of Carrollton

Agenda Memo

File Number: 2336

Agenda Date: 11/17/2015

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Bid/Purchases

Agenda Number: *9.

CC MEETING: November 17, 2015

DATE: November 9, 2015

TO: Leonard Martin, City Manager

FROM: John G. Murphy, Fire Chief and Vince Priolo, Purchasing Manager

Consider Approval Of The Purchase Of Four Fire Fighter Personal Protective Clothing Extractors and Associated Equipment From American Laundry Systems Through An Interlocal Agreement With Buyboard In An Amount To Not Exceed \$52,000.00.

BACKGROUND:

This agenda item is for the purchase of four personal protective clothing extractors (specifically designed washing devices to remove contaminants such as carcinogens, chemicals, infectious substances, and biological agents from fire fighters' gear) and associated equipment to be installed at fire stations 3, 4, 5, and 6. The cleaning devices will provide members assigned to these stations the ability to promptly wash contaminated protective clothing. Carrollton Fire Rescue is seeking Council approval to purchase four protective clothing extractors and associated equipment in an amount not to exceed \$52,000.00 during fiscal year 2016.

The protective clothing extractors will be purchased through an inter-local agreement with Buyboard. Texas law authorizes this process so that the City can save the time of developing specifications and avoid the duplication of the competitive bidding process. BuyBoard meets all state of Texas bidding requirements.

FINANCIAL IMPLICATIONS:

The protective clothing extractors and associated equipment will be purchased from budgeted funds as indicated below:

<u>COST CENTER</u>	<u>LINE ITEM</u>	<u>BUDGET AMOUNT</u>	
Fire Operations - 232001	Equipment - 68510	\$44,000.00	Fire
Operations - 232001	R/M Services-Structures - 63010	\$8,000.00	

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends the approval to purchase four protective clothing extractors and associated

equipment from American Laundry Systems in an amount not to exceed \$52,000.00. This purchase will be through an Interlocal Agreement with Buy-Board.



City of Carrollton

Agenda Memo

File Number: 2339

Agenda Date: 11/17/2015

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Bid/Purchases

Agenda Number: *10.

CC MEETING: November 17, 2015

DATE: November 10, 2015

TO: Leonard Martin, City Manager

FROM: Scott Hudson, Environmental Services Director

Consider **Approval Of The Purchase Of Industrial Pretreatment Sampling And Analysis By Ana-Lab Corporation** In An Amount Not To Exceed \$75,000.00.

BACKGROUND:

The federal pretreatment program requires periodic monitoring of industrial wastewater discharges into the sanitary sewer system. This item seeks authorization of expenditures for this sampling and laboratory analysis in an amount not to exceed \$75,000.00. Under the pretreatment program, the City of Carrollton must ensure consistent quality control, documentation, and legal defensibility of all field sampling and laboratory analyses. Laboratory selection is based on a comparison of multiple laboratories. Ranking criteria consist of analytical result accuracy as compared to a known standard, technical accuracy and precision, turnaround times, quality of field services, and value. To meet program goals, staff has chosen Ana-Lab Corporation to conduct its wastewater monitoring.

FINANCIAL IMPLICATIONS:

This item is funded in the current approved budget. The direct cost of sampling and analysis is fully recovered from the regulated industries. In addition, administrative costs are partially recovered by a 15 percent up-charge and a \$50.00 administrative fee paid by the industries, as required by the City's fee ordinance.

IMPACT ON COMMUNITY SUSTAINABILITY:

Compliance with the pretreatment program's monitoring requirements ensures that the discharges from the city's regulated industries conform to ordinance limits and prohibitions. This minimizes, if not prevents:

- discharges of excessive oils and suspended solids which could cause blockages in the sewer lines and consequent sanitary sewer overflows;
- discharges of corrosive, toxic or flammable materials that could damage the infrastructure and harm citizens; and,

- interference with wastewater treatment and sludge quality at the treatment plant.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council authorize expenditures for sampling and laboratory analysis by Ana-Lab Corporation in an amount not to exceed \$75,000.00.



City of Carrollton

Agenda Memo

File Number: 2356

Agenda Date: 11/17/2015

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Bid/Purchases

Agenda Number: *11.

CC MEETING: November 17, 2015

DATE: November 10, 2015

TO: Leonard Martin, City Manager

FROM: Scott Whitaker, Parks and Recreation Director

Consider Approval Of An Expenditure Of Funds For Replastering The Play Area, Lazy River, And Catch Pool At Rosemeade Rainforest Aquatic Complex With DCC, Inc. Through An Inter-Local Agreement With BuyBoard In An Amount Not To Exceed \$71,258.15.

BACKGROUND:

The Rosemeade Rainforest play area and lazy river were built in 2006 using a standard white plaster finish. Over the last two years, the plaster has begun to flake and chip in various spots, exposing the concrete surface beneath it. The catch pool that accompanies the slides was built in 2009 and has also begun to experience deterioration within the last year. The typical lifespan for plaster in normal conditions is six years so staff is recommending the play area, lazy river and catch pool be re-plastered. A new quartz surface will be installed in all three pools, which has an increased life span of seven to nine years.

FINANCIAL IMPLICATIONS:

The plaster project for all three pools at the Rosemeade Rainforest will be funded out of the following account.

ACCTG UNIT	ACCOUNT	BUDGET AMOUNT
854360	116720399 (Replaster Rosemeade Pools)	\$71,258

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends approval of the plaster project for Rosemeade Rainforest by DCC, Inc in an amount not to exceed \$71,258.15 using the City's existing agreement with BuyBoard.



City of Carrollton

Agenda Memo

File Number: 2347

Agenda Date: 11/17/2015

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Ordinance

Agenda Number: *12.

CC MEETING: November 17, 2015

DATE: November 10, 2015

TO: Leonard Martin, City Manager

FROM: Bob Scott, Assistant City Manager

Consider An **Ordinance Amending The Operating And Capital Budget For The Fiscal Year October 1, 2015 Through September 30, 2016.**

BACKGROUND:

The City Council approved the Operating and Capital Budget for Fiscal Year 2016 on September 15, 2015. Amendments to the budgets were approved on October 13, 2015 to provide funding for athletic field light pole replacements and on November 3, 2015 to providing funding the repair and reopening on the Indian Creek Golf Club Lakes Course.

Additionally on November 3, 2015, the City Council provided direction to staff to allocate budgeted Strategic Community Reinvestment funds for traffic system upgrades of \$185,500 and surface infrastructure improvements of \$2,500,000. This budget amendment formalizes that direction.

The attached updated fund summaries show the impact of this budget amendment.

FINANCIAL IMPLICATIONS:

Amend the Fiscal Year 2016 Operating and Capital Budget as follows:

In the General and Public Safety Capital Budget, decrease the FY 16 projected resources from the transfer from the General Fund and budgeted expenditures in the project for Strategic Community Reinvestment by \$2,685,500.

In the Streets Capital Budget, increase the FY 16 projected resources for a transfer from the General Fund and budgeted expenditures for a new projects for Traffic System Upgrades and Surface Infrastructure Upgrade totaling \$2,685,500.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff desires the City Council to pass the attached ordinance authorizing an amendment to the Fiscal Year 2016 Operating and Capital Budget.

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ORDINANCE NUMBER 3705, BEING THE OPERATING AND CAPITAL BUDGET FOR THE CITY OF CARROLLTON, TEXAS, FOR THE FISCAL YEAR OCTOBER 1, 2015 THROUGH SEPTEMBER 30, 2016, FOR THE PURPOSE OF PROVIDING APPROPRIATIONS FOR TRAFFIC SYSTEM AND SURFACE INFRASTRUCTURE UPGRADES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council passed and approved Ordinance number 3705 dated September 15, 2015, adopting and approving an operating and capital budget for the City of Carrollton, Texas, and authorizing appropriations for the fiscal year October 1, 2015 through September 30, 2016, and providing an effective date; and

WHEREAS, a grave public necessity exists and such expenditures to meet unusual and unforeseen conditions, which could not, by reasonable diligent thought and attention, have been included in the original budget;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

SECTION 1

The City Council hereby adopts and approves an amendment to Ordinance No. 3705, being the Operating and Capital Budget for the City of Carrollton, Texas, for the fiscal year beginning October 1, 2015 through September 30, 2016, making the following changes:

- (1) In the General and Public Safety Capital Budget, decrease the FY 16 projected resources from the transfer from the General Fund and budgeted expenditures in the project for Strategic Community Reinvestment by \$2,685,500.
- (2) In the Streets Capital Budget, increase the FY 16 projected resources for a transfer from the General Fund and budgeted expenditures for a new projects for Traffic System and Surface Infrastructure upgrades totaling \$2,685,500.

SECTION 2

This Ordinance shall become effective on and after its adoption.

PASSED AND APPROVED THIS 17th DAY OF NOVEMBER, 2015

City of Carrollton, Texas

By: _____
Matthew Marchant, Mayor

ATTEST:

Krystle Nelinson, City Secretary

APPROVED AS TO FORM:

Meredith Ladd, City Attorney

APPROVED AS TO CONTENT:

Bob Scott, Assistant City Manager

**CAPITAL IMPROVEMENTS PROGRAM
GENERAL AND PUBLIC SAFETY CAPITAL BUDGET
FISCAL YEAR 2016**

	ORIGINAL	AMENDED
Resources:		
<u>Current FY 15 Resources as of 5/31/15 -</u>		
Cash	\$ 30,006,664	\$ 30,006,664
Misc. Receivable and Prepaid Asset	1,063,144	1,063,144
Accrued Interest Earnings	28,141	28,141
Liabilities	(120,095)	(120,095)
Pending Transfers	13,025,594	13,025,594
Pending Rent Transit Oriented Development	40,466	40,466
Pending Court Technology Revenue	56,000	56,000
Pending Cable Franchise Fees	15,000	15,000
Pending Interest Income	40,000	40,000
Pending Grant Funds	1,530,616	1,530,616
Remaining unspent budget amount for projects in process	(34,622,660)	(34,622,660)
Net unobligated balances and contingencies	<u>11,062,870</u>	<u>11,062,870</u>
 <u>Projected FY16 Resources:</u>		
Interest Income	120,000	120,000
2016 GO Bonds	7,900,000	7,900,000
Court Technology Fee	168,000	168,000
Rent Income - Transit Oriented Development (TOD)	134,442	134,442
Cable Franchise Fees	365,000	365,000
Grant Funds	130,000	130,000
Land Sale	1,880,000	1,880,000
Transfer from General and Administrative Services Funds	5,094,899	872,566
Total Future Resources	<u>15,792,341</u>	<u>11,570,008</u>
 Funds available to be committed	 <u>26,855,211</u>	 <u>22,632,878</u>
 Additional Projects:		
Bond Program - 2016		
Police Station	7,000,000	7,000,000
Fire Burn Center	500,000	500,000
Retail Redevelopment and Rehabilitation	400,000	400,000
Transit Oriented Development	361,278	361,278
Cable Franchise Projects	380,000	380,000
Court Technology Projects	178,893	178,893
Homeland Security Grant	130,000	130,000
Restaurant Finish Out	380,000	380,000
Crosby Road Development	1,500,000	1,500,000
Flood Damage Repairs	2,000,000	2,000,000
Retail Rehabilitation Grant Program	250,000	250,000
Corridor Beautification	100,000	100,000
TASER replacements	75,000	75,000
Police Station	2,000,000	2,000,000
SCBA refill station	38,000	38,000
SCBA equipment Replacement	338,587	338,587
ECG monitors/defibrillators replacements	275,500	275,500
Central Service Center improvements	380,000	380,000
Building Inspection front counter remodel	45,000	45,000
Josey/Belt Line Property Rehabilitation Incentive Program	50,000	50,000
Resolution Center space remodel	159,316	159,316
Facility Special Projects	950,000	950,000
Fleet equipment replacement and fuel island upgrade	104,500	104,500
Technology Replacements	1,600,000	1,600,000
Snow Plow	35,000	35,000
Body Worn Video Cameras	135,000	135,000
Strategic Community Reinvestment	6,523,994	2,301,661
Contingencies - represents 1.59% of remaining budgeted funds for active projects at 5/31/15 and new projects	965,143	965,143
Total Additional Projects	<u>26,855,211</u>	<u>22,632,878</u>
 PROJECTED REMAINING UNOBLIGATED FUND BALANCE	 <u>\$ -</u>	 <u>\$ -</u>

**CAPITAL IMPROVEMENTS PROGRAM
STREETS CAPITAL BUDGET
FISCAL YEAR 2016**

	ORIGINAL	AMENDED
Resources:		
<u>Current FY 15 Resources as of 5/31/15 -</u>		
Cash	\$ 42,211,883	\$ 42,211,883
Accrued Interest Earnings	36,762	36,762
Liabilities	(631,754)	(631,754)
Pending Interest Income	56,000	56,000
Pending Ad Valorem Tax - Capital Dedicated	3,435,098	3,435,098
Pending Transfers	700,777	700,777
Pending Intergov. Participation	2,750,000	2,750,000
Remaining unspent budget amount for projects in process	(47,627,523)	(47,627,523)
Net unobligated balances and contingencies	931,243	931,243
 <u>Projected FY16 Resources:</u>		
Interest Income	168,000	168,000
Ad Valorem Tax Street Rehab. / TOD	3,720,120	3,720,120
Intergovernmental Participation	1,850,000	1,850,000
2016 GO Bonds	9,300,000	9,300,000
Transfer from General Fund	1,137,000	3,822,500
Transfer from Solid Waste Fund	1,260,081	1,260,081
Total Future Resources	17,435,201	20,120,701
 Total Resources	18,366,444	21,051,944
 Additional Projects:		
Bond Program - 2016		
PGBT Interchange Improvements	260,000	260,000
Alley Project 2015	1,200,000	1,200,000
9 x 5 Box Culverts	350,000	350,000
Palo Alto	2,150,000	2,150,000
Myers St.	270,000	270,000
Carroll Ave	145,000	145,000
Main/Fourth	1,000,000	1,000,000
Woodlake #2	1,580,000	1,580,000
Woodlake #3	400,000	400,000
Jackson Arms	700,000	700,000
Santa Rosa Heights NOTICE	925,000	925,000
Quality of Life	240,000	240,000
Sidewalks	80,000	80,000
Ad Valorem Tax Street Rehab. / TOD	3,720,120	3,720,120
Trinity Mills - TXDOT Closeout	937,000	937,000
Old Denton Road	550,000	550,000
Marsh Lane	1,300,000	1,300,000
Dickerson Right Of Way	315,988	315,988
Bridge Retrofit Program	200,000	200,000
Alley Rehabilitation	1,365,835	1,365,835
Traffic System Upgrade		185,500
Surface Infrastructure Upgrades		2,500,000
Contingencies - represents 1.04% of remaining budgeted funds for active projects at 5/31/15 and new projects	677,501	677,501
Total Additional Projects	18,366,444	21,051,944
 PROJECTED REMAINING UNOBLIGATED FUND BALANCE	\$ -	\$ -



City of Carrollton

Agenda Memo

File Number: 2333

Agenda Date: 11/17/2015

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *13.

CC MEETING: November 17, 2015

DATE: November 5, 2015

TO: Leonard Martin, City Manager

FROM: Bob Scott, Assistant City Manager

Consider A **Resolution Casting Votes For Kevin Falconer For The Board Of Directors Of The Denton Central Appraisal District.**

BACKGROUND:

The Property Tax Code, Section 6.03 requires that an election of members to the Board of Directors of an appraisal district be conducted in odd numbered years. The term of office is two years, beginning in even numbered years.

The Council passed a resolution on October 13, 2015 nominating Kevin Falconer to the Denton Central Appraisal District Board of Directors. Denton Central Appraisal District had 17 candidates nominated.

5000 votes are allocated between all tax jurisdictions based on a pro-rata share of tax levy. A jurisdiction may cast all votes for one candidate or may distribute the votes among any number of candidates. Carrollton was allocated 113 votes.

STAFF RECOMMENDATION/ACTION DESIRED:

To pass a resolution casting all 113 votes allocated to the City of Carrollton for Kevin Falconer for the Board of Directors of the Denton Central Appraisal District.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF CITY OF CARROLLTON, TEXAS,
CASTING ITS VOTES FOR THE BOARD OF DIRECTORS OF THE DENTON
CENTRAL APPRAISAL DISTRICT; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Carrollton is allocated 113 of 5000 votes for the election of the Board of Directors for Denton Central Appraisal District.

WHEREAS, the City Council of City of Carrollton desires to cast all 113 votes for Kevin Falconer.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF CARROLLTON, TEXAS, THAT:**

SECTION 1

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2

The City Council of the City of Carrollton does hereby confirm its 113 votes for the election of Kevin Falconer for Board of Directors of the Denton Central Appraisal District.

SECTION 3

This Resolution shall take effect immediately from and after its passage.

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas
this 17th day of November, 2015.

CITY OF CARROLLTON, TEXAS

By: _____
Matthew Marchant, Mayor

ATTEST:

Krystle F. Nelinson, City Secretary

APPROVED AS TO FORM:

Meredith A. Ladd, City Attorney

APPROVED AS TO CONTENT:

Bob Scott, Assistant City Manager



City of Carrollton

Agenda Memo

File Number: 2334

Agenda Date: 11/17/2015

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *14.

CC MEETING: November 17, 2015

DATE: November 5, 2015

TO: Leonard Martin, City Manager

FROM: Bob Scott, Assistant City Manager

Consider A **Resolution Casting A Vote To Appoint Blake Clemens To The Dallas Central Appraisal District Board.**

BACKGROUND:

The Property Tax Code, Section 6.03 requires that an election or appointment of members to the Board of Directors of an appraisal district be conducted in odd number years. The term of office is two years, beginning in even number years.

For the Dallas Central Appraisal District board, pursuant to an agreement made by the entities of Greater Dallas County in 1979 when the Dallas County Appraisal District was first organized, the make-up of the Board is as follows:

Suburban Cities: One representative elected by the suburban cities
Suburban Schools: One representative elected by suburban schools
Dallas County: Appoints one representative
City of Dallas: Appoints one representative
Dallas ISD: Appoints one representative

Each of the incorporated cities or towns, except the City of Dallas, shall have the right to vote on one (1) candidate as the suburban cities' member of the Board.

Four candidates were nominated this year as follows.

Michael Hurtt (current suburban cities' representative): nominated by Cedar Hill, DeSoto, Farmers Branch, Ovilla, Richardson and Sachse
Loren Byers: nominated by Irving
Blake Clemens: nominated by Addison and Carrollton
Steven Gorwood: nominated by Balch Springs

STAFF RECOMMENDATION/ACTION DESIRED:

To pass a resolution cast a vote for the election of Blake Clemens as the suburban cities' member of the Board of Directors of the Dallas Central Appraisal District.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF CITY OF CARROLLTON, TEXAS, CASTING ITS VOTE FOR THE FOURTH MEMBER OF THE BOARD OF DIRECTORS OF THE DALLAS CENTRAL APPRAISAL DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Dallas County eligible taxing entities have expressed and approved an option which allows for representation to the Appraisal District Board of Directors (in accordance with Section 6.03 of the Texas Property Tax Code) as follows:

1. The City of Dallas shall appoint one (1) member to the Board.
2. The Dallas Independent School District shall appoint one (1) member to the Board.
3. The Dallas County Commissioners Court shall appoint one (1) member to the Board. The member appointed by the Dallas County Commissioners Court shall not be a resident of either the City of Dallas or the Dallas Independent School District.
4. Each of the incorporated cities and towns, except for the City of Dallas, shall have the right to nominate by an official resolution one (1) candidate as the fourth member of the Board of Directors. The said cities and towns shall, from the nominations received, elect by a majority vote, with each city and town being entitled to one (1) vote, the fourth member of the Board of Directors.
5. Each of the School Districts, and the Dallas County Community College District, except the Dallas Independent School District, shall have the right to nominate by an official resolution one (1) candidate as the fifth member of the Board of Directors. The said school districts shall amount the nominations received elect by a majority vote, with each school district being entitled to one (1) vote, the fifth member of the Board of Directors.

The votes required for election of the Board of Directors in 4 and 5 hereof shall be by a majority of those authorized to vote in 4 and 5 respectively and not by a majority of the quorum, and

WHEREAS, the City of Carrollton does hereby cast its vote by marking the ballot below:

- | | |
|-------------------------------------|-----------------------|
| <input type="checkbox"/> | Loren Byers |
| <input checked="" type="checkbox"/> | Blake Clemens |
| <input type="checkbox"/> | Steven Gorwood |
| <input type="checkbox"/> | Michael Hurtt |

Resolution No. _____

Page 2

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

SECTION 1

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2

The City Council of the City of Carrollton does hereby confirm its one (1) vote for the election of Blake Clemens as the suburban cities' representative to the Board of Directors of the Dallas Central Appraisal District.

SECTION 3

This Resolution shall take effect immediately from and after its passage.

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas this 17th day of November, 2015.

CITY OF CARROLLTON, TEXAS

By: _____
Matthew Marchant, Mayor

ATTEST:

Krystle Nelinson, City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Meredith A. Ladd, City Attorney

Bob Scott, Assistant City Manager



City of Carrollton

Agenda Memo

File Number: 2335

Agenda Date: 11/17/2015

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *15.

CC MEETING: November 17, 2015

DATE: November 6, 2015

TO: Leonard Martin, City Manager

FROM: Cesar J. Molina, Jr., P.E., Director of Engineering

Consider A Resolution Authorizing The City Manager To Enter Into An Agreement To Sell A 25,291 Square Feet Tract Of Land, Which Tract Is Part Of A Parcel Of Land Located At 1666 West Frankford Road; Authorizing The City Manager To Take All Action Necessary To Effectuate The Intent Of This Resolution; And Providing An Effective Date.

BACKGROUND:

This 0.5806 acre tract (25,291 square feet) was part of 4.1889 acre parcel of land dedicated to the City by Frankford Land Venture on May 7, 1997 via the Final Plat of Indian Creek Addition. The property was dedicated as drainage right-of-way. This land is predominantly in the flood plain and serves as a buffer between the Indian Creek Golf Course and individually owned lots adjacent to West Frankford Road. The City has determined that this tract is excess property and does not serve a public purpose.

As a condition of the sale, the City will retain an access easement across the property to be able to maintain city-owned land north of the land being sold. This will be a permanent easement in the event that the property is ever resold in the future.

Sale of "Narrow strips of land, or land because of its shape, lack of access to public roads, or small area" to abutting property owners is allowed by the Local Government Code without notice and bidding requirements. The City has followed this procedure.

FINANCIAL IMPLICATIONS:

Sale of the property would free the City from maintenance and improve the development potential for the privately-owned land on the south side that fronts West Frankford Road. The property is zoned (TC) Transit Center District and would be suitable for future TOD development.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council approval of the attached resolution authorizing the City Manager or his designee to execute a contract to sell part of the parcel known as Indian Creek Addition, Drainage ROW A, Block B, Carrollton, Texas.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CARROLLTON, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT TO SELL A 25,291 SQUARE FEET TRACT OF LAND, WHICH TRACT IS PART OF A PARCEL OF LAND LOCATED AT 1666 WEST FRANKFORD ROAD; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 25,291 square feet of land more or less, a small portion of the parcel known as Indian Creek Addition, Block B, Lot Drainage ROW A, was originally dedicated to the City of Carrollton for a public use pursuant to a plat filed by Frankford Land Venture and recorded in cabinet N page 157 of the map records of Denton County, Texas; and

WHEREAS, said portion of the parcel is no longer needed for public use; and

WHEREAS, the provisions of Chapter 272.001 of the Texas Local Government Code provide for the sale of certain parcels at fair market value and for the sale of property to abutting landowners; and

WHEREAS, the City Council has determined that the sale of the Property in fee simple is in the best interests of the residents of the City of Carrollton;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARROLLTON, THAT:

Section 1.

The City Council of the City of Carrollton hereby authorizes the sale to an abutting landowner of the southern 25,290 square feet (shown on the attached Exhibit A) which is a portion of a parcel of 182,468 square feet known as Drainage ROW A Block B on Final Plat of Indian Creek Addition recorded in Cabinet N page 157 of the map records of Denton County, Texas.

Section 2.

The City Council of the City of Carrollton hereby authorizes the City Manager or other duly designated staff member to execute any and all documents necessary to effectuate the transfer and conveyance of the subject property to an abutting landowner for fair market value as determined by appraisal.

Section 3.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED, this the 17th day of November, 2015.

CITY OF CARROLLTON, TEXAS

BY: _____
Matthew Marchant, Mayor

ATTEST:

Krystle Nelinson, City Secretary

Approved as to form:

Susan Keller,
Assistant City Attorney

Approved as to content:

Cesar J. Molina, Jr., P. E.
Director of Engineering

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY DESCRIBED IN TWO TRACTS OF LAND AS FOLLOWS:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CARROLLTON, DENTON COUNTY, TEXAS, AND BEING PART OF DRAINAGE RIGHT-OF-WAY (A) LOCATED IN BLOCK B OF INDIAN CREEK ADDITION, AN ADDITION TO THE CITY OF CARROLLTON, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "N", PAGE 157 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWEST RIGHT-OF-WAY LINE OF WEST FRANKFORD ROAD (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF LOT 3 IN BLOCK B OF SAID INDIAN CREEK ADDITION;

THENCE SOUTH 81° 19' 12" WEST AND DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WEST FRANKFORD ROAD AND FOLLOWING ALONG THE COMMON LINE OF SAID DRAINAGE RIGHT-OF-WAY (A) AND LOT 3, FOR A DISTANCE OF 500.48 FEET TO A POINT FOR CORNER, POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET WITH A CENTRAL ANGLE OF 17° 17' 05" AND A CHORD BEARING SOUTH 72° 40' 40" WEST AT A DISTANCE OF 90.16 FEET;

SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AND CONTINUING ALONG THE COMMON LINE OF SAID DRAINAGE RIGHT-OF-WAY (A) AND LOT 3, FOR AN ARC DISTANCE OF 90.50 FEET TO A POINT FOR CORNER, SAID POINT BEING THE COMMON CORNER OF SAID LOT 3 AND LOT 2 IN BLOCK B OF AFORESAID INDIAN CREEK ADDITION, SAID POINT ALSO BEING IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CITY OF CARROLLTON - INDIAN CREEK MUNICIPAL GOLF COURSE AS RECORDED IN VOLUME 977, PAGE 207 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00° 17' 41" WEST AND FOLLOWING THE COMMON LINE OF SAID DRAINAGE RIGHT-OF-WAY (A) AND CITY OF CARROLLTON - INDIAN CREEK MUNICIPAL GOLF COURSE TRACT, FOR A DISTANCE OF 99.39 FEET TO A POINT FOR CORNER;

THENCE NORTH 89° 42' 19" EAST AND DEPARTING THE COMMON LINE OF SAID DRAINAGE RIGHT-OF-WAY (A) AND CITY OF CARROLLTON - INDIAN CREEK MUNICIPAL GOLF COURSE TRACT, AND ACROSS SAID DRAINAGE RIGHT-OF-WAY (A) FOR A DISTANCE OF 581.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5806 ACRES OF LAND, MORE OR LESS.



DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

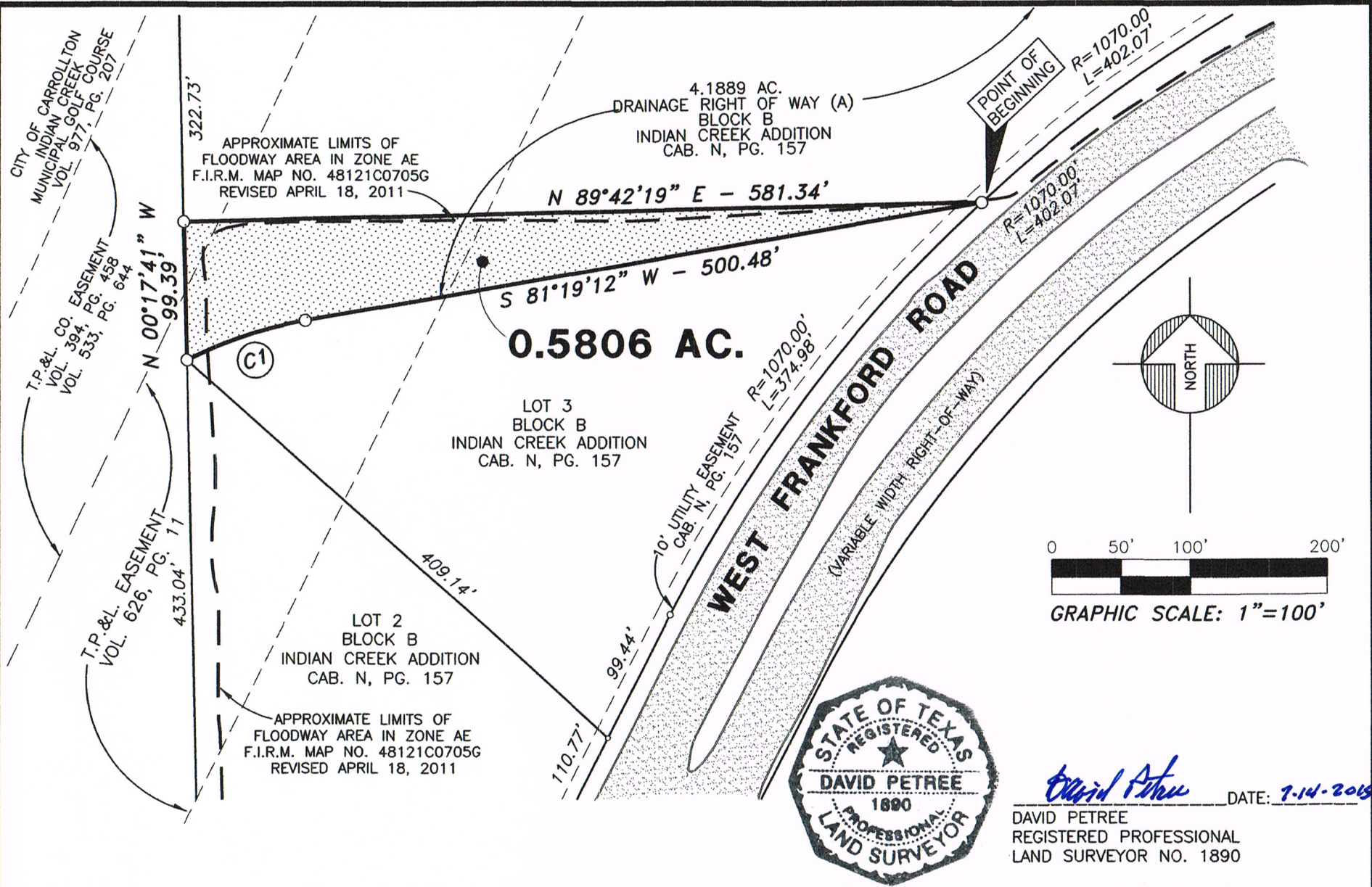


BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

0.5806 ACRE PARCEL
BLOCK B
INDIAN CREEK ADDITION
LEWISVILLE, DENTON COUNTY, TEXAS

DATE: JULY 14, 2015
SCALE: 1"=100'

F:\FrankfordIndianCreekExhibit2

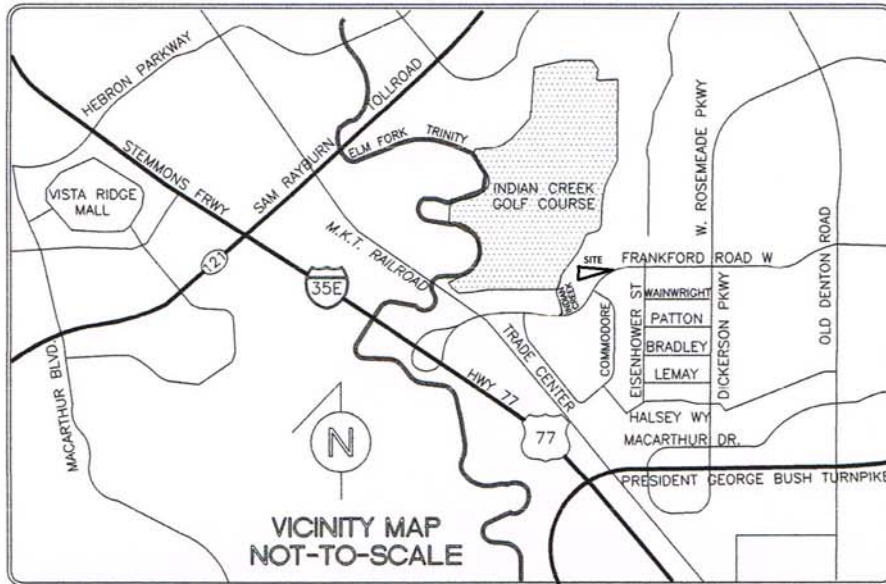


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0.5806 ACRE PARCEL
BLOCK B
INDIAN CREEK ADDITION
LEWISVILLE, DENTON COUNTY, TEXAS

DATE: JULY 14, 2015
SCALE: 1"=100'

F:\FrankfordIndianCreekExhibit2



~ CURVE DATA TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	300.00'	17°17'05"	90.50'	S 72°40'40" W	90.16'

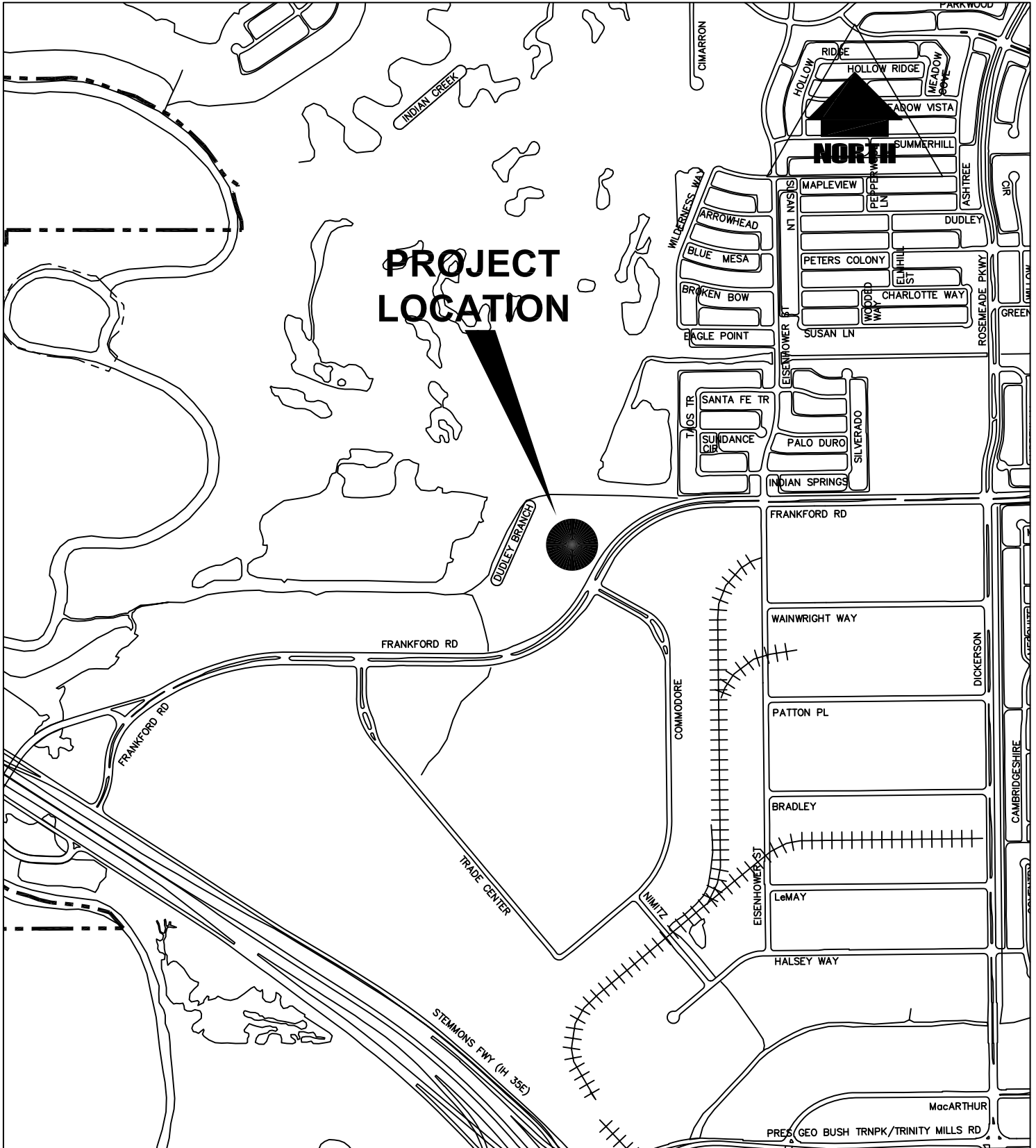


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0.5806 ACRE PARCEL
BLOCK B
INDIAN CREEK ADDITION
LEWISVILLE, DENTON COUNTY, TEXAS

DATE: JULY 14, 2015
SCALE: 1"=100'

F:\FrankfordIndianCreekExhibit2



CARROLLTON
TEXAS

Where Connections Happen

INDIAN CREEK ADDITION BLOCK B

SCALE: NTS DATE: 08/15

**ENGINEERING
DEPARTMENT**



City of Carrollton

Agenda Memo

File Number: 2337

Agenda Date: 11/17/2015

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *16.

CC MEETING: November 17, 2015

DATE: November 9, 2015

TO: Leonard Martin, City Manager

FROM: Cesar J. Molina, Jr., P.E., Director of Engineering

Consider A **Resolution Authorizing The City Manager To Enter Into An Agreement To Sell A 4.44 Acre Tract Of Land In Fee Simple, Which Tract Is Part Of A Parcel Of Land Located At 1825 North Interstate Highway 35E; And Providing An Effective Date.**

BACKGROUND:

This agenda item is to seek authorization to enter into a Purchase and Sale contract with Western Extrusion Corporation for approximately 4.44 acres of land described in Exhibit A and shown in Exhibit B ("Property") which is part of a parcel of land located at 1825 North Interstate Highway 35E and owned by the City of Carrollton.

FINANCIAL IMPLICATIONS:

Sale of the property will provide additional land for Western Extrusions to expand their facilities, and free the City from maintenance. Staff has negotiated a price for the land of \$175,000. Per Council direction, upon closing the property, an escrow account will be established in the amount of \$75,000 to compensate Western Extrusions Corporation to plant trees on their property to screen their facilities from Sandy Lake Road, Luna Road and the President George Bush Turnpike. The net proceeds from the sale (approximately \$100,000.00) will be deposited to the City's General Fund.

IMPACT ON COMMUNITY SUSTAINABILITY:

The sale will place the property back on the tax rolls, enhancing future property tax revenue and reducing long-term maintenance costs. The tree planting will serve as a living screen for the Western Extrusions facilities.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council approval of the attached resolution authorizing the City Manager or his designee to execute a contract to sell the tract of land located at 1825 North Interstate Highway 35E as outline in Exhibits A and B.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CARROLLTON, TEXAS AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO AN AGREEMENT TO SELL A 4.44 ACRE TRACT OF LAND IN FEE SIMPLE, WHICH TRACT IS PART OF A PARCEL OF LAND LOCATED AT 1825 NORTH INTERSTATE HIGHWAY 35 EAST; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, there is approximately 4.44 acres of land described in Exhibit A and shown in Exhibit B ("Property") which is part of a parcel of land located at 1825 North Interstate Highway 35 East and owned by the City of Carrollton ("City"); and

WHEREAS, pursuant to the provisions Texas Local Government Code, the City has received an offer to purchase the Property from Western Extrusions Corporation, an abutting property owner; and

WHEREAS, Western Extrusions Corporation seeks to acquire the Property in fee simple for the expansion of its facilities; and

WHEREAS, the City Council has determined that the sale of the property in fee simple is in the best interests of the residents of the City of Carrollton; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

SECTION 1:

The City Council of the City of Carrollton hereby authorizes the City Manager or his designee to take all action necessary to enter into an agreement to sell in fee simple one tract of 4.44 acres of land described in Exhibit A and shown on Exhibit B.

SECTION 2:

The City Council of the City of Carrollton hereby authorizes the City Manager or his designee to take all action necessary to enter into an agreement to sell the parcel in fee simple for a total of one hundred seventy five thousand dollars (\$175,000.00). As part of the agreement, seventy five thousand dollars (\$75,000.00) of the purchase price shall be allocated for the planting of trees and other landscaping to screen Western Extrusion's facilities from Sandy Lake Road, Luna Road, and the President George Bush Turnpike including its service roads.

SECTION 3:

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED November 17, 2015.

CITY OF CARROLLTON, TEXAS

By: _____
Matthew Marchant, Mayor

ATTEST:

Krystle Nelinson, City Secretary

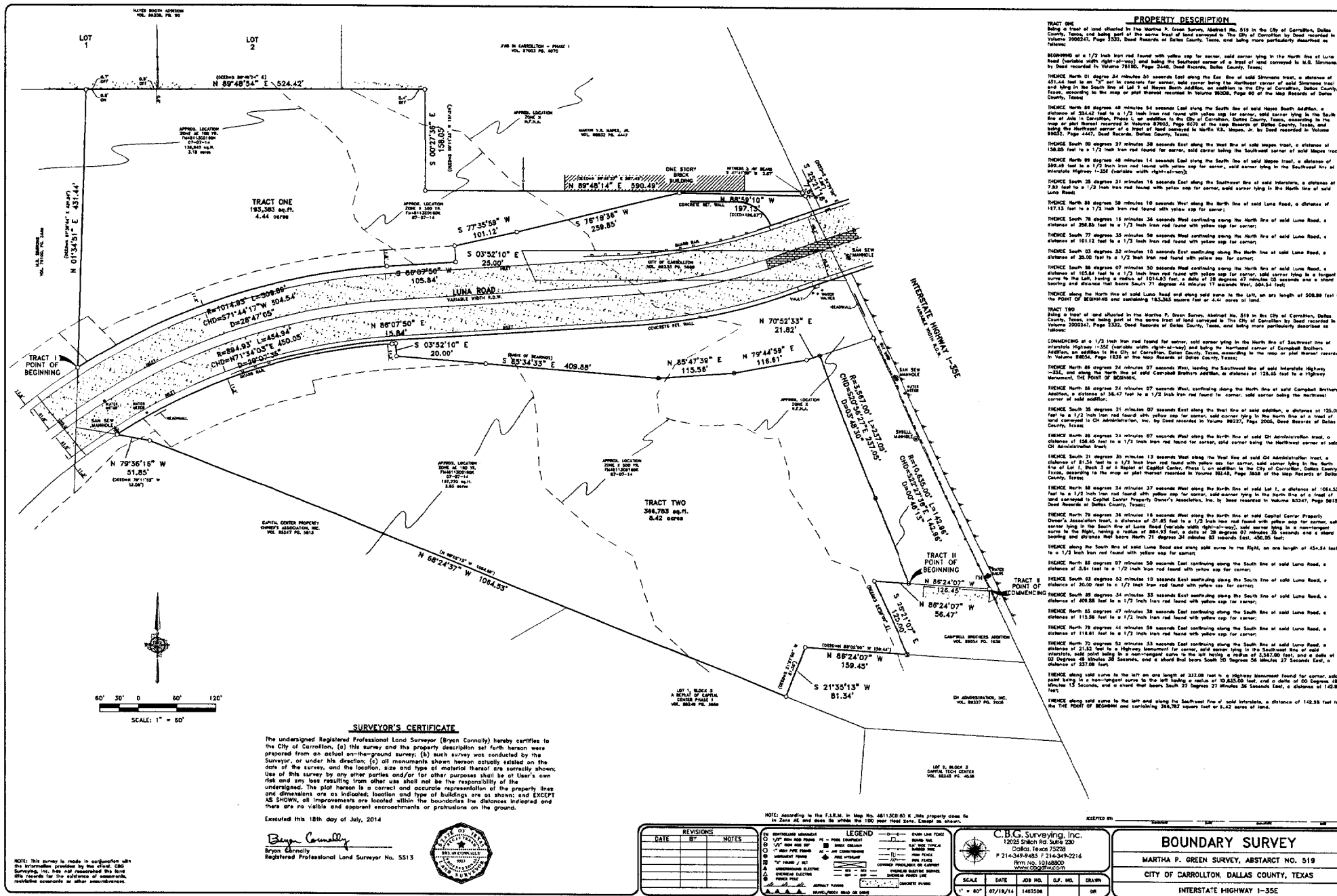
Approved as to form:

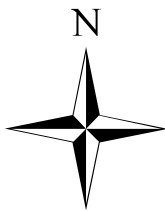
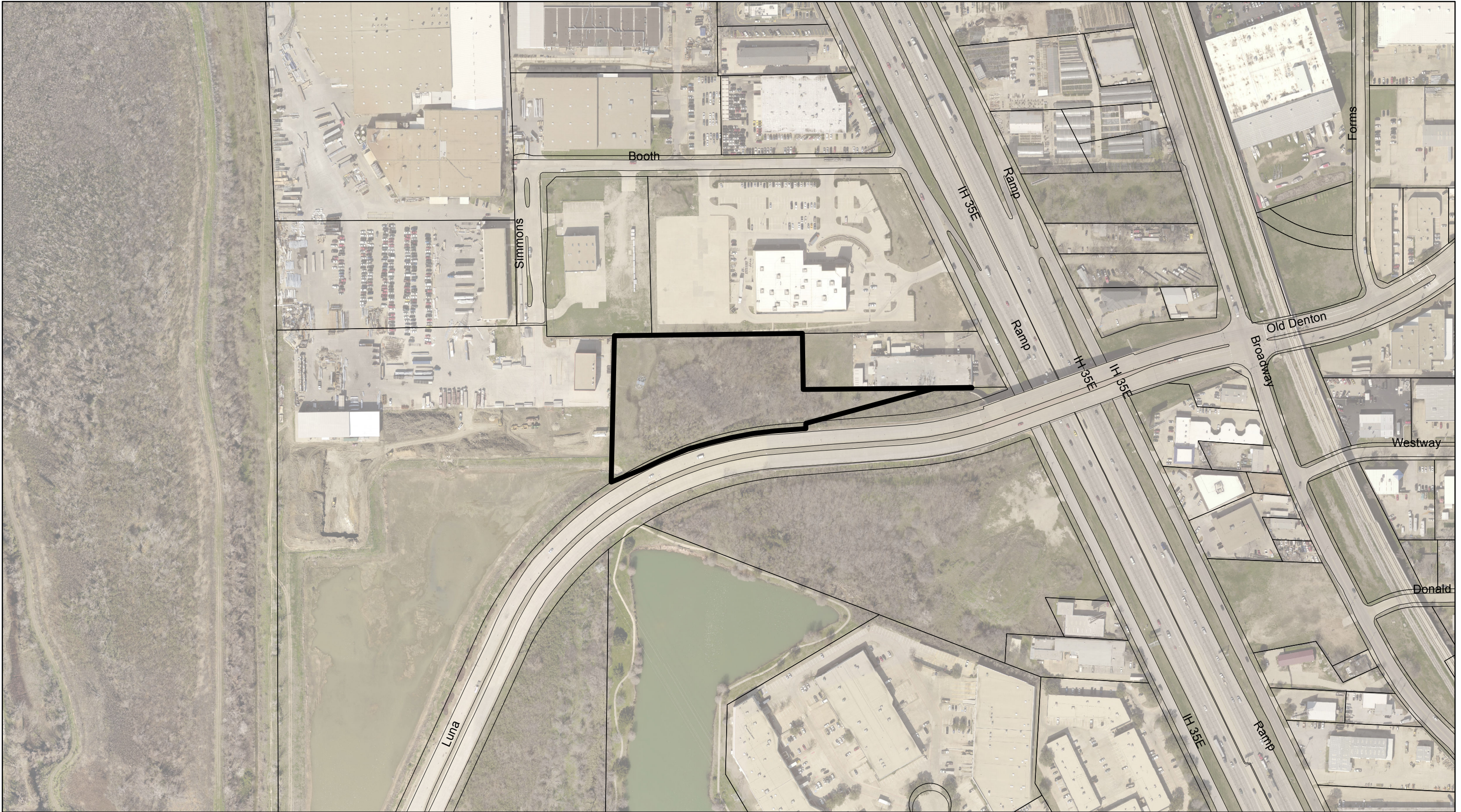
Susan Keller, Assistant City Attorney

Approved as to content:

Cesar J. Molina, P.E.
Director of Engineering

EXHIBIT A





1825 N. IH35
EXHIBIT B



City of Carrollton

Agenda Memo

File Number: 2338

Agenda Date: 11/17/2015

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *17.

CC MEETING: November 17, 2015

DATE: November 10, 2015

TO: Leonard Martin, City Manager

FROM: Chrystal Davis, Director, Workforce Services

Consider A Resolution Authorizing The City Manager To Sign An Application With Berkley To Provide Stop Loss Coverage For The City's Benefit Plan In An Amount Not To Exceed \$660,000.00.

BACKGROUND:

The City's health benefit program is self-funded. The City purchases Stop-Loss Coverage both at an individual and an aggregate level for cost containment purposes. The City recently released a Request for Proposals for Stop Loss coverage. The City received proposals from four (4) carriers with one being our current carrier. The City requested the specific level coverage at \$225,000 per individual. A quote received from Berkley appeared to be the best option based on the exclusion of any lasers, deductible pricing and coverage.

FINANCIAL IMPLICATIONS:

The annual premium cost to the City will not exceed \$660,000 with an individual stop loss annual deductible of \$225,000. In comparison to last year, the annual premium decreased by approximately \$89,000. The funds for this coverage come out of the employee health trust and not the general fund.

STAFF RECOMMENDATION/ACTION DESIRED:

The staff recommends that the Berkley proposal is the best option for the City for the next plan year. Staff recommends adoption of the attached resolution authorizing the City Manager to sign an application with Berkley to provide Stop Loss coverage for the City's benefit plan.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY ACTION TO ENTER INTO AN AGREEMENT WITH BERKLEY FOR STOP LOSS INSURANCE, SPECIFIC AND AGGREGATE COVERAGE; AUTHORIZING PAYMENTS AT THE RATES SPECIFIED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

SECTION 1

The City Manager is hereby authorized to sign an application with Berkley and acquire stop loss insurance coverage in an amount not to exceed \$660,000. The funds for these services are paid from the employee health trust funded through employee and employer contributions.

SECTION 2

The City Manager is authorized to take those steps reasonable and necessary to comply with the intent of this Resolution.

SECTION 3

This Resolution shall take effect on January 1, 2016.

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas, this 17th day of November, 2015.

Matthew Marchant, Mayor

ATTEST:

Krystle F. Nelinson, City Secretary

APPROVED AS TO FORM:

Meredith A. Ladd, City Attorney

APPROVED AS TO CONTENT:

Chrystal Davis, Director,
Workforce Services



City of Carrollton

Agenda Memo

File Number: 2340

Agenda Date: 11/17/2015

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *18.

CC MEETING: November 17, 2015

DATE: November 10, 2015

TO: Leonard Martin, City Manager

FROM: Thomas Latchem, Director of Economic Development

Consider A **Resolution Authorizing The City Manager To Enter Into An Agreement With Catalyst Commercial For A Retail Assessment, Strategy, And Implementation Plan** In An Amount Not To Exceed \$46,100.00.

BACKGROUND:

At its strategic planning retreat last summer, City Council suggested that qualified retail consultant groups be identified and asked to submit proposals to provide a needs assessment for Carrollton and its retail trade area to identify the city's strengths & weaknesses, competitive advantages, a list of targeted retailers, and an implementation plan.

A request for proposal process was initiated. Three retail consultant firms with significant retail experience were identified, and proposals were received from each. The three firms were Buxton, The Retail Coach, and Catalyst Commercial. After reviewing each proposal, comparing the deliverables each were asked to address, contacting references and comparing fees, it was determined that Catalyst was best equipped to provide the level of specific services needed, and was priced slightly below the other proposers.

FINANCIAL IMPLICATIONS:

The retail assessment, strategy, and implementation plan provided by Catalyst will not exceed \$46,100 (\$44,300 plus \$1,800 in expenses) and will be completed and implemented over a 12-month period.

IMPACT ON COMMUNITY SUSTAINABILITY:

The plan will enable the City to better understand the retail marketplace and to focus limited time and resources on targeting those retailers who are most likely to have an interest in locating in Carrollton.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council approval of the resolution authorizing the City Manager to negotiate and execute an agreement with Catalyst Commercial to provide a retail assessment, strategy, and implementation plan in an amount not to exceed \$46,100.00.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY ACTION TO ENTER INTO AN AGREEMENT WITH CATALYST COMMERCIAL FOR A RETAIL ASSESSMENT, STRATEGY, AND IMPLEMENTATION PLAN; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

SECTION 1

The City Manager is hereby authorized to enter into a contract with Catalyst Commercial for a Retail Assessment, Strategy, and Implementation Plan in an amount not to exceed \$46,100.

The Retail Assessment, Strategy, and Implementation Plan is to be paid from contingency funds in the General Fund.

SECTION 2

The City Manager is authorized to take those steps reasonable and necessary to comply with the intent of this Resolution.

SECTION 3

This Resolution shall take effect on November 17, 2015.

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas this _____ day of _____, _____.

Matthew Marchant, Mayor

ATTEST:

Krystle F. Nelinson, City Secretary

APPROVED AS TO FORM:

Meredith A. Ladd, City Attorney

APPROVED AS TO CONTENT:

Thomas W. Latchem, Director
Economic Development Department

CITY OF CARROLLTON

Department of Economic Development

Retail Consultant Proposals Comparison

October 14, 2015

CONSULTANT	COST CONTRACT TERM	HQ LOCATION	RESPONSIVENESS TO RFP	PRIORITY ACTION ITEMS	FLEXIBILITY/ ADAPTABILITY	DELIVERABLES	TEXAS CLIENTS
Buxton *	\$150,000 Total ** \$50,000 Annually + Expenses 3 Years	Fort Worth	Minimal	Market Analysis Sub-Market Analysis Gap Analysis Prospect Identification Retailer Introductions	None One Size Fits All	Trade Area Profile Drive-Times Site Assessment Match List Marketing Packages Retailer Intros	DFW Area Texas
Retail Coach	\$50,000 Total + \$2,000 Expenses 1 Year	Tupelo, MS	Partial	Market Analysis Sub-Market Analysis Gap Analysis Prospect Identification	Partial	Trade Area Profile Stakeholder Sessions Site Assessment GIS Mapping Marketing Packages	Cleveland Sunnyvale Georgetown San Saba
Catalyst	\$44,300 Total + 1,800 Expenses 1 Year	Dallas	Maximum	Market Analysis Sub-Market Analysis Gap Analysis Council Feedback Session Competitive Analysis	Total	Trade Area Profile Retail Center Analysis Sub-Market Analysis ½ Day Workshop Retail Strategy Implementation	Richardson Grapevine Plano Colleyville Sugar Land

* The City of Carrollton currently subscribes to Buxton's on-line data base, demographic, and mapping tool under an annual contract costing \$20,000.

** If selected, Buxton would prorate the current contract and roll it into the new contract at \$50,000 per/year for 3 years.



City of Carrollton

Agenda Memo

File Number: 2348

Agenda Date: 11/17/2015

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *19.

CC MEETING: November 17, 2015

DATE: November 10, 2015

TO: Leonard Martin, City Manager

FROM: Marc Guy, Assistant City Manager

Consider A **Resolution Accepting A Petition And Calling A Public Hearing On The Creation Of The Carrollton Singer/Castle Hills Public Improvement District On A 94.35 Acre Tract At The Southeast Corner Of Windhaven Parkway And Old Denton Road.**

BACKGROUND:

The city has received a petition to create a public improvement district (PID). The boundary of the PID will coincide with the 94.35-acre Singer Ranch at the southeast corner of Windhaven Parkway and Old Denton Road. The property will be developed for single-family detached homes as a future phase of Castle Hills. The purpose of the PID will be to fund site improvements and infrastructure that will support development within the district such as water and wastewater utilities, drainage, streets, sidewalks and project amenities like a perimeter screening wall, hike-and-bike trail and neighborhood park.

The resolution is to accept the petition of the current property owner requesting creation of a PID and to call a public hearing on the request as required by State law. The public hearing and resolution creating the PID will be considered by City Council on December 15. Tracking on a parallel course is a request from Bright Realty to rezone the property to accommodate single-family detached homes. The zoning case is scheduled for Council consideration on December 1.

FINANCIAL IMPLICATIONS:

There will be a cost to the City for administration of the PID, which will be reimbursed to the City by the PID through the annual homeowner assessments.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council approval of a resolution accepting the property owner's petition to create a public improvement district on the Singer Ranch property and calling a public hearing on the creation of a public improvement district on December 15, 2015.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, ACCEPTING A PETITION FOR AND CALLING A PUBLIC HEARING ON THE ADVISABILITY OF THE IMPROVEMENTS AND CREATION OF CARROLLTON SINGER PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF CARROLLTON PURSUANT TO CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE AND AUTHORIZING THE MAILING AND PUBLICATION OF NOTICE OF THE PUBLIC HEARING.

WHEREAS, the City Council of the City (the “City Council”) of Carrollton, Texas (the “City”) has received a petition (the “Petition”) requesting creation of a public improvement district to be named Carrollton Singer Public Improvement District (the “PID”) under Chapter 372 of the Texas Local Government Code (the “Act”), from the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Denton County) in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the proposed PID; and

WHEREAS, the Petition, a copy of which is attached hereto as Exhibit A, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed PID is described in the attachments to the Petition and shown on the map attached hereto as Exhibit B, said area for the PID being within the corporate limits of the City; and

WHEREAS, the City Council accepts the Petition and desires to schedule a public hearing to consider the advisability of the improvements and creation of the PID;

WHEREAS, the purpose of the PID is to fund improvement projects authorized by the Act that are necessary for development of property in the proposed district, which public improvements will include (i) acquisition, construction and improvement of water, wastewater or drainage facilities and improvements; (ii) acquisition, construction, improvement, widening, narrowing, closing or rerouting streets, roadways or their rights of way, (iii) acquisition by purchase or otherwise, of real property or contractual rights in connection with each authorized improvement ((i) through (iii) (the “Public Improvements”); (iv) the payment of expenses incurred in the establishment, administration, and operation of the proposed public improvement district, including costs of issuing bonds, if any, funding debt service and capitalized interest reserves and credit enhancement fees.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

SECTION 1

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2

The public hearing is hereby scheduled at 5:45 p.m., on December 15, 2015, at Carrollton City Hall, 1945 E. Jackson Road, Carrollton, Texas 75006, to receive public comment on the advisability of the improvements and creation of the PID in the area described in the Petition attached as Exhibit A and as shown on the map in Exhibit B, pursuant to the Act.

SECTION 3

Notice of said hearing, in the substantially final form presented herewith in Exhibit C with such changes as may be approved by the City Attorney, shall be published in a newspaper of general circulation in the City before the 15th day prior to the hearing as required by the Act.

SECTION 4

Written notice, in the substantially final form presented herewith with such changes as may be approved by the City Attorney, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment within the proposed PID, before the 15th day prior to the date set for the hearing.

SECTION 5

This Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 17th day of November, 2015.

CITY OF CARROLLTON, TEXAS

By: _____
Matthew Marchant, Mayor

ATTEST:

Krystle Nelinson, City Secretary

APPROVED AS TO FORM:

Meredith A. Ladd, City Attorney

APPROVED AS TO CONTENT:

Marc Guy, Assistant City Manager

EXHIBIT A

PETITION
(see attached Petition)

EXHIBIT B

MAP
(See attached)

EXHIBIT C
Notice of Public Hearing

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF CARROLLTON TO CONSIDER THE ADVISABILITY OF THE IMPROVEMENTS AND CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTIES LOCATED WITHIN THE BOUNDARIES OF THE CITY

NOTICE IS HEREBY GIVEN THAT the City Council of City of Carrollton, Texas (the "City"), pursuant to Chapter 372.005 Local Government Code, as amended, (the "Act"), will hold a public hearing at 5:45 p.m. on December 15, 2015, at Carrollton City Hall, 1945 E. Jackson Road, Carrollton, Texas 75006 for the purpose of considering the establishment of a public improvement district to be located within the corporate limits of the City.

In accordance with the Act, the City Secretary has received a petition (the "Petition") from certain property owners within the City (the "Petitioners") that request the establishment of Carrollton Singer Public Improvement District.

The Petition and the legal description of the properties to be included in the public improvement district are on file and open for public inspection in the office of the City Secretary at the address stated above. The public hearings are being held with respect to the advisability of creating Carrollton Singer Public Improvement District and the respective improvements to be made therein.

The purpose of the public improvement district is to fund improvement projects authorized by the Act that are necessary for development of property in the proposed district, which public improvements will include: (i) acquisition, construction and improvement of water, wastewater or drainage facilities and improvements; (ii) acquisition, construction, improvement, widening, narrowing, closing or rerouting streets, roadways or their rights of way, (iii) acquisition by purchase or otherwise, of real property or contractual rights in connection with each authorized improvement ((i) through (iii) the "Public Improvements"); (iv) the payment of expenses incurred in the establishment, administration, and operation of the proposed public improvement district, including costs of issuing bonds, funding debt service and capitalized interest reserves and credit enhancement fees.

The estimated cost to fund the Public Improvements is \$11,000,000 plus the annual maintenance costs of the Public Improvements.

The public improvement district would include the Property as depicted in Exhibit A.

The City shall levy assessments on each lot within the public improvement district in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including accrued and unpaid interest), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual

costs for those Public Improvements financed in part by the assessment, and must continue for a period necessary to retire the indebtedness on those Public Improvements (including interest).

All of the costs of the Public Improvements will be paid from assessments levied on properties in the public improvement district and/or from other sources of funds of the City generated by the property within the proposed public improvement district.

All interested persons are invited to attend such public hearings to express their views with respect to the establishment of Carrollton Singer Public Improvement District and the respective Public Improvements to be made therein. Questions or requests for additional information may be directed to Ross Martin, Winstead PC, rmartin@winstead.com; (214) 745-5353.

Any interested persons unable to attend the hearing may submit their views in writing to Mr. Martin prior to the date scheduled for the hearing.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

GIVEN THIS NOVEMBER 17, 2015.

THE CITY OF CARROLLTON, TEXAS

EXHIBIT A

Boundaries: Carrollton Singer Public Improvement District

The proposed Carrollton Singer Public Improvement District is approximately 94.35 acres all of which is located in the Carrollton city limits bounded by Windhaven Parkway and Old Denton Road. A full description of the boundaries of the proposed Carrollton Singer Public Improvement District is available at City Hall, the City of Carrollton, 1945 E. Jackson Road, Carrollton, Texas 75006

STATE OF TEXAS §
 § PETITION TO ESTABLISH CARROLLTON
COUNTY OF DENTON § SINGER PUBLIC IMPROVEMENT DISTRICT

TO THE HONORABLE GOVERNING BODY OF THE CITY OF CARROLLTON:

COMES NOW Craig B. Singer and Carol G. Singer ("Petitioners"), and hereby request and petition the City of Carrollton (the "City") to establish the Carrollton Singer Public Improvement District (the "District") under and pursuant to the provisions of Chapter 372, Texas Local Government Code, on the hereinafter described property situated within the corporate limits of the City of Carrollton, and in support thereof would respectfully show the following:

I.

The general nature of the proposed improvements to be provided by the District, in phases, is the (i) acquisition, construction and improvement of water, wastewater or drainage facilities and improvements; (ii) acquiring, constructing, improving, widening, narrowing, closing or rerouting streets, roadways or their rights-of-way; (iii) acquisition, by purchase or otherwise, of real property or contract rights in connection with each authorized improvement; and (iv) payment of expenses incurred in the establishment, administration and operation of the District and the costs of issuance or credit enhancement of any bonds issued by or on behalf of the District, if necessary.

II.

The estimated costs of constructing and acquiring all of the currently proposed public improvements, together with bond issuance costs, legal and financial fees, letter of credit fees and expenses, bond credit enhancement expenses, capitalization of bond interest, the creation of a bond reserve fund, expenses incurred in the establishment, administration and operation of the District and acquisition, by purchase or otherwise, of real property or contract rights in connection with each authorized improvement, is presently estimated to be a total of approximately \$11,000,000, based on the estimated current and future costs for construction and acquisition of a water, wastewater, roadway and drainage system to serve the area within the District, as authorized by law. The total costs of the improvements shall be paid from any revenues or assessments lawfully available to the City, anticipating that the costs of acquisition of the water, wastewater, roadway and drainage system will be paid pursuant to a contractual reimbursement obligation secured by and payable from a special assessment levied on all property within the District's boundaries for the public improvements.

III.

The boundaries of the proposed District are fully described in Exhibit "A", attached hereto and made a part hereof for all purposes.

IV.

The proposed method of assessment is to impose a special assessment to be paid in installments on all useable property within the District, net of any public right-of-way, according to the value of the property, without regard to the value of improvements on the property, or in any other manner that results in imposing equal shares of the cost on property similarly benefitted. A report will be prepared showing the special benefits accruing to property within the District and how the costs of the public improvements are assessed to property on the basis of special benefit received by the property from the public improvements.

V.

All costs incurred by the District shall be paid by the District, and there shall be no apportionment of costs between the District and the City as a whole. The City will not be obligated to provide any funds to finance the proposed improvements except from assessments generated by property within the District.

VI.

Management and administration of the District shall be by the City. The City may contract from time to time with a private company for District administrative services.

VII.

The individuals executing this Petition are duly authorized to execute this Petition, and the Petitioners and the undersigned request the establishment of the District.

VIII.

An Advisory Board may be established to develop and recommend an improvement plan to the City Council of the City of Carrollton (the "Council"). The Petitioners request that if the Council establishes an Advisory Board, that such Advisory Board should include representatives of the Petitioners.

IX.

This Petition has been executed for and on behalf of (i) the owners of more than 50% of the taxable real property described in said Exhibit A, representing all of the appraised value of taxable real property liable for assessment under this Petition as shown by the current roll of the Denton

County Appraisal District, and (ii) the record owners of more than 50% of the real property liable for assessment under this Petition, and shall be filed with the Secretary of the City.

WHEREFORE, PREMISES CONSIDERED, Petitioners pray that the Council:

(1) duly consider this Petition and adopt a Resolution finding (i) that this Petition complies with all legal requirements; (ii) that the proposed improvements are necessary, advisable and will provide a public use and benefit to the City; and (iii) that the estimated costs of the improvements, the method of assessment and the apportionment of costs between the District and the City of Carrollton are reasonable and acceptable;

(2) call a public hearing, give notice thereof as required by law and hold such hearing on the advisability of the improvements specified in this Petition; and

(3) grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner shall show itself to be entitled.

IN WITNESS WHEREOF, this Petition has been executed by the duly authorized representatives of the Petitioners on the 23 day of October, 2015.


CRAIG B. SINGER


CAROL G. SINGER

THE STATE OF TEXAS §

COUNTY OF Dallas §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Craig B. Singer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of such partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of October, 2015.



Notary Public in and for the State of Texas

(Notary Seal)



THE STATE OF TEXAS §

COUNTY OF Dallas §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Carol G. Singer known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of such partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of October, 2015.



Notary Public in and for the State of Texas

(Notary Seal)



EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

94.350 ACRES
B.F. DRAPER SURVEY, A-367
W.C. CANTWELL SURVEY, A-292
W.J. BONNER SURVEY, A-122
J.T. SHERROD SURVEY, A-1691
DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE B.F. DRAPER SURVEY, ABSTRACT NO. 367, THE W.C. CANTWELL SURVEY, ABSTRACT NO. 292, THE W.J. BONNER SURVEY, ABSTRACT NO. 122 AND THE J.T. SHERROD SURVEY, ABSTRACT NO. 1691, BEING 94.350 ACRES OUT OF THAT CERTAIN CALLED 95.9874 ACRE TRACT OF LAND DESCRIBED IN DEED TO CRAIG B. SINGER AND WIFE, CAROL G. SINGER, RECORDED IN VOLUME 968, PAGE 505, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF THAT CERTAIN CALLED 37.902 ACRE TRACT OF LAND DESCRIBED AS TRACT Q IN DEED TO CASTLE HILLS DEVELOPMENT CORPORATION, RECORDED IN DOCUMENT NO. 2006-153342, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS FOR THE NORTHEAST CORNER OF SAID 95.9874 ACRE TRACT OF LAND;

THENCE SOUTH 01 DEGREES 22 MINUTES 59 SECONDS EAST, WITH THE EAST LINE OF SAID 95.9874 ACRE TRACT OF LAND AND THE WEST LINE OF SAID 37.902 ACRE TRACT OF LAND, A DISTANCE OF 323.24 FEET TO A WOOD FENCE CORNER POST FOUND ON THE BANK OF INDIAN CREEK;

THENCE CONTINUING WITH THE EAST LINE OF SAID 95.9874 ACRE TRACT OF LAND AND THE WEST LINE OF SAID 37.902 ACRE TRACT OF LAND, FOLLOWING A MEANDERING FENCE LINE ALONG SAID CREEK BANK, THE FOLLOWING CALLS AND DISTANCES:

SOUTH 45 DEGREES 48 MINUTES 10 SECONDS WEST, A DISTANCE OF 291.22 FEET TO A CAPPED IRON ROD SET FOR CORNER;

SOUTH 10 DEGREES 45 MINUTES 06 SECONDS WEST, A DISTANCE OF 457.30 FEET TO A CAPPED IRON ROD SET FOR CORNER;

SOUTH 36 DEGREES 18 MINUTES 21 SECONDS WEST, A DISTANCE OF 136.53 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

SOUTH 01 DEGREES 31 MINUTES 23 SECONDS WEST, A DISTANCE OF 208.62 FEET TO A CAPPED IRON ROD SET FOR CORNER;

SOUTH 86 DEGREES 32 MINUTES 55 SECONDS WEST, A DISTANCE OF 350.60 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

SOUTH 06 DEGREES 23 MINUTES 04 SECONDS WEST, A DISTANCE OF 238.95 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

NORTH 81 DEGREES 07 MINUTES 35 SECONDS WEST, A DISTANCE OF 212.81 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

SOUTH 72 DEGREES 08 MINUTES 45 SECONDS WEST, A DISTANCE OF 212.45 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

NORTH 82 DEGREES 02 MINUTES 43 SECONDS WEST, A DISTANCE OF 314.24 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

SOUTH 00 DEGREES 25 MINUTES 36 SECONDS WEST, A DISTANCE OF 156.60 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

SOUTH 81 DEGREES 45 MINUTES 38 SECONDS WEST, A DISTANCE OF 255.06 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

SOUTH 02 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 229.74 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

SOUTH 38 DEGREES 15 MINUTES 18 SECONDS WEST, A DISTANCE OF 240.38 FEET TO A CAPPED IRON ROD SET FOR CORNER;

SOUTH 10 DEGREES 45 MINUTES 04 SECONDS WEST, A DISTANCE OF 278.12 FEET TO A CAPPED IRON ROD SET FOR CORNER;

SOUTH 29 DEGREES 10 MINUTES 27 SECONDS WEST, A DISTANCE OF 205.60 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 95.9874 ACRE TRACT OF LAND;

THENCE NORTH 87 DEGREES 39 MINUTES 46 SECONDS WEST, LEAVING SAID CREEK BANK AND WITH THE SOUTH LINE OF SAID 95.9874 ACRE TRACT OF LAND, A DISTANCE OF 222.90 FEET TO A CAPPED IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF F.M. 2281 FOR THE SOUTHWEST CORNER OF SAID 95.9874 ACRE TRACT OF LAND

THENCE WITH SAID RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID 95.9874 ACRE TRACT OF LAND, THE FOLLOWING CALLS AND DISTANCES:

NORTH 17 DEGREES 34 MINUTES 54 SECONDS WEST, A DISTANCE OF 166.47 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 98.34 FEET, A RADIUS OF 5634.58 FEET, A CENTRAL ANGLE OF 01 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 13 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 98.34 FEET TO A TXDOT MONUMENT FOUND AT THE END OF SAID CURVE;

NORTH 14 DEGREES 30 MINUTES 18 SECONDS WEST, A DISTANCE OF 200.06 FEET TO A CAPPED IRON ROD SET

FOR CORNER;

NORTH 13 DEGREES 04 MINUTES 23 SECONDS WEST, A DISTANCE OF 326.48 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 462.36 FEET, A RADIUS OF 3729.72 FEET, A CENTRAL ANGLE OF 07 DEGREES 06 MINUTES 10 SECONDS, AND A CHORD THAT BEARS NORTH 09 DEGREES 31 MINUTES 18 SECONDS WEST, A DISTANCE OF 462.07 FEET TO A TXDOT MONUMENT FOUND AT THE END OF SAID CURVE;

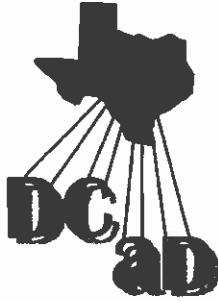
NORTH 09 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 297.14 FEET TO A CAPPED IRON ROD SET FOR CORNER;

NORTH 01 DEGREES 14 MINUTES 04 SECONDS WEST, A DISTANCE OF 1004.53 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 0.6541 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF CARROLLTON, RECORDED IN VOLUME 5049, PAGE 801, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 23 MINUTES 31 SECONDS EAST, WITH THE SOUTH LINE OF SAID 0.6541 ACRE TRACT OF LAND, A DISTANCE OF 389.32 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING WITH SAID SOUTH LINE AND WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 274.44 FEET, A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 57 MINUTES 56 SECONDS, AND A CHORD THAT BEARS NORTH 78 DEGREES 50 MINUTES 09 SECONDS EAST, A DISTANCE OF 272.91 FEET TO A CAPPED IRON ROD SET IN THE NORTH LINE OF SAID 95.9874 ACRE TRACT OF LAND, THE SOUTH LINE OF CASTLE HILLS, PHASE IV, SECTION A, ACCORDING TO THE PLAT RECORDED IN CABINET U, PAGE 315, PLAT RECORDS, DENTON COUNTY, TEXAS FOR THE NORTHEAST CORNER OF SAID 0.6541 ACRE TRACT OF LAND;

THENCE NORTH 89 DEGREES 23 MINUTES 31 SECONDS EAST, WITH THE NORTH LINE OF SAID 95.9874 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID CASTLE HILLS, PHASE IV, PASSING THE SOUTHEAST CORNER THEREOF, SAME BEING A POINT ON A SOUTH LINE OF SAID 37.902 ACRE TRACT OF LAND, CONTINUING WITH THE NORTH LINE OF SAID 95.9874 ACRE TRACT OF LAND AND A SOUTH LINE OF SAID 37.902 ACRE TRACT OF LAND, A DISTANCE OF 1928.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 94.350 ACRES OF LAND, MORE OR LESS.



DENTON CENTRAL APPRAISAL DISTRICT
3911 MORSE STREET, P O BOX 2816
DENTON, TEXAS 76202-2816
www.dentoncad.com

AFFIDAVIT OF OWNERSHIP

DENTON CENTRAL APPRAISAL DISTRICT §

COUNTY OF DENTON §

I, Rudy Durham, Chief Appraiser of the Denton Central Appraisal District, Denton County, Texas, hereby certify that on October 22, 2015 ownership of the tract of land attached hereto as Exhibit "A", containing 94.350 acres of land in Denton County, Texas was as follows:

CRAIG B. SINGER and CAROL G. SINGER

I, further, confirm that as of October 22, 2015, CRAIG G. SINGER and CAROL G. SINGER were was the sole record owners of the taxable real property comprising the tract of land attached hereto as Exhibit "A".

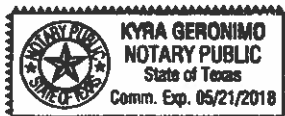


Rudy Durham, Chief Appraiser

THE STATE OF TEXAS §

COUNTY OF DENTON §

This instrument was acknowledged before me on this 22nd day of October, 2015 by Rudy Durham, Chief Appraiser of the Denton Central Appraisal District.



(Affix Notary Seal)



Notary Public in and for the State of Texas

enton

