

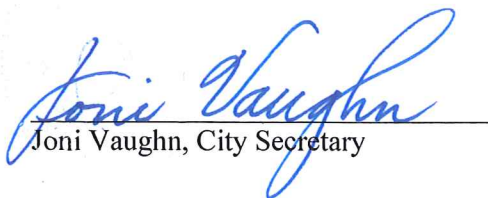
Lake Dallas' vision is to be a proud community with unique charm, built on strong family and community values, with exciting lakeside, recreational, and tourism assets, supported by a diverse and profitable business base.

AGENDA
Community Development Corporation Meeting
Lake Dallas City Hall
212 Main Street
June 8, 2015 at 7:00 PM

Notice is hereby given as required by Title 5, Chapter 551.041 of the Texas Government Code that the Lake Dallas Community Development Corporation will meet in a regular meeting on June 8, 2015 at 7:00 PM at the Lake Dallas City Hall located at 212 Main Street, Lake Dallas, Texas. The agenda follows:

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledges of Allegiance to the U. S. Flag and the State of Texas Flag**
{Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.}
- 4. Announcements**
- 5. Citizens/Visitors Agenda** *In accordance with the Open Meetings Act, the Board is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to three (3) minutes.*
- 6. Reports from park liaisons**
- 7. Consent Agenda**
 - a) Consideration and Action to approve Minutes for February 18, 2015 meeting.**
 - b) Consideration and Action to approve Financials for February, March, April, and May, 2015.**
- 8. Business**
 - a) Consideration and Action to approve the purchase of five Denton County owned properties on Swisher Road contingent upon sales price and to authorize the appraisals necessary for the purchase.**
- 9. City Manager Report**
 - a) City Projects**
 - b) Private Projects**
- 10. Future Agenda Items**
- 11. Adjournment**

I, Joni Vaughn, City Secretary, certify that this agenda was posted on the City of Lake Dallas bulletin board as required by June 5, 2015 by 5:00 PM.


Joni Vaughn, City Secretary



Executive Session: As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.
This building is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of meeting. To make arrangements, call 940-497-2226 or (TDD) 1-800-RELAY-TX (1-800-735-2989) to reach 940-497-2226.

I certify that the above notice and agenda of items to be considered by the Community Development Corporation was removed by me from the City Hall bulletin board on the ____ day of June, 2015.

Joni Vaughn, City Secretary

State of Texas
County of Denton
City of Lake Dallas

The Community Development Corporation of the City of Lake Dallas met in a special meeting on February 18, 2015 in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting posted, as required, by Title 5, Chapter 551.041 of the Texas Government Code.

1. Call to Order

Chairman Karl Hammond called the meeting to order at 7:05 p.m.

2. Roll Call

Present were Karl Hammond, Lori Farney, James Harper, E.J. Rodriques, and April Estrada. Staff members present were City Manager Nick Ristagno, City Secretary Joni Vaughn, and Police Captain Wes Frazier.

3. Pledges of Allegiance to the U.S. Flag and the State of Texas Flag

Karl Hammond led the pledges of allegiance.

4. Announcements

Mardi Gras was cancelled on the advice of our electrical technician due to the wet weather.

5. Citizens/Visitors Agenda

No one came forward to speak.

6. Reports from Parks Liaison

Lori Farney reported River Oaks Park looks great. E.J. Rodriques reported at Community Park there is a piece of the plastic border around the playground structure that is in need of repair. April Estrada reported that Willow Grove Park looked great, but there are no soap dispensers in the ladies restroom.

7. Consent Agenda

- a) **Consideration and Action to approve Minutes for October 13, 2014 meeting.**
- b) **Consideration and Action to approve Financials for October, November, December, 2014 and January, 2015.**

Motion to approve the Consent Agenda consisting of the minutes for the October 13, 2014 meeting and October, November, December, 2014 and January, 2015 Financials was made by James Harper and second by April Estrada.

Ayes: James Harper, April Estrada, Karl Hammond, Lori Farney, and E.J. Rodriques

Noes: None

Motion Passed

8. Business

- a) **Presentation of the Fiscal Year 2014 Audit.**

City Auditor Carl Deaton presented the Fiscal Year 2014 Audit.

b) Consideration and Action to approve the Fiscal Year 2014 Audit.

Motion to approve the Fiscal Year 2014 Audit was made by Lori Farney and second by E.J. Rodriques.

Ayes: Lori Farney, E.J. Rodriques, Karl Hammond, James Harper, and April Estrada

Noes: None

Motion Passed

c) Consideration and Action to approve the purchase of a star for the City Christmas Tree up to \$650.

Motion to approve the purchase of a 4 foot, 3 dimensional star with LED lights for the City Christmas Tree up to \$650 was made by Lori Farney and second by April Estrada.

Ayes: Lori Farney, April Estrada, Karl Hammond, James Harper, and E.J. Rodriques

Noes: None

Motion Passed

d) Consideration and Action to approve a matching fund of \$100,000 with Hickory Creek towards the County project to rehabilitate Main Street within Lake Dallas and Hickory Creek at an approximate cost of \$2,000,000.

Motion to approve a matching fund of \$100,000 with Hickory Creek towards the County project to rehabilitate Main Street within Lake Dallas and Hickory Creek at an approximate cost of \$2,000,000 was made by Lori Farney and second by E.J. Rodriques.

Ayes: Lori Farney, E.J. Rodriques, Karl Hammond, James Harper, and April Estrada

Noes: None

Motion Passed

e) Consideration and Action to approve an incentive grant agreement with Terry Lantrip of Urban Retro.

Motion to approve an incentive grant agreement with Terry Lantrip of Urban Retro was made by E.J. Rodriques and second by Karl Hammond.

Ayes: E.J. Rodriques, Karl Hammond, Lori Farney, James Harper, and April Estrada

Noes: None

Motion Passed

g) Discussion regarding a Phase II of the Veterans' Memorial.

Captain Frazier presented a slideshow documenting the progress of the work done on the Veterans' Memorial at City Park. He also presented some ideas for another phase of development at the memorial site. Don Glockel, representing the VFW, gave some input regarding the memorial bricks. The bricks need to be removed because they are deteriorating. Mr. Glockel feels we need to make sure that once the bricks have been removed we preserve the names of the people who are on the bricks in some other manner. Mr. Harper would like to see some uniformity in the design. City Manager Ristagno suggested getting Schrickel Rollins involved in the design. Ms. Farney said Schrickel Rollins may be able to find a grant for a project like this.

Chairman Hammond adjourned the meeting at 8:26 p.m. for a short break
Chairman Hammond reconvened the meeting at 8:32 p.m.

f) Presentation from Terry Lantrip regarding Downtown Development.

Terry Lantrip, Urban Retro, brought a presentation to the Council regarding Downtown Lake Dallas. Mr. Lantrip gave a history of the City's downtown area, discussed past plans and projects, and offered ideas for future projects to improve the Main Street area. He submitted a list of 10 ideas for improvements. Mr. Lantrip hopes to bring motivation for a renewed interest in Downtown Lake Dallas.

h) Discussion regarding Thousand Oaks Park project.

City Manager Ristagno explained there had been some discussion about putting some equipment at Thousand Oaks Park to enhance the area now that we have done the walking trail. The Board decided not to proceed with any projects for Thousand Oaks Park at this time.

9. City Manager Report

No report

10. Future Agenda Items

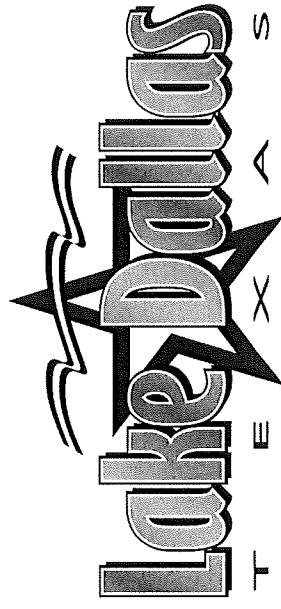
Workshop to prioritize projects

11. Adjournment

The meeting adjourned at 9:42 p.m.

Karl Hammond, Chair

Joni Vaughn, City Secretary



Community Development Corporation Financial Reports

May 2015

Lake Dallas Community Development Corporation
Monthly Financial Summary
May 2015

	Current Month	Year to Date	Original Budget
Revenues	\$34,265.13	\$232,758.77	\$ 350,000.00
Expenses	19,192.18	112,897.89	281,045.00
Net	\$15,072.95	\$119,860.88	\$ 68,955.00

Sales Tax Revenue for the month of May was \$34,226.54.

CDC has the following cash available as of May 31, 2015:

CDC Investment Account	404,826.05
CDC Checking Account	<u>35,875.31</u>
Net Funds	\$ 440,701.36
Projects Pending:	
Urban Retro	(\$50,000.00)
Veterans Memorial	<u>(\$3,489.56)</u>
Available Fund Balance	\$ 387,211.80

City of Lake Dallas

Summary Budget Comparison - 4B/Community Development Corporation-SRB
From 5/1/2015 Through 5/31/2015

Account Code	Account Title	Total Budget \$ - Original	YTD Actual	Current Period Actual	Percent Total Budget \$ Remaining - Original
4112	4B Sales Tax	350,000.00	232,539.10	34,226.54	33.56%
4482	Interest Income - 4B	0.00	213.72	38.59	(100.00)%
4530	Interest Income on 2009 WGP Bonds	0.00	5.95	0.00	(100.00)%
Report Difference		350,000.00	232,758.77	34,265.13	33.50%

City of Lake Dallas
Summary Budget Comparison - 4B Community Development Corporation - Expense
From 5/1/2015 Through 5/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used
5947	2009 Bonds Principal	45,000.00	0.00	0.00	0.00%
5948	2009 Bonds Interest	40,257.00	20,128.50	0.00	50.00%
5962	2006 Bonds Interest	24,115.00	12,054.07	12,054.07	49.98%
5975	2012 Refunding Bonds Interest	3,858.00	1,928.94	0.00	49.99%
8102	Travel/Registrations	750.00	0.00	0.00	0.00%
8104	Training	1,400.00	0.00	0.00	0.00%
8110	Dues & Memberships	165.00	0.00	0.00	0.00%
8116	Parks Operations	30,000.00	20,000.00	2,500.00	66.66%
8118	Parks Maintenance	30,000.00	7,088.06	966.95	23.62%
8206	Contractual Administrative & Account...	42,000.00	28,000.00	3,500.00	66.66%
8208	Contractual Audit	2,500.00	2,750.00	0.00	110.00%
8400	Projects	50,000.00	19,027.78	0.00	38.05%
8436	Downtown Development	1,000.00	502.65	0.00	50.26%
8440	Keep Lake Dallas Beautiful Campaign	10,000.00	1,417.89	171.16	14.17%
Report Difference		281,045.00	112,897.89	19,192.18	40.17%

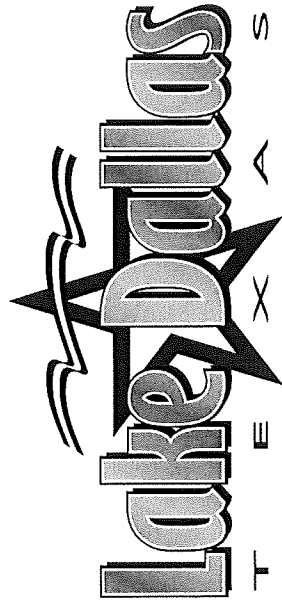
City of Lake Dallas

Check/Voucher Register - 4B Check Register

1100 - Cash in Operating CDC Account

From 5/1/2015 Through 5/31/2015

Check Num...	Vendor Name	Document Date	Check Amount	Transaction Description
2130	Lake Cities Municipal Utility	5/11/2015	172.46	Monthly billing - River Oak Way, City Park, IRR
2131	Card Service Center	5/11/2015	104.52	Monthly billing
2132	Walmart Community	5/11/2015	6.94	Monthly billing
2133	City of Lake Dallas - Regular	5/18/2015	2,500.00	May 2015 Park Operations
	City of Lake Dallas - Regular	5/18/2015	3,500.00	Staff services for May 2015
2134	Reliant	5/18/2015	701.49	Monthly billing-Thousand Oaks, Tennis Courts, Concession
2135	Sam's Club	5/20/2015	59.70	Monthly billing
2136	United Site Services	5/20/2015	93.00	Monthly billing
Report Total			7,138.11	



Community Development Corporation Financial Reports

April 2015

Lake Dallas Community Development Corporation
Monthly Financial Summary
April 2015

	<u>Current Month</u>	<u>Year to Date</u>	<u>Original Budget</u>
Revenues	\$22,762.87	\$198,493.64	\$ 350,000.00
Expenses	30,148.26	93,705.71	281,045.00
Net	(\$7,385.39)	\$104,787.93	\$ 68,955.00

Sales Tax Revenue for the month of April was \$22,726.68.

CDC has the following cash available as of April 30, 2015:

CDC Investment Account	404,787.46
CDC Checking Account	<u>20,840.95</u>
Net Funds	\$ 425,628.41
Projects Pending:	
Urban Retro	(\$50,000.00)
Veterans Memorial	<u>(\$3,489.56)</u>
Available Fund Balance	\$ 372,138.85

City of Lake Dallas

Summary Budget Comparison - 4B/Community Development Corporation-SRB
From 4/1/2015 Through 4/30/2015

Account Code	Account Title	Total Budget \$ - Original	YTD Actual	Current Period Actual	Percent Total Budget \$ Remaining - Original
4112	4B Sales Tax	350,000.00	198,312.56	22,726.68	43.33%
4482	Interest Income - 4B	0.00	175.13	36.19	(100.00)%
4530	Interest Income on 2009 WGP Bonds	0.00	5.95	0.00	(100.00)%
Report Difference		350,000.00	198,493.64	22,762.87	43.29%

City of Lake Dallas
Summary Budget Comparison - 4B Community Development Corporation - Expense
From 4/1/2015 Through 4/30/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used
5947	2009 Bonds Principal	45,000.00	0.00	0.00	0.00%
5948	2009 Bonds Interest	40,257.00	20,128.50	20,128.50	50.00%
5962	2006 Bonds Interest	24,115.00	0.00	0.00	0.00%
5975	2012 Refunding Bonds Interest	3,858.00	1,928.94	1,928.94	49.99%
8102	Travel/Registrations	750.00	0.00	0.00	0.00%
8104	Training	1,400.00	0.00	0.00	0.00%
8110	Dues & Memberships	165.00	0.00	0.00	0.00%
8116	Parks Operations	30,000.00	17,500.00	2,500.00	58.33%
8118	Parks Maintenance	30,000.00	6,121.11	999.56	20.40%
8206	Contractual Administrative & Account...	42,000.00	24,500.00	3,500.00	58.33%
8208	Contractual Audit	2,500.00	2,750.00	0.00	110.00%
8400	Projects	50,000.00	19,027.78	750.25	38.05%
8436	Downtown Development	1,000.00	502.65	0.00	50.26%
8440	Keep Lake Dallas Beautiful Campaign	10,000.00	1,246.73	341.01	12.46%
Report Difference		281,045.00	93,705.71	30,148.26	33.34%

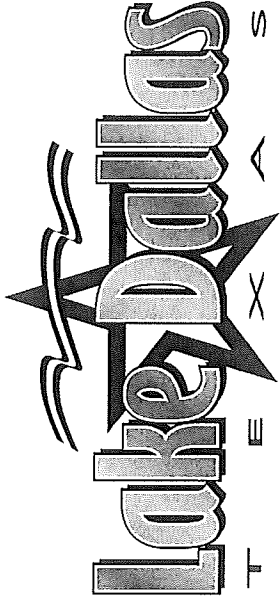
City of Lake Dallas

Check/Voucher Register - 4B Check Register

1100 - Cash in Operating CDC Account

From 4/1/2015 Through 4/30/2015

Check Num...	Vendor Name	Document Date	Check Amount	Transaction Description
2123	Card Service Center	4/1/2015	221.01	Monthly billing
2124	City of Lake Dallas - Regular	4/13/2015	2,500.00	April 2015 Park Operations
	City of Lake Dallas - Regular	4/13/2015	3,500.00	April 2015 Staff Services
2125	Bronner's Commercial Disp...	4/13/2015	750.25	4 ft star for Christmas tree
2126	Lake Cities Municipal Utility	4/13/2015	173.67	Monthly billing for City Park, IRR, River Oak Way
2127	Reliant	4/24/2015	732.89	Monthly billing-Thousand Oaks, Tennis Courts & Concession
2128	Star Community Newspapers	4/24/2015	120.00	Advertising for Trash Off
2129	United Site Services	4/24/2015	93.00	Monthly billing
Report Total			8,090.82	



Community Development Corporation

Financial Reports

March 2015

Lake Dallas Community Development Corporation
Monthly Financial Summary
March 2015

	<u>Current Month</u>	<u>Year to Date</u>	<u>Original Budget</u>
Revenues	\$28,135.80	\$175,730.77	\$ 350,000.00
Expenses	8,227.47	63,557.45	281,045.00
Net	19,908.33	112,173.32	68,955.00

Sales Tax Revenue for the month of March was \$28,109.58.

CDC has the following cash available as of March 31, 2015:

CDC Investment Account	304,751.27
CDC Checking Account	<u>128,262.53</u>
Net Funds	\$ 433,013.80
Projects Pending:	
Urban Retro	(\$50,000.00)
Veterans Memorial	<u>(\$3,489.56)</u>
Available Fund Balance	\$ 379,524.24

City of Lake Dallas
Summary Budget Comparison - 4B/Community Development Corporation-SRB
From 3/1/2015 Through 3/31/2015

Account Code	Account Title	Total Budget \$ - Original	YTD Actual	Current Period Actual	Percent Total Budget \$ Remaining - Original
4112	4B Sales Tax	350,000.00	175,585.88	28,109.58	49.83%
4482	Interest Income - 4B	0.00	138.94	25.85	(100.00)%
4530	Interest Income on 2009 WGP Bonds	0.00	5.95	0.37	(100.00)%
Report Difference		350,000.00	175,730.77	28,135.80	49.79%

City of Lake Dallas
Summary Budget Comparison - 4B Community Development Corporation - Expense
From 3/1/2015 Through 3/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used
5947	2009 Bonds Principal	45,000.00	0.00	0.00	0.00%
5948	2009 Bonds Interest	40,257.00	0.00	0.00	0.00%
5962	2006 Bonds Interest	24,115.00	0.00	0.00	0.00%
5975	2012 Refunding Bonds Interest	3,858.00	0.00	0.00	0.00%
8102	Travel/Registrations	750.00	0.00	0.00	0.00%
8104	Training	1,400.00	0.00	0.00	0.00%
8110	Dues & Memberships	165.00	0.00	0.00	0.00%
8116	Parks Operations	30,000.00	15,000.00	2,500.00	50.00%
8118	Parks Maintenance	30,000.00	5,121.55	1,420.54	17.07%
8206	Contractual Administrative & Account...	42,000.00	21,000.00	3,500.00	50.00%
8208	Contractual Audit	2,500.00	2,750.00	0.00	110.00%
8400	Projects	50,000.00	18,277.53	0.00	36.55%
8436	Downtown Development	1,000.00	502.65	0.00	50.26%
8440	Keep Lake Dallas Beautiful Campaign	10,000.00	905.72	806.93	9.05%
Report Difference		281,045.00	63,557.45	8,227.47	22.61%

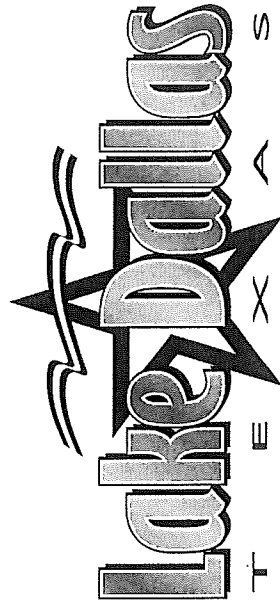
City of Lake Dallas

Check/Voucher Register - 4B Check Register

1100 - Cash in Operating CDC Account

From 3/1/2015 Through 3/31/2015

Check Num...	Vendor Name	Document Date	Check Amount	Transaction Description
2115	City of Lake Dallas - Regular	3/12/2015	2,500.00	4B March 2015 Park Operations
2116	City of Lake Dallas - Regular	3/12/2015	3,500.00	4B March 2015 Staff Services
2117	Keep Texas Beautiful	3/12/2015	100.00	2015 Affiliate fee
2118	Lake Cities Municipal Utility	3/12/2015	182.51	Monthly billing for River Oak Way, City Park, IRR
2119	Reliant	3/12/2015	526.32	Monthly billing for Thousand Oaks, Tennis Courts, Concessior
2120	Reliant	3/19/2015	622.71	Monthly billing for Tennis courts, Thousand Oaks, Concession
2121	Northern Safety Co., Inc.	3/26/2015	436.49	Reflective vests
2122	United Site Services	3/26/2015	89.00	Monthly billing
	Northern Safety Co., Inc.	3/26/2015	270.44	Reflective vests
Report Total			8,227.47	



Community Development Corporation

Financial Reports

February 2015

Lake Dallas Community Development Corporation
Monthly Financial Summary
February 2015

	<u>Current Month</u>	<u>Year to Date</u>	<u>Original Budget</u>
Revenues	\$34,569.24	\$147,594.97	\$ 350,000.00
Expenses	15,741.20	55,329.98	281,045.00
Net	18,828.04	92,264.99	68,955.00

Sales Tax Revenue for the month of February was \$34,547.34.

CDC has the following cash available as of February 28, 2015:

CDC Investment Account	304,725.42
CDC Checking Account	<u>108,380.42</u>
Net Funds	\$ 413,105.84
Projects Pending:	
Urban Retro	(\$50,000.00)
Veterans Memorial	<u>(\$3,489.56)</u>

Available Fund Balance \$ 359,616.28

WGP Bond Fund balance \$ 9,429.99

City of Lake Dallas

Summary Budget Comparison - 4B/Community Development Corporation-SRB
From 2/1/2015 Through 2/28/2015

Account Code	Account Title	Total Budget \$ - Original	YTD Actual	Current Period Actual	Percent Total Budget \$ Remaining - Original
4112	4B Sales Tax	350,000.00	147,476.30	34,547.34	57.86%
4482	Interest Income - 4B	0.00	113.09	21.53	(100.00)%
4530	Interest Income on 2009 WGP Bonds	0.00	5.58	0.37	(100.00)%
Report Difference		350,000.00	147,594.97	34,569.24	57.83%

City of Lake Dallas
Summary Budget Comparison - 4B Community Development Corporation - Expense
From 2/1/2015 Through 2/28/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used
5947	2009 Bonds Principal	45,000.00	0.00	0.00	0.00%
5948	2009 Bonds Interest	40,257.00	0.00	0.00	0.00%
5962	2006 Bonds Interest	24,115.00	0.00	0.00	0.00%
5975	2012 Refunding Bonds Interest	3,858.00	0.00	0.00	0.00%
8102	Travel/Registrations	750.00	0.00	0.00	0.00%
8104	Training	1,400.00	0.00	0.00	0.00%
8110	Dues & Memberships	165.00	0.00	0.00	0.00%
8116	Parks Operations	30,000.00	12,500.00	2,500.00	41.66%
8118	Parks Maintenance	30,000.00	3,701.01	398.70	12.33%
8206	Contractual Administrative & Account...	42,000.00	17,500.00	3,500.00	41.66%
8208	Contractual Audit	2,500.00	2,750.00	2,750.00	110.00%
8400	Projects	50,000.00	18,277.53	6,550.00	36.55%
8436	Downtown Development	1,000.00	502.65	0.00	50.26%
8440	Keep Lake Dallas Beautiful Campaign	10,000.00	98.79	42.50	0.98%
Report Difference		281,045.00	55,329.98	15,741.20	19.69%

City of Lake Dallas

Check/Voucher Register - 4B Check Register

1100 - Cash in Operating CDC Account

From 2/1/2015 Through 2/28/2015

Check Num...	Vendor Name	Document Date	Check Amount	Transaction Description
2108	Keep Texas Beautiful	2/9/2015	42.50	Trash off patches
2109	Lake Cities Municipal Utility	2/9/2015	220.70	Monthly billing for City Park, IRR, River Oak Way
2110	United Site Services	2/9/2015	89.00	Monthly billing
2111	City of Lake Dallas - Regular	2/17/2015	2,500.00	4B Feb 2015 Park Operations
	City of Lake Dallas - Regular	2/17/2015	3,500.00	4B Feb staff services
2112	United Site Services	2/26/2015	89.00	Monthly billing
2113	DBox	2/23/2015	6,550.00	5 planters for City Hall
2114	Hankins, Powers, Eastup	2/23/2015	2,750.00	4B 2014 Audit services
Report Total			15,741.20	