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Council approves impact fee structure, budget amendments, new police, fire software

By Penny Rathbun, Staff writer

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Little Elm Fire Chief Joseph Florentino, Police Chief Waylan Rhodes and architect Jim Wilson presented a concept plan for a new public safety complex on the grounds of the Town Hall. It would be a 50,000-square-foot structure at a cost of \$250 to \$300 per square foot.

After a public hearing, the Little Elm City Council unanimously approved land use assumptions for impact fees.

Little Elm Police and Fire Departments will be getting new record management software.

At Tuesday's regular meeting, the Town Council approved a lease agreement with Crimes Law Enforcement Software at a cost of \$15,060.

Centurion American Development representatives gave a presentation on the Valencia subdivision in the town's extraterritorial jurisdiction. Developers want the Town Council to create a public improvement district and annex the development. The subdivision will contain five lot types of varying sizes with single-family town house structures.

Consultants Freese and Nichols developed a set of assumptions to use in developing an impact fee structure that fairly allocates improvement costs to growth areas in relationship to their impact on the entire infrastructure system.

Three of the factors considered were the character, type, density, and quantity of existing development; existing zoning patterns, and availability of land for future expansion.

The council unanimously approved the Water and Wastewater Capital Improvements Report, Water and Wastewater Impact Fee Study, and Roadway Impact Fee Update, also prepared by Freese and Nichols, and recommended by the Capital Improvements Advisory Committee.

The council tabled developing a new impact fee ordinance to put the development of new fees into effect.

They also unanimously approved the issuance of letters to all taxing jurisdictions that levy taxes in the areas proposed to be included in Tax Increment Reinvestment Zone No. 1 and No. 2. The letters will provide notice of the town's intent to create two tax increment reinvestment zones.

The next step is to set a date for a public hearing on the matter.

In a 4-1 vote, the council approved an ordinance amending the current budget to provide for intra-fund transfers. Council member Beverly Hughes voted against it because she thought the council should table the matter and take more time before approving the budget amendment.

In a unanimous vote, the council awarded a contract bid to Quality Excavation Ltd. of Aubrey in the amount of about \$1.7 million for the Lakeshore Drive paving, drainage, and water improvement project.

The project will reconstruct approximately 4,300 linear feet of existing Lakeshore Drive from the edge of the King Learning Academy property boundary to Hillside Drive to concrete paving. The project will provide drainage improvements under the pavement and in curb sections of Lakeshore Drive.

The council also approved a letter of agreement for utility relocation at a cost of about \$65,500 for the relocation of AT&T communication infrastructure on King Road. This amount will be taken from the 2004 bond fund.

The Little Elm Fire Department now has a new comprehensive fee schedule for fire department-related separate or in addition to other fees, providing a saving or repealing clause of conflicting ordinances.

The council approved the Park and Recreation Board recommendation to appoint Charles Platt as a regular member of the Parks and Recreation Board. The council also appointed council member Beverly Hughes as a voting representative to the North Central Texas Council of Governments.

Little Elm Public Library Director Tina Hager presented a certificate of appreciation to Reference and Technical Services Librarian Laurie McKee in recognition of two years of dedicated service to the Town of Little Elm Library.

In closed session the council discussed a Sadeghian et al. vs. Little Elm settlement offer. Also discussed in closed session was Absolute Development, LLC PMR/WHM, Ltd. and Frisco Hills LP vs. Town of Little Elm; Town vs. Ajro Real Estate Investment; Town vs. Anchor Boat Storage; land acquisition and a land sale, Texas Department of Transportation for Eldorado Parkway and Farm-to-Market Road 423. No action was taken when the council came out of closed session.

Mayor Frank Kastner was absent because of illness.

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