

City of Carrollton

1945 E. Jackson Road
Carrollton, TX 75006



REGULAR WORKSESSION & MEETING

Tuesday, August 2, 2016

5:45 PM

CITY HALL, 2nd Floor

City Council

Mayor Matthew Marchant
Mayor Pro Tem Doug Hrbacek
Deputy Mayor Pro Tem Steve Babick
Councilmember James Lawrence
Councilmember Anthony Wilder
Councilmember Bob Garza
Councilmember Glen Blanscet
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 551.074** to discuss personnel matters.
 - Annual Performance Review of City Manager
3. Council will reconvene in open session to consider action, if any, on matters discussed in the Executive Session.

*****WORKSESSION*****

4. Discuss Fiscal Year 2017 Preliminary Budget.
5. Discuss Fiscal Year 2017 Community Service Requests.
6. Discuss Traffic Advisory Committee Appointments.
7. Mayor and Council reports and information sharing.

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

8. **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

- *9. Consider Approval Of The July 26, 2016 Regular Meeting Minutes.

BIDS & PURCHASES

- *10. Consider Approval Of The Purchase Of One (1) Groundsmaster 4500-D Rough Mower Through An Inter-Local Agreement With BuyBoard In An Amount Not To Exceed \$63,945.46.

RESOLUTIONS

- *11. Consider A Resolution Accepting The Investment Officer's Third Quarter Report For Period Ended June 30, 2016.
- *12. Consider A Resolution Authorizing The City Manager To Negotiate And Enter Into A Disposition And Development Agreement With TCC High Street Development For A Mixed-Use Development In Downtown Carrollton And Establishing A Program Of Grants In An Amount Not To Exceed \$1,500,000.00.

- *13. Consider A Resolution Authorizing The City Manager To Enter Into An Agreement With Standard Insurance Company For Life And Disability Insurance In An Amount Not To Exceed \$295,416.
- *14. Consider A Resolution Authorizing The City Manager To Enter Into Agreements With Various Benefit Providers In An Amount Not To Exceed \$408,300.
- *15. Consider A Resolution Authorizing The City Manager To Enter Into An Agreement With Cigna For Employee Medical, Dental And Prescription Benefits.
- *16. Consider A Resolution Authorizing The City Manager To Enter Into An Interlocal Agreement With Dallas County Health And Human Services For Contingent Mosquito Control Services Including Aerial Application Of Mosquitocide At A Cost Not To Exceed \$188,000.00.

PUBLIC HEARING - INDIVIDUAL CONSIDERATION

17. Hold A First Public Hearing To Consider An Ordinance Annexing 1.3 Acres Of Land Located On The South Side Of Parker Road/FM 544 West Of The Burlington Northern Santa Fe Railroad And The Southern Half Of Culpepper Road, East Of Dozier Road. Case No. 07-16MD1 Villas at Parker, Phase 1.
18. Hold A First Public Hearing To Consider An Ordinance Annexing Three Tracts Of Land Totaling Approximately 35.6 Acres Of Land Located Along The South Side Of Parker Road/FM 544 Approximately 1,100 Feet East Of Plano Parkway And Near The Intersection With Dozier Road. Case No. 07-16MD3 Villas At Parker, Phase 2.

OTHER BUSINESS

19. Consider Setting The Proposed Property Tax Rate For Tax Year 2016, Setting The Public Hearings For The Proposed Tax Rate And The Proposed Fiscal Year 2017 Budget On The City Council Meeting Agendas For 7 p.m. On August 16, 2016 and September 6, 2016, And Placing Consideration For Approval Of The Proposed Tax Rate And Budget On City Council Meeting Agenda For 7 p.m. on September 20, 2016.

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 29th day of July 2016 at 12:00pm.

Laurie Garber

Laurie Garber, 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.

FIREARMS PROHIBITED at City Council meetings pursuant to Texas Penal Code Sections 46.035(c) and 30.05.



City of Carrollton

Agenda Memo

File Number: 2743

Agenda Date: 8/2/2016

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 4.

CC MEETING: August 2, 2016

DATE: July 25, 2016

TO: Leonard Martin, City Manager

FROM: Bob Scott, Assistant City Manager

Discuss **Fiscal Year 2017 Preliminary Budget.**

BACKGROUND:

The Fiscal Year 2017 Preliminary Budget will be distributed to Council by July 31, 2016. On August 2, 2016, a Council work session will be held to provide Council an opportunity for initial questions and deliberation. An additional work session has been scheduled for August 16, 2016 for Council to receive any requested follow up information and to continue deliberations. A separate item is on the regular meeting agenda for the vote to set the proposed tax rate, public hearing dates and the date for approval of the budget and tax rate. Public hearings on the proposed tax rate and budget are scheduled for August 16, 2016 and September 6, 2016. Adoptions of the budget and tax rate are scheduled for September 20, 2016.

At this work session, Council will receive a presentation on the Fiscal Year 2017 Preliminary Budget.

Additionally, John Powell, Chairman of CIPAC, will present the Fiscal Year 2017 CIPAC recommendations during this work session.

STAFF RECOMMENDATION/ACTION DESIRED:

Commence initial deliberations and provide direction on desired changes to the Fiscal Year 2017 Preliminary Budget.



City of Carrollton

Agenda Memo

File Number: 2745

Agenda Date: 8/2/2016

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 5.

CC MEETING: August 2, 2016

DATE: July 26, 2016

TO: Leonard Martin, City Manager

FROM: Bob Scott, Assistant City Manager

Discuss **Fiscal Year 2017 Community Service Requests.**

BACKGROUND:

As part of the annual budget process, City Council considers requests from community service entities for contract services funding. The community service applications and summary of the requests will be distributed to City Council by July 31, 2016. In addition to the applications, staff received a large amount of supporting documentation, i.e. marketing materials, financial statements, IRS tax determination letters, from the entities that we will bring to the meeting as reference material. A summary of the funding requests has been attached.

STAFF RECOMMENDATION/ACTION DESIRED:

Deliberate on Community Service funding requests and provide staff direction on the proposed level of Community Service funding for each entity for inclusion in the Fiscal Year 2017 Budget.

**CITY OF CARROLLTON
COMMUNITY SERVICE FUNDING
HISTORY AND FISCAL YEAR 2017 REQUESTED FUNDING**

	<u>Budget 2012-13</u>	<u>Budget 2013-14</u>	<u>Budget 2014-15</u>	<u>Budget 2015-16</u>	<u>Requested 2016-17</u>
<u>General Fund Requests</u>					
Bea's Kids	5,000	5,000	5,000	5,000	7,500
CASA of Denton County, Inc.	2,500	2,500	2,500	2,500	12,775
Children's Advocacy Ctr for Denton County	25,000	25,000	25,000	25,000	76,274
Christian Community Action	3,320	3,320	3,320	3,320	20,000
The Family Place	5,000	5,000	5,000	5,000	10,000
Keep Carrollton Beautiful	4,000	4,000	4,000	-	-
Launchability	5,000	5,000	5,000	-	-
Metrocrest Community Clinic	12,000	12,000	12,000	12,000	15,000
Metrocrest Services, Inc.	238,180	270,000	300,000	310,000	330,000
Metrocrest Services, Inc. - one time funding	110,000	65,000	-	-	-
Mosaic - one time funding	-	-	2,500	-	-
VFW Post 8923 - one-time matching funds	-	-	-	-	125,000
We Got Your Six	-	-	-	-	50,000
General Fund Total	<u>410,000</u>	<u>396,820</u>	<u>364,320</u>	<u>362,820</u>	<u>646,549</u>
<u>Hotel/Motel Tax Requests</u>					
Carrollton Wind Symphony	9,500	9,500	9,500	9,500	9,500
Old Downtown Carrollton Association*	16,000	16,000	16,000	16,000	20,000
Hotel/Motel Total	<u>25,500</u>	<u>25,500</u>	<u>25,500</u>	<u>25,500</u>	<u>29,500</u>
 Grand Total	 <u><u>\$ 435,500</u></u>	 <u><u>\$ 422,320</u></u>	 <u><u>\$ 389,820</u></u>	 <u><u>\$ 388,320</u></u>	 <u><u>\$ 676,049</u></u>

* Does not include additional funding provided outside of the annual community service funding cycle



City of Carrollton

Agenda Memo

File Number: 2746

Agenda Date: 8/2/2016

Version: 1

Status: Work Session

In Control: City Council

File Type: Work Session Item

Agenda Number: 6.

CC MEETING: August 2, 2016

DATE: July 26, 2016

TO: Leonard Martin, City Manager

FROM: Laurie Garber, City Secretary/Admin. Services Manager

Discuss **Traffic Advisory Committee Appointments.**

TRAFFIC ADVISORY COMMITTEE
Current Members

2015-2016

Name	First Appointed	Current Term Expires
John Denholm (third term)	October 2010	October 2016
Sam Courtney (first term)	October 2015	October 2017
Michael Gorman (first term)	October 2014	October 2016
Joel Dewey (first term)	October 2015	October 2017
Luke Schmidt (first term)	October 2014	October 2016
Robin Chavez (third term) (resigned May 2016)	October 2011	October 2017
Elayne Fairchild (first term)	October 2015	October 2016
Howard Saltzman (first term) (resigning Oct 2016)	October 2014	October 2016
Peter Sharrow (second term)	October 2012	October 2016



City of Carrollton

Agenda Memo

File Number: 2750

Agenda Date: 8/2/2016

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Minutes

Agenda Number: *9.

CC MEETING: August 2, 2016

DATE: July 26, 2016

TO: Leonard Martin, City Manager

FROM: Laurie Garber, City Secretary/Admin. Services Manager

Consider Approval Of The July 26, 2016 Regular Meeting Minutes.

**CARROLLTON CITY COUNCIL
REGULAR WORKSESSION AND MEETING
JULY 26, 2016**

The City Council of the City of Carrollton, Texas convened in a Regular Worksession and Meeting on Tuesday, July 26, 2016 at 5:45 p.m. with the following members present; Mayor Matthew Marchant, Mayor Pro Tem Doug Hrbacek, Deputy Mayor Pro Tem Steve Babick, Councilmembers Bob Garza, Anthony Wilder, Glen Blanscet, John Sutter and James Lawrence. Also present were City Manager Leonard Martin, Assistant City Managers Marc Guy, Bob Scott, and Erin Rinehart, City Attorney Meredith Ladd and City Secretary Laurie Garber.

5:45 P.M. – COUNCIL BRIEFING ROOM

*****PRE-MEETING/EXECUTIVE SESSION*****

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

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

*****WORKSESSION*****

ADDENDUM

Discuss Brush Collection Issues and Waste Management Contract.

Mayor Marchant stated the item was placed on the agenda due to feedback being received from citizens about concerns regarding brush and bulky item collections. Asst City Manager Erin Rinehart provided a recap of what transpired since the July 3 storm. She advised that Waste Management (WM) has continued to add trucks for the pickup of storm debris and communicated an expectation to be complete by Friday, July 29. She reviewed the increase in the number of calls in the month of July and the contract penalties. She stated that WM was advised on July 18 that penalties would be imposed for anything that remains past July 22. She added that the City would reimburse WM for the costs for the additional trucks for storm cleanup as included in the contract. Lastly she reviewed the termination clause in the contract. City Manager Leonard Martin stated that staff let WM know on Monday, July 25 that this was a breach of contract, issued a 30 day notice and asked how they would provide a remedy in the future that this does not occur again. Councilmember Sutter asked about the status of the pickups this week and Ms. Rinehart stated they have not heard widespread Monday, Tuesday, Wednesday complaints. Councilmember Babick stated he was concerned that Tuesday was not done and was also concerned that their process is broken and that the magnitude of the problem was under scoped by WM.

Rick Losa, Waste Management Director of Public Sector, stated they were sensitive and disappointed as well with the last three weeks. He explained that they did a visual survey of the area on July 5 to estimate the level of clean up they might be faced with and noted that citizens react differently to storms; some begin cleanup immediately while some don't begin putting stuff at the curb until contractors can be hired. He also addressed the trigger point for assessing the City with additional costs due to storm clean up and stated that to this day, they still don't know if they have hit the 20% overage point addressed in the contract.

Mayor Marchant stated that what was unusual to him was that he had a commitment 8 days ago that resulted in only two trucks. He felt his phone call to WM was the time for the additional trucks. He stated it was just not doing business the right way. He stated he appreciates the explanation but the disappointment was in the lack of reaction to address the City's call and concerns.

There being no questions for WM by Council members, Mayor Marchant suggested the Council meet in executive session to discuss legal strategies regarding the contract. Councilmember Sutter noted that with the delay in removing the debris, many residents would have dead and damaged grass.

4. Discuss The Carrollton Vector Control Program Relating To Mosquito-Borne Illnesses.

Mayor Marchant complimented Scott Hudson for doing a good job staying on top of the science and applying a thoughtful approach.

Environmental Services Director Scott Hudson began the presentation talking about how the Zika virus spreads and noting that it is not a major focus at this point. He discussed West Nile Virus which is a disease that cycles between birds and mosquitoes; humans who get the disease are a dead-end host because humans do not transmit the disease. He reviewed control programs and the door-to-door awareness campaign. He reviewed the 2016 data for Carrollton showing positive traps, mosquito abundance and he discussed the vector index. He stated the City was at a flex point where the County suggest that the City consider ramping up the spraying which he explained staff was conducting ground based spraying with a little more intensity. He discussed the resolution under consideration to approve an Interlocal Agreement for \$188,000 which would provide for four aerial applications. Leonard Martin stated that the resolution could include parameters that must be met prior to him giving a letter to proceed. Scott Hudson recommended approval of the resolution. Discussion was held with regard to triggers for aerial spraying; arguments in favor and against aerial spraying; and effectiveness. Mayor Marchant suggested pulling the resolution from the agenda and considering it again at the August 2 meeting.

Mayor Marchant recessed the Worksession at 7:05 pm to convene the Regular Meeting.

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

Mayor Marchant called the Regular Meeting to order at 7:14 p.m.

INVOCATION – Councilmember Glen Blanscet

PLEDGE OF ALLEGIANCE – Mayor Pro Tem Doug Hrbacek

PUBLIC FORUM

8. 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.

Rafael Ferrer, Jr., 1304 Barclay Drive, addressed the Council with regard to an adverse experience he had with the court system.

Bobby Kim, 3044 Old Denton Road, talked about his businesses particularly discussing his BBQ business and why he chose Carrollton for his business.

Shirley Tarpley, 1507 Milam Way, addressed the Council about her observations regarding Breakers Korean BBQ restaurant and their interaction with the staff.

CONSENT AGENDA

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Mayor Marchant advised that Items 12 and 13 was removed from the consent agenda.

Mayor Pro Tem Hrbacek moved approval of Consent Agenda Items 9-11 and 14-15; second by Deputy Mayor Pro Tem Babick. The motion was approved with a unanimous 7-0 vote.

MINUTES

***9. Consider Approval Of The July 12, 2016 Regular Meeting Minutes.**

BIDS & PURCHASES

***10. Consider Approval Of The Purchase Of Police Uniform Items And Concealable Body Armor For The Police Department From 'Red The Uniform Tailor' Through An Interlocal Agreement With The City Of Frisco.**

***11. Consider Approval Of An Emergency Procurement Of Services For The Interbasin Wastewater Lift Station Submersible Raw Wastewater Pumps Located At 4573 North Josey Lane.**

RESOLUTIONS

~~***12. Consider Authorizing The City Manager To Approve Amendment #3 With The Texas Department Of Transportation (TxDOT) For Additional Funding For The Trinity Mills Road Reconstruction Project (Willowgate Drive To Midway Road) In An Amount Of \$937,863.45, For A Revised Contract Amount Of \$3,889,847.87.**~~

~~***13. Consider A Resolution Authorizing The City Manager To Enter Into An Interlocal Agreement With Dallas County Health And Human Services For Contingent Mosquito Control Services Including Aerial Application Of Mosquitocide At A Cost Not To Exceed \$188,000.00.**~~

***14. Consider A Resolution Acknowledging A Petition To Annex Three Tracts Of Land Totaling Approximately 35.6 Acres Of Land Located Along The South Side Of Parker Road (FM 544) Approximately 1,100 Feet East Of Plano Parkway And Near The Intersection Of Dozier Road; Directing The Development Of A Service Plan For The Proposed Annexation; Setting Dates For The Required Public Hearings; Directing The Publication Of Such Public Hearings And Providing An Effective Date. Case No. 07-16MD3 Villas at Parker, Phase 2. Case Coordinator: Loren Shapiro.**

***15. Consider A Resolution Revising The Single-Family Rehabilitation Incentive Policy In The Neighborhood Empowerment Zones.**

ADJOURNMENT

Mayor Marchant adjourned the meeting at 7:37 p.m.

*****WORKSESSION*****

Mayor Marchant reconvened the Worksession at 7:47 p.m.

5. Discuss Escrow Disbursement For Parks At Raiford.

Director of Engineering Cesar Molina introduced the item noting that in 2012 the City sold land to Arcadia for \$2.25M and a development agreement was entered into which kept \$1M of the proceeds with the title company for the construction of the Cemetery Hill bridge and the stabilization of the north-south tributary. He provided a brief history of the initial work and the status in 2015. He reviewed a summary of the initial understanding which was that the city would pay Arcadia \$770,000 and retain \$230,000 for the cost of city improvements and the current status. Staff acknowledged the developer added additional amenities and value to the city including a donation of one lot. He asked for Council direction.

Deputy Mayor Pro Tem Babick stated his recollection was as described by Cesar Molina. Mayor Marchant suggested the legalities of the contract be discussed in Executive Session.

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

2. Council convened in **Executive Session at 7:59 p.m.** 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 reconvened in **open session at 9:16 p.m.** to consider action, if any, on matters discussed in the Executive Session.

Mayor Marchant announced that with regard to brush collection issues and the Waste Management contract direction was given to the City Manager to issue a letter of non-compliance with the expectation to gain immediate compliance and receive an update at the August 2 meeting. With regard to escrow disbursement for Parks at Raiford direction to staff was to seek to execute a contract

amendment memorializing a reimbursement in the amount of \$885,000; after considering the different circumstances the City feels confident that staff was upholding the letter and intent of the Council's decision through the redevelopment and the Council meeting, however looking at the contributions of the developer, this feels like a good capturing of the business relationship and captures the amount of money that's been spent in the public domain. He stated there was no other action from the Executive Session.

6. Discuss Applications For The Leadership Metrocrest Program.

Mayor Marchant reviewed past practices and budgeted funds. He opened the floor for nominations. Nominees were City Secretary/Administrative Services Manager Laurie Garber and Asst. Police Chief Derick Miller. Mayor Marchant suggested other nominations be brought forward quickly.

7. Mayor and Council reports and information sharing.

Mayor Marchant adjourned the meeting at 9:28 p.m.

ATTEST:

Laurie Garber, City Secretary

Matthew Marchant, Mayor



City of Carrollton

Agenda Memo

File Number: 2759

Agenda Date: 8/2/2016

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Bid/Purchases

Agenda Number: *10.

CC MEETING: August 2, 2016

DATE: July 27, 2016

TO: Leonard Martin, City Manager

FROM: Scott Whitaker, Parks & Recreation Director

Consider Approval Of The Purchase Of One (1) Groundsmaster 4500-D Rough Mower Through An Inter-Local Agreement With BuyBoard In An Amount Not To Exceed \$63,945.46.

BACKGROUND:

City staff is requesting the purchase of one (1) Groundsmaster rough mower through our member agreement with BuyBoard. The new equipment will be used by Arcis Golf in the maintenance and upkeep of Indian Creek Golf Club. This equipment will help mowing efficiency and maintaining acceptable fairways and roughs for competitive play. Maintenance conditions of the two courses are directly tied to the ability to sustain the golf course revenue stream.

In the new agreement with Arcis, the city purchases equipment. This process is identical to the Fleet replacement fund for other city vehicles and equipment.

The quote was obtained via Professional Turf Products utilizing their various pricing BuyBoard, due to the annual BuyBoard rebate back to the City of approximately 1%. 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.

Professional Turf Products (Buyboard) - \$63,945.46

Professional Turf Products (Arcis Corporate) - \$64,258.76

FINANCIAL IMPLICATIONS:

The equipment will be purchased from budgeted funds from the account and amount listed below.

ACCOUNT UNIT

Golf Fleet Fund

BUDGET AMOUNT

\$ 63,945.46

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends approval to purchase the mower from Professional Turf Products in the amount of \$63,945.46 using the existing agreements with BuyBoard.



City of Carrollton

Agenda Memo

File Number: 2751

Agenda Date: 8/2/2016

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *11.

CC MEETING: August 2, 2016

DATE: July 27, 2016

TO: Leonard Martin, City Manager

FROM: Robert B. Scott, CFO

Consider A **Resolution Accepting The Investment Officer's Third Quarter Report For Period Ended June 30, 2016.**

BACKGROUND:

The City's Investment Policy and Chapter 2256, Government Code, the Public Funds Investment Act requires the Investment Officer to report to Council each quarter the investment transactions and strategy for the investment portfolio of the City. In compliance with this policy and fulfillment of Section 2256.023 Internal Management Reports of the "Public Funds Investment Act" each councilmember has been notified that the Third Quarter Investment Officer's Report is available on the city's website for approval at the council meeting.

FINANCIAL IMPLICATIONS:

This report provides all information related to all the securities investment transactions performed by the authorized investment officers for the third quarter ended June 30, 2016.

IMPACT ON COMMUNITY SUSTAINABILITY:

None.

STAFF RECOMMENDATION/ACTION DESIRED:

Consider a resolution accepting the Investment Officer's Third Quarter Report for period ended June 30, 2016.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, ACCEPTING THE INVESTMENT OFFICER'S QUARTERLY REPORT AND INVESTMENT STRATEGIES FOR THIRD QUARTER ENDED JUNE 30, 2016, AND APPROVING SAID REPORT AS FULFILLMENT OF CHAPTER 2256, GOVERNMENT CODE, THE PUBLIC FUNDS INVESTMENT ACT; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1

The City of Carrollton hereby accepts the Investment Officer's Quarterly Report for Third Quarter ended June 30, 2016 and approves said report and investment strategies as a fulfillment of Chapter 2256, Government Code, the Public Funds Investment Act.

SECTION 2

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

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 2nd day of August, 2016.

Matthew Marchant, Mayor

ATTEST:

Laurie Garber, City Secretary

APPROVED AS TO FORM:

Meredith A. Ladd, City Attorney

APPROVED AS TO CONTENT:

Robert B. Scott, CFO/ACM



City of Carrollton

Agenda Memo

File Number: 2754

Agenda Date: 8/2/2016

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *12.

CC MEETING: August 2, 2016

DATE: July 27, 2016

TO: Leonard Martin, City Manager

FROM: Krystle Nelinson, Development Program Manager

Consider A **Resolution Authorizing The City Manager To Negotiate And Enter Into A Disposition And Development Agreement With TCC High Street Development For A Mixed-Use Development In Downtown Carrollton And Establishing A Program Of Grants** In An Amount Not To Exceed \$1,500,000.00.

BACKGROUND:

In July 2011, the City Council approved a Disposition and Development Agreement (DDA) with TCC High Street Development (TCC) for the *Union at Carrollton Square* in Downtown Carrollton. The first phase of the catalyst mixed-use development consisted of 179 apartment units, 4,658 square feet of retail space (leased to the Twisted Root Burger Company), and a structured parking garage providing 464 parking spaces, including 127 spaces available to the public for free parking.

In September 2012, the City Council approved TCC to proceed with the development of Phase II. The second phase development consisted of a 3-story apartment building containing 132 apartment units.

The proposed DDA would provide a contractual roadmap for the planning and construction of the *Union at Carrollton Square*, Phase III. The attached resolution authorizes the City Manager to negotiate and enter into a DDA with TCC based on the terms and conditions that were presented to the TOD Sub-Committee on July 26, 2016. The Sub-Committee unanimously recommended approval of the DDA.

A summary of the DDA terms and conditions is as follows:

TCC High Street Development agrees to:

- Assign the land contracts for 1206 and 1208 Carroll Avenue to the City;
- Purchase the subject property from the City for a \$1,000,000 purchase price with a 10

- year payment structure;
- Develop a mixed-use project including:
 - Minimum of 300 apartment units;
 - Minimum of 3,000 square feet of retail/commercial flex space; and
 - Multi-level structured parking garage, similar in design and execution as Phase I;
- Maintain architecture on Phase III equal to or better than Phases I and II;
- Commence construction no later than 10 calendar months following the submission of a building permit application to the City; and
- Receive an apartment temporary Certificate of Occupancy no later than 30 calendar months following issuance of a building permit.

The City agrees to:

- Close on the 1206 and 1208 Carroll Avenue land contracts;
- Provide TCC with a \$1,000,000 purchase contract with a 10-year payment structure;
- Deliver a development-ready pad site and provide infrastructure reimbursement in the not to exceed amount of \$1,500,000 for:
 - Infrastructure improvements on Belt Line Road and Myers Street;
 - Relocation of Carroll Avenue, including utilities;
 - Environmental assessments and remediation, as necessary;
 - Demolition of existing buildings;
- Allow for 8 reserved head-in parking spaces along Main Street for future resident parking.

FINANCIAL IMPLICATIONS:

The estimated cost to close on 1206 and 1208 Carroll Avenue is \$524,160. The 10-year payment structure for the \$1,000,000 purchase would be provided interest-free to TCC High Street Development. The \$1,500,000 infrastructure reimbursement would be exclusively receipt-reimbursable.

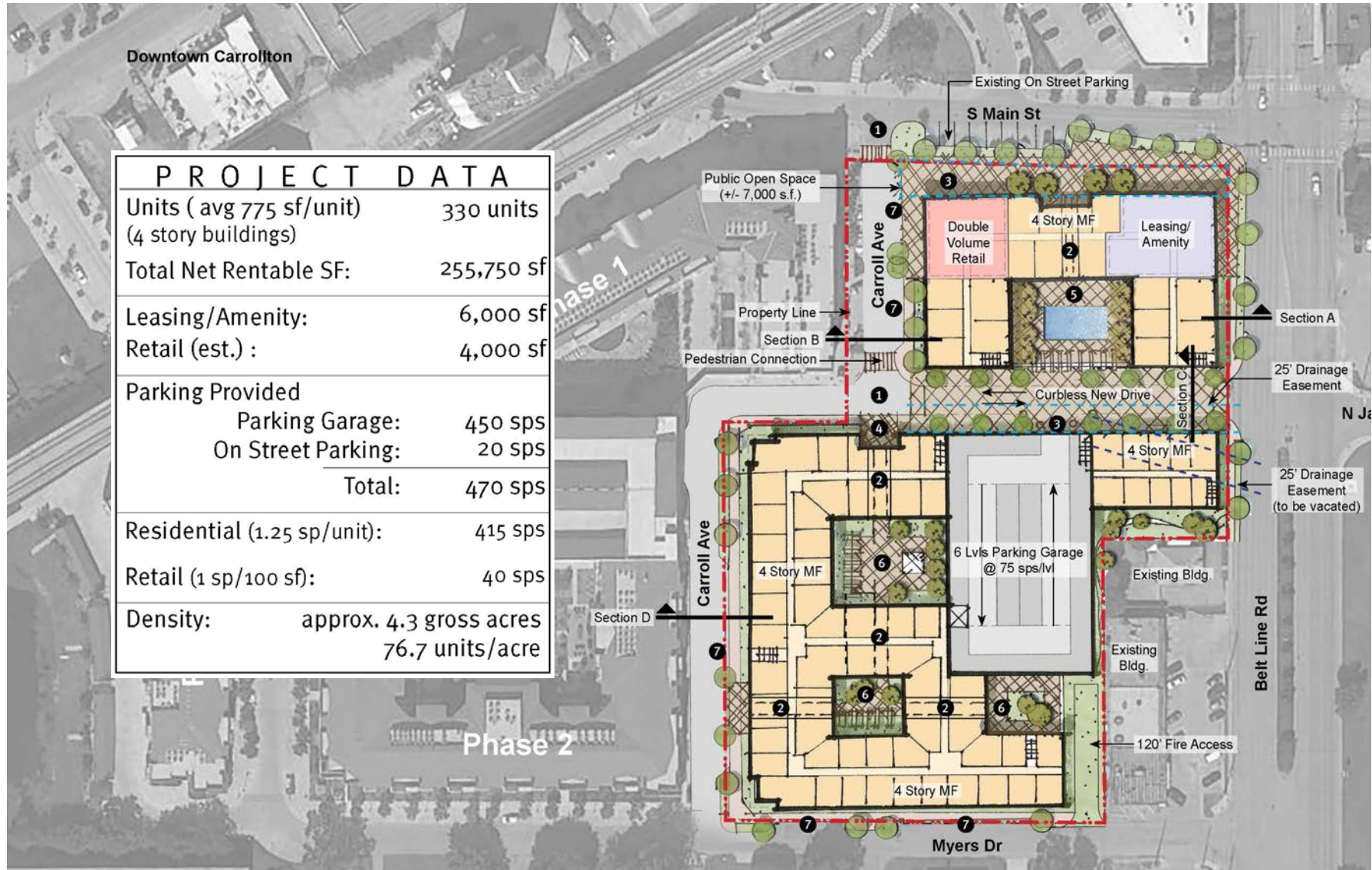
IMPACT ON COMMUNITY SUSTAINABILITY:

This Disposition and Development Agreement will build on the success of the Union at Carrollton Square project and provide for re-development of a blighted area of the Belt Line Road corridor near Downtown Carrollton.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council approval of the attached resolution authorizing the City Manager to negotiate and enter into a Disposition and Development Agreement with TCC High Street Development for a mixed-use project in Downtown Carrollton and establishing a program of grants in an amount not to exceed \$1,500,000.00.

PHASE III - PLAN DEVELOPMENT



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A DISPOSITION AND DEVELOPMENT AGREEMENT WITH TCC HIGH STREET DEVELOPMENT FOR A MIXED-USE DEVELOPMENT IN HISTORIC DOWNTOWN CARROLLTON AND ESTABLISHING A PROGRAM OF GRANTS IN AN AMOUNT NOT TO EXCEED \$1,500,000; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Carrollton, Texas (“City Council”), has authority to provide economic development benefits that promote local economic development and stimulate business activity within the City to benefit the health, safety and welfare of the residents of the City of Carrollton, Texas (“City”); and

WHEREAS, the City Council desires to attract new commercial and retail business to the City that will, among other things, generate additional property and sales tax revenue and employ City residents; and

WHEREAS, the City Council has determined that Phase III of the Union at Carrollton Square mixed-use project within historic Downtown Carrollton will increase economic vitality and activity for the City, stimulate commercial growth and development of surrounding and neighboring commercial and retail properties and businesses within the City, generate additional sales tax revenue for the City, enhance the overall tax base of the City, and generally benefit the City and its residents; and

WHEREAS, the City Council has authorized the purchase of certain properties adjacent to Phase I and Phase II of the Union at Carrollton Square to reduce blight and prepare for future redevelopment opportunities; and

WHEREAS, TCC High Street Development (the “Company”) has agreed to purchase certain properties to be developed into a mixed-use development which shall include a minimum of 300 apartment units, 3,000 square feet of retail/commercial flex space, and a multi-level structured parking garage similar in design to Phase I of the Union at Carrollton Square in the amount of One Million Dollars (\$1,000,000.00); and

WHEREAS, the Company has requested a reimbursement in the not-to-exceed amount of One Million Five Hundred Dollars (\$1,500,000.00) for infrastructure improvements on Belt Line Road and Myers Street, the relocation of Carroll Street including utilities, environmental assessments and remediation, and the demolition of existing buildings (“Infrastructure Improvements”); and

WHEREAS, the City Council has determined that entering into a Disposition and Development Agreement with the Company for the development of Phase III of the Union at Carrollton Square is in the best interests of the residents of the City of Carrollton;

NOW, THEREFORE, BE IT RESOLVED BY THE 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 Manager is hereby authorized to negotiate and enter into a Disposition and Development Agreement with the Company, establishing a program of grants in an amount not to exceed One Million Five Hundred Dollars (\$1,500,000.00) for the Infrastructure Improvements; and to take all necessary steps on behalf of the City to achieve the intent of this Resolution.

Section 3

This Resolution shall take effect upon passage.

PASSED AND APPROVED ON AUGUST 2, 2016.

CITY OF CARROLLTON, TEXAS

Matthew Marchant, Mayor

ATTEST:

Laurie Garber, City Secretary

APPROVED AS TO FORM:

Meredith A. Ladd
City Attorney

APPROVED AS TO CONTENT:

Krystle Nelinson
Development Program Manager

Ravi Shah
Director of Development Services



City of Carrollton

Agenda Memo

File Number: 2755

Agenda Date: 8/2/2016

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *13.

CC MEETING: August 2, 2016

DATE: July 27, 2016

TO: Leonard Martin, City Manager

FROM: Chrystal Davis, Workforce Services Director

Consider A Resolution Authorizing The City Manager To Enter Into An Agreement With Standard Insurance Company For Life And Disability Insurance In An Amount Not To Exceed \$295,416.

BACKGROUND:

IPS Advisors issued an RFP in April for Life and Disability insurance, amongst other benefits, on behalf of the City of Carrollton. Standard Insurance Company is the current life and disability provider however 12 other insurance providers responded. After review of the best and final offers IPS, as well as City staff, recommends renewal with Standard Insurance Company to provide basic life insurance, accidental death and dismemberment, voluntary supplemental life insurance, short term disability and long term disability insurance. The attached resolution authorizes the City Manager to enter into an agreement with Standard Insurance Company for the aforementioned services.

FINANCIAL IMPLICATIONS:

The city will experience a 1% decrease in rates upon renewal with the Standard Insurance Company. The City anticipates paying \$295,416 annually for life and disability insurance. A 10% contingency has been included in this amount to account for the possible fluctuation of enrollees over the course of the year. Funds for these services will be paid out of the Employee Health Trust, which is funded by employer and employee contributions. Participation in this agreement guarantees our rates for three years beginning January 1, 2017.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends adoption of the attached resolution authorizing the City Manager to execute a contract with Standard Insurance Company to be effective January 1, 2017.

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 A CONTRACT WITH STANDARD INSURANCE COMPANY FOR LIFE AND DISABILITY INSURANCE, AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1

That the City Manager is hereby authorized to contract with Standard Insurance Company for the services and amounts shown:

Proposer	Rate Guarantee	Insurance/Service To Be Provided	Amount of Payment Not To Exceed
Standard Insurance Company	Rates guaranteed for 3 years with contract effective 1/1/17	Basic Life Insurance Accidental Death and Dismemberment Voluntary Supplemental Life Insurance Short Term Disability (STD) Long Term Disability (LTD)	\$295,416

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, 2017.

Resolution No. _____

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas this _____ day of August, 2016.

Matthew Marchant, Mayor

ATTEST:

Laurie Garber, City Secretary

APPROVED AS TO FORM:

Meredith A. Ladd, City Attorney

APPROVED AS TO CONTENT:

Chrystal Davis,
Workforce Services Director



City of Carrollton

Agenda Memo

File Number: 2758

Agenda Date: 8/2/2016

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *14.

CC MEETING: August 2, 2016

DATE: July 27, 2016

TO: Leonard Martin, City Manager

FROM: Chrystal Davis, Director of Workforce Services

Consider A **Resolution Authorizing The City Manager To Enter Into Agreements With Various Benefit Providers** In An Amount Not To Exceed \$408,300.

BACKGROUND:

IPS Advisors issued an RFP in April for Medical Third Party Administrator (TPA), Flexible Spending Account (FSA), Vision and Employee Assistance Program (EAP) services, amongst other benefits, on behalf of the City of Carrollton. IPS presented proposals from as many as 9 vendors for each benefit service listed. After review of the best and final offers IPS, as well as City staff, recommends: Cigna as the new provider for TPA and FSA services, Superior Vision as the continued Vision provider and Deer Oaks as the continued EAP provider. The attached resolution authorizes the City Manager to enter into an agreement with Cigna, Superior Vision, and Deer Oaks for the aforementioned services.

FINANCIAL IMPLICATIONS:

With an agreement to move from TML to Cigna for TPA and FSA services represents a savings of approximately \$121,597. Cigna is putting up \$94,000 based on performance guarantees and is offering a \$25,000 annual allowance for wellness initiatives. The city anticipates paying \$309,406 annually for TPA and FSA services. A 10% contingency has been included in this amount to account for the possible fluctuation of enrollees over the course of the year.

Renewal with Superior Vision maintains coverage levels and results in no change in rates. The city anticipates paying \$84,360 for vision coverage which includes a 10% contingency for the possible fluctuation of enrollees over the course of the year. Vision coverage is an employee paid benefit and provided at no cost to the City.

Renewal with Deer Oaks for EAP services maintains coverage levels and results in no change in rates. The city anticipates paying \$14,534 for EAP services which includes a 10% contingency for the possible fluctuation in employees over the course of the year. Funds for

these employee benefits will be paid out of the Employee Health Fund, which is funded by employer and employee contributions.

Participation in these agreements guarantees rates for 3 years for TPA, FSA and EAP services and guarantees rates for 4 years for vision services, all beginning January 1, 2017.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends adoption of the attached resolution authorizing the City Manager to execute contracts with Cigna, Superior Vision and Deer Oaks to be effective January 1, 2017.

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 AGREEMENTS WITH VARIOUS BENEFIT PROVIDERS FOR MEDICAL THIRD PARTY ADMINISTRATION, FLEXIBLE SPENDING ACCOUNTS, VISION COVERAGE AND AN EMPLOYEE ASSISTANCE PROGRAM; 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 Cigna for Medical TPA and FSA services, with Superior Vision for vision coverage and with Deer Oaks for EAP services in an amount not to exceed \$408,300. 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, 2017.

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas this _____ day of August, 2016.

Matthew Marchant, Mayor

ATTEST:

Laurie Garber, City Secretary

APPROVED AS TO FORM:

Meredith A. Ladd, City Attorney

APPROVED AS TO CONTENT:

Chrystal Davis,
Workforce Services Director



City of Carrollton

Agenda Memo

File Number: 2760

Agenda Date: 8/2/2016

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *15.

CC MEETING: August 2, 2016

DATE: July 27, 2016

TO: Leonard Martin, City Manager

FROM: Chrystal Davis, Director of Workforce Services

Consider A **Resolution Authorizing The City Manager To Enter Into An Agreement With Cigna For Employee Medical, Dental And Prescription Benefits.**

BACKGROUND:

IPS Advisors issued an RFP in April for Medical, Dental and Prescription coverage services, amongst other benefits, on behalf of the City of Carrollton. On June 9, 2016 IPS presented proposals from 8 vendors. Carrollton interviewed 4 of those vendors and subsequently requested best and final offers from each of them. After review of the best and final offers IPS, as well as City staff, recommends Cigna. The attached resolution authorizes the City Manager to enter into an agreement with Cigna for the aforementioned services.

FINANCIAL IMPLICATIONS:

As the transition from TML to Cigna was explored, medical and prescription claims were repriced under Cigna which resulted in a total that was \$93,925 less than what was processed under TML for the same period. Repricing estimates are not a guarantee of future results however the potential for savings aligns well with our self-funded health plan. Funds for medical, dental and prescription claims will be paid out of the Employee Health Trust, which is funded by employer and employee contributions. Participation in this agreement guarantees our rates for three years beginning January 1, 2017.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends adoption of the attached resolution authorizing the City Manager to execute a contract with Cigna to be effective January 1, 2017.

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 CIGNA FOR EMPLOYEE MEDICAL, DENTAL AND PRESCRIPTION BENEFITS; 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 Cigna for the provision of a self-funded employee medical, dental and prescription benefit plan. 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, 2017.

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas this _____ day of August, 2016.

Matthew Marchant, Mayor

ATTEST:

Laurie Garber, City Secretary

APPROVED AS TO FORM:

Meredith A. Ladd, City Attorney

APPROVED AS TO CONTENT:

Chrystal Davis,
Workforce Services Director



City of Carrollton

Agenda Memo

File Number: 2761

Agenda Date: 8/2/2016

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: *16.

CC MEETING: August 2, 2016

DATE: July 27, 2016

TO: Leonard Martin, City Manager

FROM: Scott Hudson, Environmental Services Director

Consider A **Resolution Authorizing The City Manager To Enter Into An Interlocal Agreement With Dallas County Health And Human Services For Contingent Mosquito Control Services Including Aerial Application Of Mosquitocide** At A Cost Not To Exceed \$188,000.00.

BACKGROUND:

As the lead agency in the regional mosquito control program, Dallas County Health and Human Services (DCHHS) has cautioned that conditions in 2016 may warrant aerial application of mosquitocide. While the City of Carrollton Animal Services mosquito control program has capacity to continue ground-based spraying, it does not have capacity to perform aerial spraying nor does the city have an agreement in place to provide for this service.

The attached resolution would authorize the city manager to procure that service through Dallas County. In order to proceed with a specific aerial application, particularly when there has been no emergency declaration, Dallas County would also need an authorization letter signed by an elected official or by the city manager.

Aerial applications are most effective when carried out on two successive nights, then evaluated based on pre- and post-application surveillance results. If post-application trapping does not indicate adequately reduced mosquito counts, as second paired application should be considered.

Based on two sets of paired applications, and including 15% for contingency, the cost of aerial spraying is estimated not to exceed \$188,000.00.

FINANCIAL IMPLICATIONS:

This would be an unbudgeted expense to be covered by contingency funds.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends adoption of the attached resolution.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH DALLAS COUNTY FOR AERIAL MOSQUITOCIDE SPRAYING IN THE 2016 VECTOR SEASON IF PROMULGATED BY THE DALLAS COUNTY JUDGE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Carrollton, Texas (“City”) implements an Integrated Pest Management program under a Texas Commission on Environmental Quality Pesticide General Permit; and

WHEREAS, the City has in the past and may again this year have West Nile virus or other vector-borne infection cases for which ground-based mosquitocide application is insufficient to control the spread of disease; and

WHEREAS, the Vector Index in Dallas County for vector-borne infections could rise and forecast an extreme outbreak of West Nile virus; and

WHEREAS, the City does not possess adequate facilities to effectuate aerial mosquitocide spraying; and

WHEREAS, on July 12, 2016, the Dallas County Commissioners Court amended Court Order 2016-0213 to provide for contingent aerial mosquitocide applications and authorize the Dallas County Judge to initiate aerial spraying activities to reduce the mosquito population that carries the disease; and

WHEREAS, Dallas County has selected for application a general use mosquitocide that is compliant with the City’s Pesticide General Permit and is regarded to be not harmful to the general public; and

WHEREAS, the City has determined that extraordinary measures may be required to alleviate the suffering of people and to protect public health;

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 hereby authorizes the City Manager to enter into an Interlocal Cooperation Agreement with Dallas County, contingent upon performance by Dallas County, for aerial mosquitocide spraying agreement in an amount not to exceed \$188,000.00.

Section 3

This Resolution shall take effect upon passage.

PASSED AND APPROVED ON August 2, 2016.

CITY OF CARROLLTON, TEXAS

Matthew Marchant, Mayor

ATTEST:

Laurie Garber, City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Meredith Ladd
City Attorney

Scott Hudson
Environmental Services Director



City of Carrollton

Agenda Memo

File Number: 2752

Agenda Date: 8/2/2016

Version: 1

Status: Public
Hearing/Individual
Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 17.

CC MEETING: August 2, 2016

DATE: July 27, 2016

TO: Leonard Martin, City Manager

FROM: Loren Shapiro, Chief Planner

Hold A First Public Hearing To Consider An **Ordinance Annexing 1.3 Acres Of Land Located On The South Side Of Parker Road/FM 544 West Of The Burlington Northern Santa Fe Railroad And The Southern Half Of Culpepper Road, East Of Dozier Road, Case No. 07-16MD1 Villas at Parker, Phase 1.**

BACKGROUND:

This is the first of two required public hearings. The second public hearing will be held on August 16, 2016. The proposed date for final approval of the annexation ordinance is September 6, 2016.

The request is being submitted by Taylor Duncan Interests proposing development of the Villas at Parker, Phase 1, a 100 lot single-family detached subdivision at the southeast corner of Parker Road/FM 544 and Dozier Road. One common area tract is designated as an open space area along the south side of Parker Road but outside of the Carrollton city limits. The southern one-half of Culpepper Road is also outside the city limits and needs to be annexed, as it provides a second point of access into the proposed subdivision.

On May 3, 2016 City Council adopted an ordinance rezoning 14.6 acres in the Carrollton city limits at the southeast corner of Parker Road and Dozier Road for the Villas at Parker, Phase 1 single-family subdivision.

On June 7, 2016 City Council received a presentation from staff during the worksession on this proposed project. Council indicated a desire to proceed with the development of an annexation schedule.

On July 12, 2016 the City Council approved a resolution directing the development of a service plan (Resolution No. 3939) and set public hearing dates and directed publication of said annexation.

A proposed annexation ordinance (including a Municipal Service Plan) is attached for review and comment.

An accompanying but separate application for Villas at Parker, Phase 2 is also on the agenda for

its first public hearing.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends that City Council hold the first required public hearing on the requested annexation. No action can be taken on the ordinance until on or after September 6, 2016.

RESULT SHEET

Case No./Name: 07-16MD1 Villas at Parker, Phase 1 Annexation

- A. CC RESOLUTION** authorizing staff to prepare a Service Plan and setting dates for public hearings: 07/12/16
Result: **APPROVED** /Vote: 5-0
- B. FIRST CC PUBLIC HEARING & INTRODUCTION OF ORDINANCE:** 08/02/16
Result: /Vote:
- C. SECOND CC PUBLIC HEARING:** 08/16/16
Result: /Vote:
- D. ANNEXATION ORDINANCE APPROVAL:** 09/06/16
Result: /Vote:

The Colony

Longwood

PD 177

Hebron

Parker

Parker

Plano

PD 179 (SF-5/12, SF-PH)

Villas at Parker, Phase 1

Carrollton

(CC)

(CC)

Carrollton

(LR-2)

PD 175

(LR-2)

Plano

PD 171
(SF-10/18)

Warm

Golden Mew



Subject Properties

PLANNING DEPARTMENT
City of Carrollton
Date: _____

DEVELOPMENT NAME:
Villas at Parker, Phase 1

ORDINANCE NO. _____

ORDINANCE NUMBER _____ OF THE CITY OF CARROLLTON, TEXAS ANNEXING TWO TRACTS OF APPROXIMATELY 1.3 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF PARKER ROAD WEST OF THE BURLINGTON NORTHERN SANTA FE RAILROAD AND SOUTHERN HALF OF CULPEPPER ROAD, EAST OF DOZIER ROAD; HEREINAFTER DESCRIBED TO THE CITY OF CARROLLTON, TEXAS; EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL INHABITANTS AND OWNERS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE ON AND AFTER ADOPTION AND PUBLICATION.

WHEREAS, the charter of the City of Carrollton, Texas authorizes the annexation of territory subject to the laws of the state;

WHEREAS, a certain two tracts of land of approximately 1.3-acres, herein after described on Exhibit A, which is attached hereto and incorporated herein, lies within the extraterritorial jurisdiction of the City of Carrollton and is contiguous to the present city limits of the City of Carrollton;

WHEREAS, after development and presentation of a service plan for said territory and after holding public hearings and fulfilling all other requirements under the provisions of Chapter 43 of the TEX. LOCAL GOVT. CODE;

WHEREAS, the procedures prescribed by the charter and the state laws have been duly followed with respect to the said tract; and

WHEREAS, the members of the Council of the City of Carrollton have concluded that said area should be made a part of the City of Carrollton, Texas;

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

Section 1.

The territory described in Exhibit A and generally depicted in Exhibit B, attached hereto and incorporated herein, is hereby annexed to the City of Carrollton, Texas, and the boundary limits of the City of Carrollton be and the same are hereby extended to include above described territory within the city limits, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants and owners of property hereafter shall be entitled to all rights and privileges of other citizens of the city and shall be bound by all acts, ordinances, resolutions and regulations of the city.

Section 2.

The City Secretary is hereby directed to file with the County Clerk of Denton County, Texas a certified copy of this ordinance.

Section 3.

The approved service plan is attached hereto as Exhibit C and is approved as part hereof.

Section 4.

The terms and provisions of this ordinance are severable and are governed by Section 10.07 of the Code of Ordinances, City of Carrollton, Texas.

Section 5.

This ordinance shall be effective from and after its adoption and publication.

PASSED AND APPROVED this the Sixth day of September, 2016.

CITY OF CARROLLTON

By: _____
Matthew Marchant, Mayor

ATTEST:

Laurie Garber
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Susan Keller
Assistant City Attorney

Loren Shapiro, AICP
Chief Planer

EXHIBIT A
TRACT 1

BEING a 0.852 acre tract of land situated in the Samuel H. Brown Survey, Abstract No. 111, Denton County, Texas, and being all of a called 0.851 acre ("Tract 2") of land in the Town of Hebron, conveyed by a Special Warranty Deed with Vendor's Lien to KELSPAR, LLC, recorded as Document No. 2013-77373, in the Deed Records of Denton County, Texas (DRDCT), and being more particularly described as follows (Bearings are based on State Plane Coordinates using City of Carrollton Monuments COC-8 and COC-12):

BEGINNING at a 5/8" iron rod with a cap stamped, "SURVCON" found for corner at the intersection of the northeast right-of-way line of Dozier Road (80' right-of-way) with the south right-of-way line of Parker Road (variable width right-of-way) and being the southwest corner of a right-of-way dedication for Parker Road, as described in an Affidavit recorded in Volume 4927, Page 1469 (DRDCT), and the northwest corner of said 0.851 acre tract;

THENCE along the south right-of-way line of said Parker Road and the north line of said 0.851 acre tract as follows:

North 89°15'46" East, a distance of 351.50 feet to a 5/8" iron rod with a cap stamped, "SURVCON" found for corner at an interior "ell" corner of said 0.851 acre tract;

North 00°40'24" West, a distance of 4.45 feet to a point for corner at an exterior "ell" corner of said 0.851 acre tract, from which a 5/8" iron rod with a cap stamped, "SURVCON," found for reference bears North 4r47'31" West, a distance of 0.17 feet, said point for corner being in a non-tangent curve to the left, having a radius of 1,110.00 feet and a chord which bears North 79°06'51" East, a distance of 391.70 feet;

Along said curve to the left, through a central angle of 20°19'30", an arc distance of 393.76 feet to a 5/8" iron rod with a cap stamped, "SURVCON," found for the end of said curve to the left and the beginning of a reverse curve to the right, having a radius of 990.00 feet and a chord which bears North 70°50'32" East, a distance of 65.33 feet;

Along said curve to the right, through a central angle of 03°46'54", an arc distance of 65.34 feet to a 1/2" iron rod found for the end of said curve;

North 80°52'26" East, a distance of 158.53 feet to a 5/8" iron rod with a cap stamped, "SURVCON," found for corner at the northeast corner of said 0.851 acre tract and being an interior "ell" corner of said Parker Road right-of-way dedication;

THENCE South 00°45'16" East along the east line of said 0.851 acre tract and a west line of said Parker Road right-of-way dedication, a distance of 122.39 feet to a 5/8" iron rod with a cap stamped, "SURVCON," found for the southeast corner of said 0.851 acre tract and being in the north line of a 9.725 acre ("Tract 1") conveyed by a Special Warranty Deed With Vendor's Lien to KELSPAR, LLC, recorded as Document No. 2013-77373, in the Deed Records of Denton County, Texas (DRDCT), same being an exterior "ell" corner of said Parker Road right-of-way dedication;

THENCE South 89°16'11" West along the common line of said 9.725 acre and 0.851 acre tracts, a distance of 952.16 feet to a 5/8" iron rod with a cap stamped, "SURVCON," found for corner at the common west corner thereof and being in a curve to the left, having a radius of 421.97 feet and a chord which bears North 3T'33'18" West, a distance of 6.29 feet;

THENCE along said curve to the left, through a central angle of 00°51'13", an arc distance of 6.29 feet to the PLACE OF BEGINNING and Containing 0.852 acres, or 37,116 square feet, of land.

EXHIBIT A

TRACT 2

BEING a 15,925 square foot (0.366 acre) tract of land situated in the A. Dyer Survey, Abstract No. 360, Town of Hebron, Denton County, Texas, and being part of a called 3.820 acre tract of land conveyed to Peruna Acquisition, LLC, recorded as Document No. 2011-116441 of the Official Public Records, Denton County, Texas (OPRDCT), and being more particularly described as follows (Bearings are based on State Plane Coordinates using City of Carrollton Monuments COC-8 and COC-12):

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of said 3.820 acre tract and being the southwest corner of a called 4.8636 acre tract of land conveyed to WJ Family, LP, recorded as Document No. 2010-3352 (OPRDCT), and being in the northeast right-of-way line of Dozier Road (80' right-of-way) and being near the center of Culpepper Road (a partially asphalted surface);

THENCE North $89^{\circ}36'13''$ East near the center of said Culpepper Road and along the common line of last mentioned tracts, a distance of 457.92 feet to a 1/2" iron rod found for corner at the common east corner thereof and being in the northwest right-of-way line of Burlington Northern & Santa Fe (BNSF) Railway right-of-way {100' right-of-way}, said point also being in a non-tangent curve to the right, having a radius of 5,679.58 feet and a chord which bears South $10^{\circ}30'03''$ West, a distance of 36.15 feet;

THENCE along said curve to the right and said BNSF Railway right-of-way, through a central angle of $00^{\circ}21'53''$, an arc distance of 36.15 feet to a point for corner at the end of said curve;

THENCE South $89^{\circ}36'13''$ West, along a line that is 35.50 feet south of and parallel to the north line of said 3.820 acre tract, a distance of 439.60 feet to a point for corner in the east right-of-way line of said Dozier Road, said point being in a non-tangent curve to the left, having a radius of 613.00 feet and a chord which bears North $18^{\circ}19'20''$ West, a distance of 37.31 feet;

THENCE along said curve to the left and said Dozier Road, through a central angle of $03^{\circ}29'17''$, an arc distance of 37.32 feet to the PLACE OF BEGINNING and Containing 15,925 square feet, or 0.366 acres, of land.

EXHIBIT B

Location

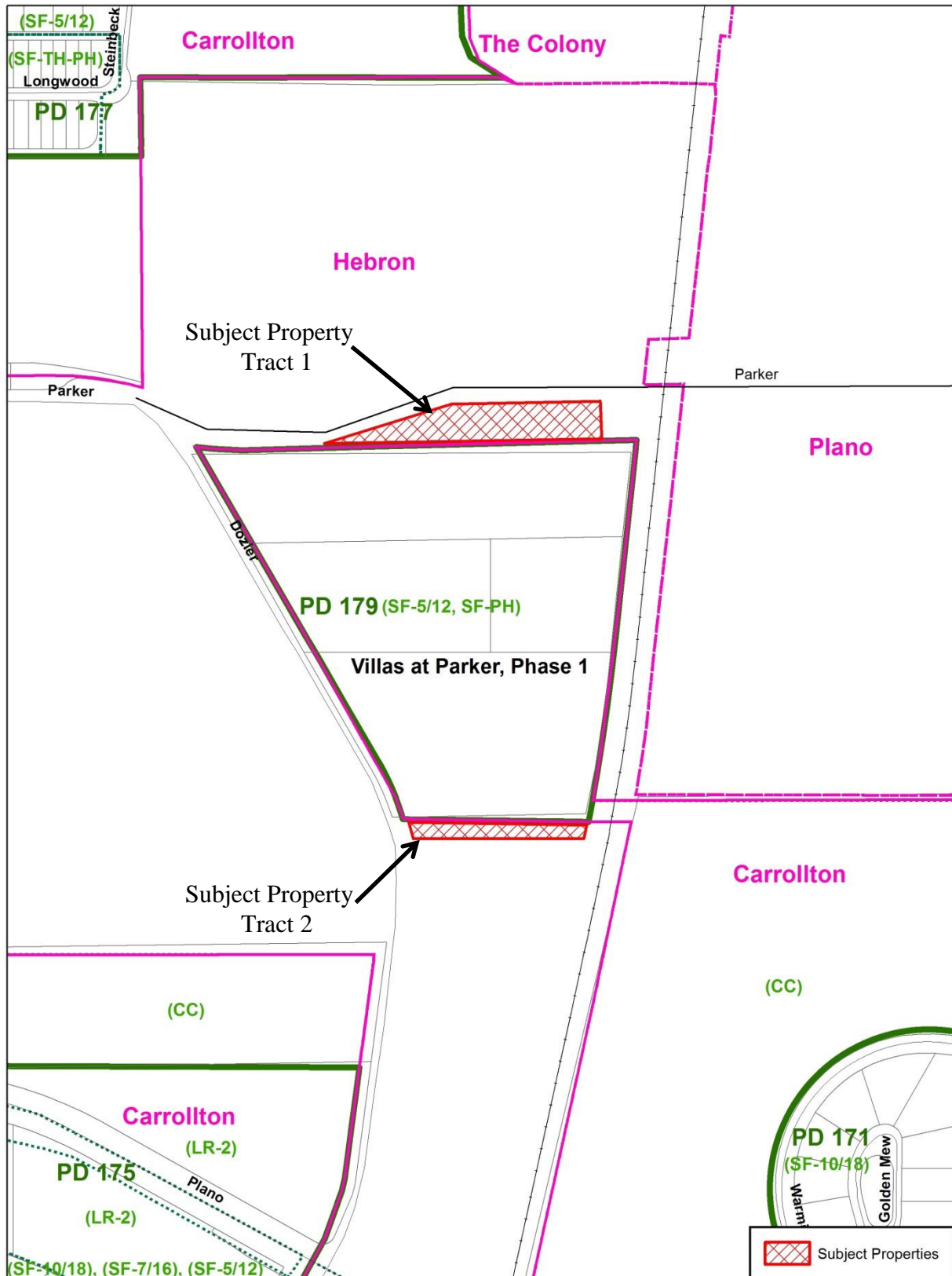


EXHIBIT C

MUNICIPAL SERVICE PLAN

FIRE AND POLICE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. 7, located at 4750 N. Josey Lane and secondary response by Fire Station No. 4, located at 2155 E. Rosemeade Parkway. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshal's office as needed.

Currently, the area is under the jurisdiction of the Denton County Sheriff's Office. However, upon annexation, the City of Carrollton Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City of Carrollton.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning Department's responsibility for regulating development and land use through the administration of the City of Carrollton's Comprehensive Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Carrollton's Comprehensive Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: None

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

ENVIRONMENTAL CODE ENFORCEMENT

Existing Services: None

Services to be Provided: The Environmental Services Department will implement the enforcement of the City's environmental ordinances and regulations on the effective date of the annexation. Such services can be provided with current Environmental Services Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completion. The City will then maintain the drainage upon approval.

WATER AND SANITARY SEWER SERVICE

Existing Services: Yes

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes, Carrollton General Design Standard (GDS) and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Carrollton's established policies governing extension of municipal services to newly annexed areas.



City of Carrollton

Agenda Memo

File Number: 2753

Agenda Date: 8/2/2016

Version: 1

Status: Public
Hearing/Individual
Consideration

In Control: City Council

File Type: Public Hearing

Agenda Number: 18.

CC MEETING: August 2, 2016

DATE: July 27, 2016

TO: Leonard Martin, City Manager

FROM: Loren Shapiro, Chief Planner

Hold A First Public Hearing To Consider An Ordinance Annexing Three Tracts Of Land Totalling Approximately 35.6 Acres Of Land Located Along The South Side Of Parker Road/FM 544 Approximately 1,100 Feet East Of Plano Parkway And Near The Intersection With Dozier Road. Case No. 07-16MD3 Villas At Parker, Phase 2.

BACKGROUND:

This is the first of two required public hearings. The second public hearing will be held on August 16, 2016. The proposed date for final approval of the annexation ordinance is September 6, 2016.

The approximately 35.6 acres of land, consisting of 3 tracts, is located on along the south side of Parker Road/FM 544, approximately 1,100 feet east of Plano Parkway and near the intersection with Dozier Road.

On June 7, 2016 City Council received a presentation from staff during the worksession on this proposed project. Council indicated a desire to proceed with the development of an annexation schedule.

On July 26, 2016 the City Council approved a resolution directing the development of a service plan (Resolution No. 3942) and set public hearing dates and directed publication of said annexation.

A proposed draft annexation ordinance (including a Municipal Service Plan) is attached.

An accompanying but separate application for Villas at Parker, Phase 1 is also on the agenda for its first public hearing.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends that City Council hold the required public hearing. No action can be taken on the ordinance until on or after September 6, 2016.

RESULT SHEET

Case No./Name: 07-16MD3 Villas at Parker, Phase 2

- A. CC RESOLUTION** directing staff to prepare a Service Plan from CC meeting:
07/26/2016

Result: **APPROVED**/Vote: 7-0

- B. FIRST CC PUBLIC HEARING: 08/02/2016**

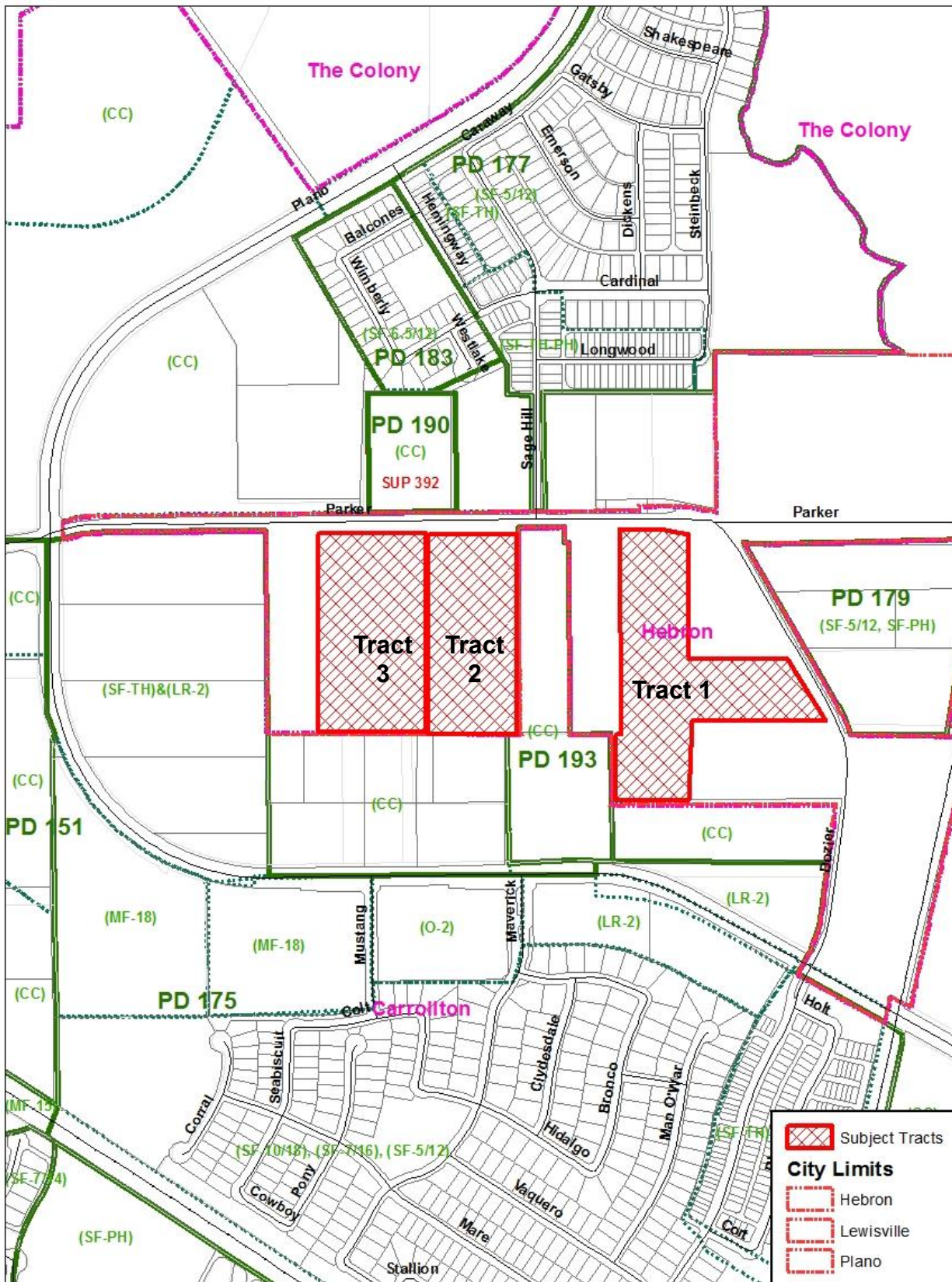
Result: /Vote:

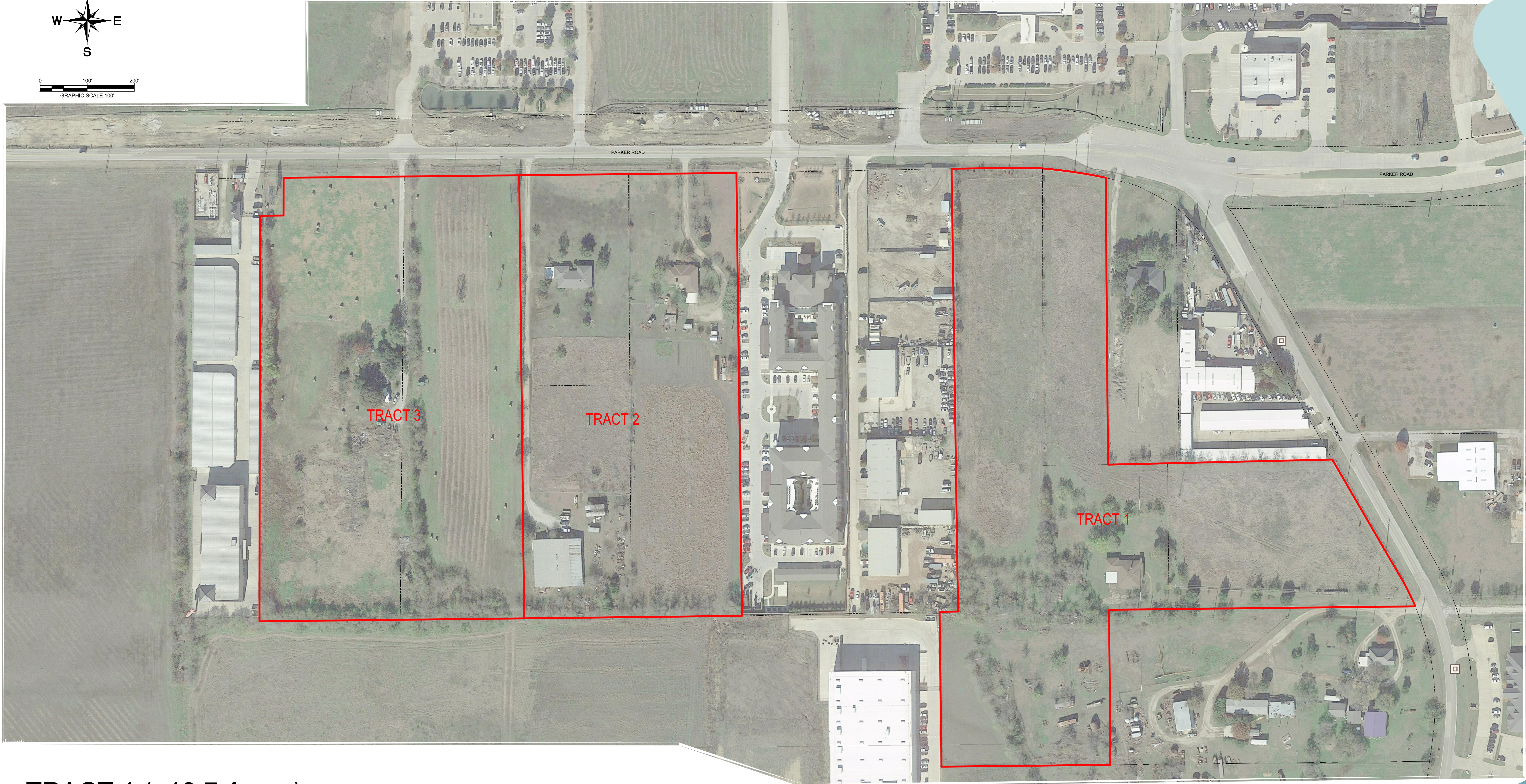
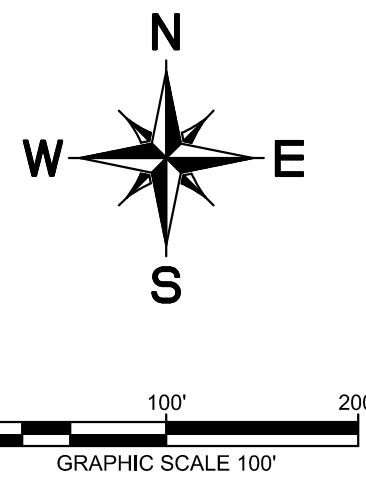
- C. SECOND CC PUBLIC HEARING: 08/16/2016**

Result: /Vote:

- D. ANNEXATION ORDINANCE APPROVAL: 09/06/2016**

Result: /Vote:





TRACT 1 (~13.7 Acres)
TRACT 2 (~10.0 Acres)
TRACT 3 (~11.9 Acres)
July 18, 2016

Kimley»Horn

5750 Genesis Court
Suite 200
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

PLANNING DEPARTMENT
City of Carrollton
Date: _____

DEVELOPMENT NAME:
Villas at Parker, Phase 2

ORDINANCE NO. _____

ORDINANCE NUMBER _____ OF THE CITY OF CARROLLTON, TEXAS ANNEXING THREE TRACTS OF LAND TOTALING APPROXIMATELY 35.6 ACRES OF LAND LOCATED ALONG THE SOUTH SIDE OF PARKER ROAD (FM 544) APPROXIMATELY 1,100 FEET EAST OF PLANO PARKWAY AND NEAR THE INTERSECTION OF DOZIER ROAD; HEREINAFTER DESCRIBED TO THE CITY OF CARROLLTON, TEXAS; EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL INHABITANTS AND OWNERS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE ON AND AFTER ADOPTION AND PUBLICATION.

WHEREAS, the charter of the City of Carrollton, Texas authorizes the annexation of territory subject to the laws of the state;

WHEREAS, a certain three tracts of land of approximately 35.6-acres, herein after described on Exhibit A, which is attached hereto and incorporated herein, lies within the extraterritorial jurisdiction of the City of Carrollton and is contiguous to the present city limits of the City of Carrollton;

WHEREAS, after development and presentation of a service plan for said territory and after holding public hearings and fulfilling all other requirements under the provisions of Chapter 43 of the TEX. LOCAL GOVT. CODE;

WHEREAS, the procedures prescribed by the charter and the state laws have been duly followed with respect to the said tract; and

WHEREAS, the members of the Council of the City of Carrollton have concluded that said area should be made a part of the City of Carrollton, Texas;

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

Section 1.

The territory described in Exhibit A and generally depicted in Exhibit B, attached hereto and incorporated herein, is hereby annexed to the City of Carrollton, Texas, and the boundary limits of the City of Carrollton be and the same are hereby extended to include above described territory within the city limits, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants and owners of property hereafter shall be entitled to all rights and privileges of other citizens of the city and shall be bound by all acts, ordinances, resolutions and regulations of the city.

Section 2.

The City Secretary is hereby directed to file with the County Clerk of Denton County, Texas a certified copy of this ordinance.

Section 3.

The approved service plan is attached hereto as Exhibit C and is approved as part hereof.

Section 4.

The terms and provisions of this ordinance are severable and are governed by Section 10.07 of the Code of Ordinances, City of Carrollton, Texas.

Section 5.

This ordinance shall be effective from and after its adoption and publication.

PASSED AND APPROVED this the Sixth day of September, 2016.

CITY OF CARROLLTON

By: _____
Matthew Marchant, Mayor

ATTEST:

Laurie Garber
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Susan Keller
Assistant City Attorney

Loren Shapiro, AICP
Chief Planer

EXHIBIT A

TRACT 1

LEGAL DESCRIPTION:

BEING a 596,473 square foot (13.693 acre) tract of land situated in the Samuel B. Evans Survey, Abstract No. 397 and the Samuel H. Brown Survey, Abstract No. 111, Denton County, Texas, and being all of "Tract 1" and "Tract 2", and part of "Tract 3", "Tract 4", and "Tract 5", as conveyed to Janice Dianne Culpepper, Shirley Dean Shearin, Sherry Jean Luman, and William Stanley Dozier, Jr., by deed recorded AS Document No. 2004-7392 of the Official Public Records of Denton County, Texas (OPRDCT), and also being part of a called 10.00 acre tract of land described in a deed to Diane Dozier Culpepper, recorded in Volume 545, Page 478, Deed Records, Denton County, Texas (DRDCT) and being more particularly described as follows (Bearings are based on State Plane Coordinates using City of Carrollton Monuments COC-8 and COC-12):

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set in the south right-of-way line of Parker Road (a variable width right-of-way) at the northwest corner of said Tract 5 common to the northeast corner of a 4.994 acre tract of land conveyed to Turrentine Holdings, Inc. by deed recorded as Document No. 2004-9946 (OPRDCT), from which a 1/2" iron rod found for reference, bears North 59°14'29" East, a distance of 1.54 feet;

THENCE North 89°22'31" East, along the south right-of-way line of said Parker Road and the north line of said Tract 5, a distance of 174.03 feet to a point for corner at the beginning of a non-tangent curve to the right having a radius of 1115.59 feet and a chord which bears South 83°21'34" East, a distance of

104.80 feet, from which a 5/8" iron rod found for reference, bears South 73°14'15" East, a distance of

0.36 feet, said corner being the most western corner of various right-of-way parcels deeded to the County of Denton and designated as parcels 8-10;

THENCE in an easterly direction along the right-of-way as established by said parcels as

follows: Easterly along said curve to the right, through a central angle of 05°23'03",

an arc distance of

104.84 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set at the end of said

curve and the beginning of a non-tangent curve to the right, having a radius of 950.00 feet and a chord which bears South 79°18'46" East a distance of 49.68 feet;

Southeasterly along said curve to the right, through a central angle of $02^{\circ}59'48''$, an arc distance of 49.69 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set in the east line of said Tract 3 and the west line of a called 1.97 acre tract of land conveyed to Turrentine Holdings, Inc., recorded as Document no. 2014-51245 (OPRDCT);

THENCE South $00^{\circ}26'56''$ East, along the common line of last mentioned tracts, a distance of 608.62 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set at a common corner thereof;

THENCE North $88^{\circ}41'29''$ East, along the south line of said 1.97 acre tract and a tract of land conveyed to Turrentine Holdings, Inc. by deed recorded in Volume 3119, Page 587, Deed Records of Denton County, Texas (DRDCT) and the north lines of said Tracts 1 and 2 and through the remainder of said Tract 4, a distance of 476.10 feet to a point for corner at the southeast corner of said Turrentine Holdings tract and being in the west right-of-way line of Dozier Road (80' right-of-way), said point also being in the east line of said Tract 4 from which a 1/2" iron rod found for reference, bears South $88^{\circ}41'29''$ West, a distance of 0.39 feet;

THENCE South $30^{\circ}06'43''$ East, along the common line of last mentioned tract and right-of-way, a distance of 291.91 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set at the beginning of a non-tangent curve to the right, having a radius of 533.00 feet and a chord which bears South $26^{\circ}29'34''$ East a distance of 65.98 feet;

THENCE Southeasterly along said curve to the right, through a central angle of $07^{\circ}05'50''$, an arc distance of 66.02 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set at the southeast corner of said Tract 4, common to the northeast corner of a called 10.00 acre tract conveyed to Diane Dozier Culpepper by deed recorded in Volume 545, Page 478 (DRDCT);

THENCE South $89^{\circ}21'07''$ West, along the north line of said 10.00 acre tract and the south lines of said Tracts 4, 2, and 1, respectively, a distance of 649.49 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner;

THENCE South $00^{\circ}26'56''$ East, a distance of 328.84 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the south line of said 10.00 acre tract common to the north line of a tract of land described in a deed to Billingsley Pin Oak Partners, Ltd, (BPOP) recorded as Document No. 2013- 43151 (DRDCT);

THENCE South $89^{\circ}22'04''$ West, along the south line of said 10.00 acre tract and a north line of said BPOP tract a distance of 358.03 feet to a point for corner in the east line of Lot 1 Block A of Austin Ranch Commercial Addition recorded as Document No. 2014-254 (OPRDCT), from which A 5/8" iron rod found for reference bears South $89^{\circ}22'04''$ West a distance of 0.64 feet;

THENCE North 00°44'10" West, partly along the east line of said Lot 1, a distance of 328.74 feet to a point for corner in the north line of said 10 acre tract common to the south line of a 1.003 acre tract conveyed to J.C. Partnership Holdings Inc. by deed recorded as Document No. 2004-89272 (OPRDCT), from which A 1/2" iron rod with cap stamped "RLG" found for reference bears South 01°16 '03" West a distance of 4.34 feet;

THENCE North 89°21'07" East, along the common line of last mentioned tracts, a distance of 39.11 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963", set for corner at the southeast corner of said 1.003 acre tract and the southwest corner of said Tract 5;

THENCE North 00°49'35" West, along the west line of said Tract 5 and the east lines of said 1.003 acre tract and tracts described in deeds recorded as document numbers 2006-10043, 2010-38383, and said 2004-9946 (DRDCT), respectively, a distance of 939.81 feet to the PLACE OF BEGINNING and Containing 596,473 square feet, or 13.693 acres of land.

DRAFT

EXHIBIT A

Tract 2

LEGAL DESCRIPTION:

BEING a 433,829 square foot (9.959 acres) of land situated in the S.B. Evans Survey, Abstract No. 397, Denton County, Texas, and being all of a called 2.627 acre tract of land conveyed to Jimmy Lee Fox recorded in Volume 1018, Page 515 in Deed Records of Denton County, Texas (DRDCT), and all of a called 2.363 acre tract of land conveyed to Jimmie Lee Fox, by deed recorded in Volume 874, Page 807 (DRDCT), and all of a called 5 acre tract of land conveyed to William S. Dozier and wife Candiasie Dozier recorded in Volume 819, Page 504 (DRDCT), and being more particularly described as follows (Bearings are based on State Plane Coordinates using City of Carrollton Monuments COC-8 and COC-12):

BEGINNING at a point in the south right-of-way line of Parker Road (a 126 ft. right-of-way) at the northwest corner of said 2.627 acre tract, said point also being the northeast corner of a called 8.488 acre tract of land (Tract 2) conveyed to GHB Land, Ltd. recorded as Document No. 2016-6441 (DRDCT), from which a 1/2" iron rod found for reference, bears South 03°55'15" West, a distance of 0.56 feet;

THENCE North 89°22'31" East, along the south right-of-way line of said Parker Road and the north line of said 2.627 acre tract, at a distance of 230.45 passing the northeast corner thereof, common to the northwest corner said 5 acre tract, and continuing for a total distance 460.90 feet to a point for corner at the northeast corner thereof, said point also being the northwest corner of Austin Ranch Commercial, Part 2, an addition to the City of Carrollton, recorded as Document No. 2014-526, Plat Records of Denton County, Texas (PRDCT), from which a 1/2" iron rod found for reference, bears North 64°40'13" East, a distance of 1.09 feet;

THENCE South 00°42'44" East, along the common line of last mentioned tracts, a distance of 939.99 feet to a 1/2" iron rod found for the common south corner thereof, said corner being in the north line of a tract of land described in a deed to Billingsley Pin Oak Partners, Ltd, (BPOP) recorded as Document No. 2013-43151 (OPRDCT) from which a 1/2" iron rod found for reference, bears North 37°59'19" East, a distance of 0.22 feet;

THENCE South 89°21'07" West, along the common line of said 5 acre and BPOP tracts, at a distance of 230.45 feet passing the common south corner of said 5 acre and 2.363 acre tract and continuing for a total distance of 462.06 feet to 1/2" iron rod found for corner at the southwest corner of said 2.363 acre tract and being in the east line of said 8.488 acre tract;

THENCE North 00°38'30" West, along the common line of said 8.488 acre tract and said 2.363 and 2.627 acre tracts, respectively, a distance of 940.18 feet to the PLACE OF BEGINNING and Containing 433,829 square feet, or 9.959 acres of land.

EXHIBIT A

Tract 3

LEGAL DESCRIPTION:

BEING a 521,732 square foot (11.977 acres) tract of land situated in the S.B. Evans Survey, Abstract No. 397, Denton County, Texas, and being all part of a called 14.318 acre tract of land described in a deed to Segar-A, INC. recorded in Volume 1794 Page 729, Official Public Records of Denton County, Texas (OPRDCT) and also being part of a called 8.488 acre tract of land described in a deed to ULAMIR INC. recorded in Volume 1794, Page 780, (OPRDCT), and being more particularly described as follows (Bearings are based on State Plane Coordinates using City of Carrollton Monuments COC-8 and COC-12):

BEGINNING at a point in the south right-of-way line of Parker Road (a variable width right-of-way) at the northeast corner of said 8.488 acre tract common to the northwest corner of a called 2.627 acre tract of land described in a deed to Jimmie Lee Fox recorded in Volume 1018, Page 515 (DRDCT), from which a 1/2" iron rod found for reference, bears South 03°55'15" West, a distance of 0.56 feet;

THENCE South 00°38'30" East, continuing along the common line of said tracts passing the southwest corner of said Fox tract common to the northwest corner of a called 2.363 acre tract described in an earlier deed to Jimmie Lee Fox recorded in Volume 874 Page 807, (DRDCT), and continuing with the common line of last mentioned Fox tract and said 8.488 acre tract, a distance of 940.18 feet to a 1/2" iron rod found for corner at the common south corner thereof;

THENCE South 89°21'07" West, crossing said 8.488 acre tract and said 14.318 acre tract, respectively, a distance of 560.44 feet, to point for corner in the west line of said 14.378 acre tract, from which a 1/2" iron rod found for reference at the southeast corner of Lot 2, Block A, of Parker Road Self Storage recorded in Cabinet X, Page 853, Plat Records of Denton County, Texas, (PRDCT), bears South 00°02'18" West, a distance of 0.18 feet;

THENCE North 00°02'18" East, along the common line of said 14.318 acre tract, and Lots 2 and 1 of said addition, respectively, for a total distance of 940.47 feet to a 5/8" with a yellow cap stamped RPLS 3963 set for corner at the common north corner of said 14.318 acre tract and said Lot 1, said point also being in the south right-of-way of said Parker Road;

THENCE North 89°22'31" East, along the south right-of-way line of said Parker Road and the north lines of said 14.318 and 8.488 acre tracts, respectively, a distance of 549.28 feet to the PLACE OF BEGINNING and Containing 521,732 square feet or 11.977 acres of land.

EXHIBIT C

MUNICIPAL SERVICE PLAN

FIRE AND POLICE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. 7, located at 4750 N. Josey Lane and secondary response by Fire Station No. 4, located at 2155 E. Rosemeade Parkway. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshal's office as needed.

Currently, the area is under the jurisdiction of the Denton County Sheriff's Office. However, upon annexation, the City of Carrollton Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City of Carrollton.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning Department's responsibility for regulating development and land use through the administration of the City of Carrollton's Comprehensive Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Carrollton's Comprehensive Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: None

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

ENVIRONMENTAL CODE ENFORCEMENT

Existing Services: None

Services to be Provided: The Environmental Services Department will implement the enforcement of the City's environmental ordinances and regulations on the effective date of the annexation. Such services can be provided with current Environmental Services Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completion. The City will then maintain the drainage upon approval.

WATER AND SANITARY SEWER SERVICE

Existing Services: Yes

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes, Carrollton General Design Standard (GDS) and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Carrollton's established policies governing extension of municipal services to newly annexed areas.



City of Carrollton

Agenda Memo

File Number: 2744

Agenda Date: 8/2/2016

Version: 1

Status: Other Business

In Control: City Council

File Type: Procedural Item

Agenda Number: 19.

CC MEETING: August 2, 2016

DATE: July 25, 2016

TO: Leonard Martin, City Manager

FROM: Bob Scott, Assistant City Manager

Consider Setting The Proposed Property Tax Rate For Tax Year 2016, Setting The Public Hearings For The Proposed Tax Rate And The Proposed Fiscal Year 2017 Budget On The City Council Meeting Agendas For 7 p.m. On August 16, 2016 and September 6, 2016, And Placing Consideration For Approval Of The Proposed Tax Rate And Budget On City Council Meeting Agenda For 7 p.m. on September 20, 2016.

BACKGROUND:

Texas Property Tax and Local Government Codes require taxing units to comply with truth-in-taxation laws in adopting their tax rate. A unit must publish a notice and hold two public hearing before adopting a tax rate, if the unit's proposed rate is higher than either the effective tax rate or the rollback tax rate, whichever is the lower. The date, time and place of the public hearing for the proposed property tax rate must be announced.

STAFF RECOMMENDATION/ACTION DESIRED:

Vote to set the City of Carrollton's proposed property tax rate for the Tax Year 2016, to set the public hearings for the proposed tax rate on the City Council meeting agendas for 7 p.m. on August 16, 2016 and September 6, 2016, and to place consideration to adopt the proposed tax rate and budget on the Council meeting agenda for 7 p.m. on September 20, 2016. The Council should be aware that once the legal advertising is complete the tax rate can always be lowered but increasing it beyond the amount advertised will require the tax rate adoption process to start over.