

NOTICE OF  
TOWN COUNCIL WORKSESSION, PUBLIC HEARING & REGULAR MEETING  
TOWN OF PROVIDENCE VILLAGE, TEXAS  
PROVIDENCE VILLAGE TOWN HALL  
1745 F.M. 2931, PROVIDENCE VILLAGE, TEXAS

**TUESDAY, JULY 17, 2018**  
7:30 P.M. Regular Session

**MINUTES**

**REGULAR SESSION 7:30 p.m.**

**I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:**

Mayor Michael Jordan called the meeting to order at 7:31 p.m. Town Council members present were Mayor Pro-Tem Eric Newton, Alderman Linda Inman, Alderman James Connor and Alderman Chris Blue, being a quorum. Alderman Steve Miller was on excused absence due to military duty.

**II. INVOCATION**

Dwayne Brawner with Cowboy Church of Cooper Creek led invocation.

**III. PLEDGE OF ALLEGIANCE**

- a. United States Flag
- b. Texas Flag

**IV. OPEN FORUM:**

There were no requests to address the Town Council.

**V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:**

- a. Monthly Reports from Committees
- b. Staff Reports

Brian Roberson gave a summary of the permit and code compliance reports. Connie Hansen gave a summary of the municipal court report. Brian Roberson gave a summary of the law enforcement report and commented on their raporte with the children in the community. Brian Roberson gave a summary of the fire department report.

Clay Taylor from Inframark gave a summary of the water/sewer report. Accountability of 101% for the month. Clay Taylor introduced Camron Robinson.

Doug Sims gave a summary of the quarterly report and explanation of service issues in the month of June. Average of 20 complaints per month and then in June is rose to 60

complaints. Turnover of employees and helpers. They were having difficulties with a new driver in training and he did not realize he had missed many of the route houses and they have addressed the problem with manager. One of the biggest problems they are having is that oil and gas business is booming and they are recruiting CDL drivers and the waste management service is struggling to keep drivers. He further discussed the changes in the truck types being used to collect trash.

Linda Inman asked if they were getting a lot of complaints regarding the new trucks destroying the trash receptacles. Doug Sims reported that the age of trash receptacles is what is causing the cracks and destruction. There was discussion regarding who to contact to obtain a new trash receptacle. Alderman Blue asked if the secondary truck follows a common route or is he going to houses that have called in for bulk trash. Doug Sims reported that they should run the same route map.

Mayor Jordan asked about the Simple Recycling bags being picked up with regular trash. Doug Sims stated that it can be a problem for some of the drivers because they don't know. It would be best if the Simple Recycling was picked up on a different day. There was further discussion regarding automatic trash pickup.

Alderman Inman commented on complaints from residents regarding where the trash receptacles are being dropped in the middle of the driveways. There was discussion regarding excess trash in receptacles causing trash to be dropped outside of the truck. There was discussion regarding contaminated recycling trash and China is our biggest customer for recycled trash.

**VI. CONSENT AGENDA** – Items are considered self-explanatory and will be enacted with one motion. There will be no separate discussion of these items unless so requested by at least one member of the Town Council.

- a. Minute Approval
- b. Treasury Report
- c. Approve Purchase Orders
- d. Approve Administrative Actions

Alderman Blue moved to approve Consent Agenda; Alderman Inman seconded. Motion carried: 5 in favor, 0 opposed.

**VII. ACTION ITEMS**

- a. Consider, discuss and act upon Resolution No. 2018-201 – Granting a petition for annexation from Property Owner, Cheron Rentals, LLC, through Bruce French as agent for Property Owner, of property identified as that certain tract of land situated in the James Bridges, Jr. Survey, Abstract No. 36, in Denton County, Texas, and being part of those certain tracts of land described as Tract 1 and Tract 2 in the deed to Cheron Rentals, LLC, recorded in Instrument No. 2009-101722, Real Property Records of Denton County, Texas, and generally located north of Fishtrap Road, east of Dr. Sanders Road and west of FM 2931; authorizing and directing the Town Secretary to

have published notice of such public hearings; and directing the preparation of a service plan.

Brian Roberson reported that this was for a small sliver of property behind the wedding chapel and will be on the west side of a street in the Landing at Providence Village. This resolution will initiate the annexation process. Alderman Inman moved to approve Resolution 2018-201; James Connor seconded. Motion carried: 5 in favor, 0 opposed.

- b. Consider, discuss and act upon acceptance of Annual Financial Report for the Fiscal Year Ended September 30, 2017.

Louis Breedlove with Brooks Watson & Company introduced himself as the audit manager and provided a summary of the financial audit.

Mayor Jordan asked Louis Breedlove if the Town was undercharging for trash services. Louis Breedlove was unable to answer the question without first reviewing the details. He did state that recoup of cost was a good practice. Louis Breedlove stated that the staff did an excellent job and specifically commented on extensive work with Connie Hansen. Mayor Pro-Tem Newton moved to approve the Financial Audit; Alderman Inman seconded. Motion carried: 5 in favor, 0 opposed.

- c. Presentation from First Southwest Financial Group regarding general overview of Public Improvement Districts ("PIDs") and other development financing tools.

Trip Davenport with First Southwest Financial Group gave a summary of PID's.

Alderman Inman asked how assessment are paid. Trip Davenport reported that it would be on the resident's tax statement. PID liens are subordinate to City Tax liens. The bonds are non-rated. PID's are preferred over MUDs. The a large team of legal, bond counsel, etc. that are involved. The bonds are pro-rated 25% of the appraised value. Alderman Blue asked if the PID tax ever falls off, and Trip stated it was a good question and the assessment are flat. The homeowners can go and pay the assessment off at any time to make it go away. Mayor Jordan asked about the rate for the PID. Alderman Inman asked who would be authority over the assessment tax and Trip Davenport informed her that it would be the Town. Trip Davenport did explain the risk of mismanagement or over extension of the assessment value. Trip Davenport further explained the reporting requirements. Mayor Pro-Tem Newton asked what the benefit for the Town would be. Trip suggested that the town and cities that chose this tool are benefiting from the PID's.

Kirk Wilson, who resides at 1800 Valley View, Farmers Branch, Texas 75234. Mr. Wilson gave a summary of what Bloomfield is building and how they want to present to the Town Council what Bloomfield wants to build and if the Town's is interest.

TIRZ discussion whereby Kirk Wilson gave a summary of the reimbursement of some of the tax. He mentioned 60/40 split. Mayor Pro-Tem Newton asked what it was being used for since most TIRZ are used for area that is needing to re

Don Dykstra, who resides at 1050 Highway 114, Southlake, Texas. Mr. Dkstra gave a summary of the Bloomfield Homes, including presentation of slide show. He stated that Kirk Wilson has been a great help to Bloomfield in finding ways to fund development. Bloomfield focuses on a lifestyle. Dkstra stated that many homeowners are interested in trail systems for use 12 months out of the year. They mix the lot sizes throughout the neighborhood.

Mayor Jordan asked Kirk Wilson about trail systems and cost of setting them up. Dykstra said they would turn this responsibility to the HOA. Kirk Wilson said that if the PID paid for the City could take it over and maintain it. There was further discussion regarding whether the Town has a trail system.

Mayor Pro-Tem Newton asked if the demand is here, what benefit does it offer the developer and the Town. Dykstra stated the developer's costs are reduced. Kirk Wilson points out that the tax is individualized to each homeowner and they are informed about the costs up front. MUD's the assessment could fluctuate.

Robert Rivera, who resides at 100 Crescent Court, Dallas, Texas is with FMS Bonds, Inc. Mr. Rivera discussed the PID that was used to refurnish property across the street from the dump in Arlington. He points out to the Council that Providence Village is in competition with other cities. He also pointed out that in the March TML publication he wrote an article on PID.

- d. Developer presentation regarding PID and Tax Increment Reinvestment Zone in Providence Village.

Will be discussed in Executive Session.

- e. Discuss legal and administrative status involving condemnation proceedings and appraisal for a public utility easement on DCAD Property ID's 699640, 38118 and 147912.

Will be discussed in Executive Session.

- f. Identify agenda items to be discussed at future meeting.

- 1. Sales Tax Proposition
- 2. Denco 9-1-1 officer

Mayor Pro-Tem Newton moved to close Town Council Regular Session and convene into Executive Session; Alderman Inman seconded. Motion carried: 5 in favor, 0 opposed.

Mayor Jordan closed Regular Session and convened into Executive Session at 8:55 p.m.

**VIII. EXECUTIVE SESSION**

The Town Council will convene into executive session pursuant to Texas Government Code Section 551.071, Consultation with Attorney, to seek the advice of the Town Attorney or other legal counsel concerning pending or contemplated litigation, or a settlement offer; or on a matter in which the duty of the attorney(s) to the Town under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

- a. Legal requirements regarding PIDs and development financing tools
- b. Professional Services Agreement for Pecan Creek Development.
- c. Legal and administrative status involving condemnation proceedings and appraisal for a public utility easement on DCAD Property ID's 699640, 38118 and 147912.

Mayor Jordan closed Executive Session and reconvened into Regular Session at 10:23 p.m.

**IX. RECONVENE INTO OPEN SESSION**

- a. Consider and act upon items discussed in Executive Session.
- b. Professional Services Agreement for Pecan Creek Development.

Mayor Pro-Tem Newton moved to not inter into agreement; Alderman Connor seconded. Mayor Jordan stated that there is a little bit of a math problem and pointed out that we don't want to send anyone down a road unnecessarily. Motion carried: 5 in favor, 0 opposed.

**X. ADJOURNMENT**

Mayor Pro-Tem Newton moved to adjourn; Alderman Blue seconded. Motion carried: 5 in favor, 0 opposed.

Mayor Jordan adjourned the meeting at 10:26 p.m.

  
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 Michael Jordan, Mayor

8/7/2018  
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 Date Minutes Approved

  
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 Connie S. Hansen, TRMC  
 Town Secretary

8/7/18  
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 Date Minutes Approved

