

A G E N D A
CITY COUNCIL MEETING
LAKE DALLAS CITY HALL
212 MAIN STREET
January 28, 2016 - 7:30 PM

Notice is hereby given, as required, by Title 5, Chapter 551.041 of the Government Code that the City Council of the City of Lake Dallas will meet in a Regular Meeting on January 28, 2016 at 7:30 PM in the Council Chambers of Lake Dallas City Hall located at 212 Main Street. The agenda follows.

A. ROLL CALL

B. INVOCATION

C. PLEDGE OF ALLEGIANCE:

1) United States Flag

2) State of Texas Flag

{Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.}

D. ANNOUNCEMENTS

E. PRESENTATION OF AUDIT

F. REPORTS

1) Boards and Commissions

2) Finance

G. VISITORS/CITIZENS AGENDA *In accordance with the Open Meetings Act, the City Council 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 five (5) minutes.*

H. CONSENT AGENDA

1) Consideration and Action to approve the minutes of the December 10, 2015 meeting. (City Secretary)

2) Consideration and Action to approve the financials for December 2015. (Finance)

3) Consideration and Action to approve the 4th quarter 2015 Investment Report. (City Secretary)

4) Consideration and Action to approve the 2015 Racial Profiling Report. (Chief of Police)

5) Consideration and Action to approve the allocation of awards at City events. (City Manager)

I. BUSINESS

1) Consideration and Action to approve the Fiscal Year 2015-16 Audit. (City Auditor)

2) Consideration and Action to approve a resolution appointing a Local Rabies Control Authority. (City Manager)

3) Consideration and Action to approve a resolution adopting the Denton County Hazard Mitigation Action Plan. (City Manager)

4) Consideration and Action to adopt an ordinance establishing speed limits in construction zones. (City Manager)

5) Consideration and Action to approve the site plan for 107 N. Lakeview for construction of a mixed use two story building. (Community Development)

6) Consideration and Action to approve funding for the demolition of 703 Glen Rhea. (Community Development)

7) Consideration and Action to approve an Interlocal Cooperative Agreement with Denton County for the repairs to the sinkholes on Main Street and Harbourtown Drive. (City Manager)

- 8) Consideration and Action to accept the bid for the reconstruction of Main Street. (City Manager)
- 9) Consideration and Action to approve an exception to the Special Use Permit (#2015-14) issued November 19, 2015 for the property located at 222 Betchan Avenue, Lot 3, for outside storage without the required the six (6) ft. masonry wall surrounding the entire area of outside storage. (Community Development)
- 10) Discussion regarding possible resolution of support for Hamilton Valley Management for a low income housing tax credit. (Hamilton Valley Management)
- 11) Discussion regarding City Manager Search. (Councilmember Nolan)

J. EXECUTIVE SESSION

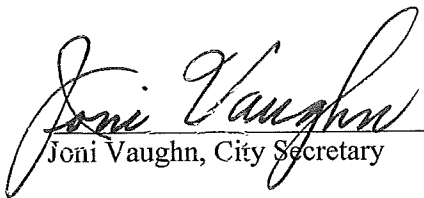
- 1) The Council will convene in closed, executive session under Section 551.071 (Legal Consultation) to discuss with and receive legal advice from the City Attorney on the Mathews v. Marino litigation and matters related thereto, and a recall petition from Lake Dallas Citizens for Change and matters related thereto. (City Attorney)

K. ACTION, IF ANY, FROM EXECUTIVE SESSION

L. NEW AGENDA ITEMS

M. ADJOURNMENT

I, Joni Vaughn, City Secretary, certify that this agenda was posted on the City of Lake Dallas bulletin board as required on January 22, 2016 by 5:00 p.m.



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 attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the _____ day of January, 2016.

Joni Vaughn, City Secretary

Council Agenda Item H - 1
January 28, 2016

MEMORANDUM

TO: Mayor and Members of City Council

THROUGH: Nick Ristagno, Interim City Manager/Chief of Police

FROM: Joni Vaughn, City Secretary

SUBJECT: Minutes for December 10, 2015 meeting.

Issue: Approval of Minutes for December 10, 2015 meetings.

Attachments: Minutes for December 10, 2015 meetings.

Sample Motion

I make a motion to approve the Consent Agenda consisting of the minutes for the December 10, 2015 meeting, the December Financials, the 4th Quarter 2015 Investment Report, and the 2015 Racial Profiling Report.

**State of Texas
County of Denton
City of Lake Dallas**

The Lake Dallas City Council met in a regular meeting on December 10, 2015 in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code. Mayor McCaleb called the meeting to order at 7:30 p.m.

A. ROLL CALL

Mike McCaleb
Julie Mathews
David Houdek
Steve Forgey

Mayor
Councilmember 1
Councilmember 2
Councilmember 3

Councilmembers Estrada and Nolan were absent.

Staff Present: City Manager/Police Chief Nick Ristagno; City Secretary Joni Vaughn; Finance/Human Resources Director Donna Boner; Police Lieutenant Vikki Chandler; Patrol Officer Syd Grant;

B. INVOCATION

Councilmember Houdek led the invocation.

C. PLEDGE OF ALLEGIANCE

Mayor McCaleb led the pledges.

D. ANNOUNCEMENTS

The City Auditor finished his work at City Hall and his report will be forthcoming. City Hall offices will be closed December 24th and 25th for Christmas. Plans are under way for the annual Mardi Gras Celebration held on Fat Tuesday, February 9, 2016. The building at 326 Main was demolished. The Lake Cities Library has a reading program for 2016 called Take the Library Challenge beginning in January. We have three new businesses – Frozen Surf Shack, 120 E Hundley; Cajun Kitchen, 105 Gotcher; Suzy Flex, 218 Main.

E. REPORTS

Board of Adjustment will meet on December 15th.

Donna Boner gave the financial report.

F. VISITORS/CITIZENS AGENDA

Mayor McCaleb opened the Citizens Agenda.

Ruby Benoit, 612 Grayson, spoke to Council on behalf of the Lake Dallas Citizens for Change. Citizens for Change asked for the resignation of Mayor McCaleb and Councilmembers Forgey, Estrada, and Nolan because they supported extending the contract of Nick Ristagno for City Manager at the November 19th meeting, but are now withdrawing their request for Councilmember Nolan's resignation. The group still requests the resignations of Mayor McCaleb and Councilmembers Forgey and Estrada. Tomorrow the group will submit to the City Secretary all the affidavits needed for a recall of Steve Forgey.

Fabricio Salas, 320 Georgian Oak, addressed the Council on behalf of the Lake Cities Soccer Association. Mr. Salas had concerns about the circus using City Park during soccer season; he is wondering what affect that will have on their games. City Manager Ristagno replied that he did not believe the circus occupied the same area as the soccer association so it should not be a conflict.

Bob Davis, 73 Lakeridge, spoke to Council and requested that names of who sponsored the agenda items be put next to item on the agenda. Mr. Davis would also like a large zoning map reflecting the City's Master Plan be placed on the wall in the Library.

Mayor McCaleb closed the Citizens Agenda.

G. CONSENT AGENDA

- 1) **Consideration and Action to approve the minutes of the November 19, 2015 meeting.**
- 2) **Consideration and Action to approve the November Financials.**

Motion to approve the Consent Agenda consisting of the minutes of the November 19, 2015 meeting and the November Financials was made by Councilmember Forgey and second by Councilmember Houdek.

Ayes: Councilmembers Forgey, Houdek

Noes: Mathews

Motion Passed

H. BUSINESS

- 1) **Consideration and Action to approve Raymond Daniels as a member of the Parks, Recreation and Keep Lake Dallas Beautiful Board.**

Motion to approve Raymond Daniels as a member of the Parks, Recreation and Keep Lake Dallas Beautiful Board was made by Councilmember Mathews and second by Councilmember Houdek.

Ayes: Councilmembers Mathews, Houdek, and Forgey

Noes: None

Motion Passed

- 2) **Consideration and Action to approve a Community Development Corporation purchase of a Skid-Steer Loader with attachments not to exceed \$43,000.**

Motion to approve a Community Development Corporation purchase of a Skid-Steer Loader with attachments not to exceed \$43,000 was made by Councilmember Forgey and second by Councilmember Mathews.

Ayes: Councilmembers Forgey, Mathews, and Houdek

Noes: None

Motion Passed

- 3) **Consideration and Action to authorize the Mayor to enter into an agreement with Hickory Creek for the Main Street construction project pending the approval of the City Attorney.**

Motion to authorize the Mayor to enter into an agreement with Hickory Creek for the Main Street construction project pending the approval of the City Attorney was made by Councilmember Houdek and second by Councilmember Forgey.

Ayes: Councilmembers Houdek, Forgey, and Mathews

Noes: None

Motion Passed

- 4) **Consideration and Action to approve a circus at City Park and to approve the circus' request to waive the permit fee.**

Trenna Ezzell spoke to Council on behalf of the Lake Cities United Methodist Church. Mrs. Ezzell explained the project was a fund raiser done by the church last year with great success and the church would like to sponsor the circus event again.

Motion to approve a circus at City Park and to waive the permit fee and hourly rental fees was made by Councilmember Forgey and second by Councilmember Houdek.

Ayes: Councilmembers Forgey, Houdek, and Mathews

Noes: None

Motion Passed

5) Consideration and Action to change the time allotment for the Visitors/Citizens Agenda and for Public Hearings from three minutes to five minutes.

Motion to change the time limit for speaking on the Visitors/Citizens Agenda and Public Hearings to four minutes was made by Councilmember Forgey.

Motion Died for Lack of Second

Motion to change the wording regarding the Visitors Citizens Agenda and Public Hearings to read 5 minutes, subject to Mayor's discretion was made by Councilmember Houdek and second by Councilmember Forgey

Ayes: Councilmembers Forgey, Houdek, and Mathews

Noes: None

Motion Passed

6) Consideration and Action to approve an emergency repair to Harbour Town Drive.

Motion to approve an emergency repair to Harbour Town Drive up to \$43,000 was made by Councilmember Houdek and second by Councilmember Forgey.

Ayes: Councilmembers Houdek, Forgey, and Mathews

Noes: None

Motion Passed

I. NEW AGENDA ITEMS

None

J. CITY MANAGER REPORT

City Manager Ristagno reported that he and the City Manager of Hickory Creek are meeting to discuss the fire department contract and they would like the Mayors and City Managers to meet and start discussing how to proceed, as the fire contract is up in 2017. City Manager Ristagno also reported he had learned that Centurylink is interested in selling their tract of land on Main Street and that LCMUA is interested in purchasing some of that property. This could be a key piece of property for development along Main Street. City Manager Ristagno has opened dialog with LCMUA and Centurylink to see what can be worked out.

K. ADJOURNMENT

Mayor McCaleb adjourned the meeting at 8:03 pm.

Mike McCaleb, Mayor

Joni Vaughn, City Secretary

Council Agenda Item H - 2
January 28, 2016

MEMORANDUM

TO: Mayor and Members of City Council
FROM: Nick Ristagno, Interim City Manager/Chief of Police
SUBJECT: Consideration and Action on approval of the December Financials.

Issue: Approval of the December Financials.

Recommendation: Approve the December Financials.

Attachment: December Financials

Sample Motion

I make a motion to approve the Consent Agenda consisting of the minutes for the December 10, 2015 meeting, the December Financials, the 4th Quarter 2015 Investment Report, and the 2015 Racial Profiling Report.

Financial Reports December 2015

City of Lake Dallas
Monthly Financial Summary
December 2015

	<u>Current Month</u>	<u>Year to Date</u>	<u>Amended Budget</u>
Revenues	\$ 1,349,453.34	\$ 1,847,763.61	\$5,007,970.00
Expenses	<u>347,339.05</u>	<u>984,010.62</u>	<u>4,998,860.00</u>
Net	1,002,114.29	863,752.99	9,110.00

Sales Tax Revenue for the month of December was \$94,501.90 with \$47,250.94 going to the General Fund. This is approx a 5.7% decrease over last year. The portion going to the Road Maintenance & Repair Fund is \$11,812.74.

The General Fund has the following cash available as of December 31, 2015:

Texpool Investment Account	550,807.89
Northstar Checking Account	<u>757,878.21</u>
Total funds available	\$1,308,686.10

Property Tax Revenue received in December was \$1,204,025.16, an decrease of approx 2.8% over December 2014.

Willow Grove Park revenue for the month of December 2015 was \$0 for park use and \$0 for camping due to park closing.

Lake Dallas Community Development Corporation
Monthly Financial Summary
December 2015

	Current Month	Year to Date	Original Budget
Revenues	\$23,709.02	\$83,271.35	\$ 325,000.00
Expenses	7,961.26	22,486.55	324,513.00
Net	\$15,747.76	\$60,784.80	\$ 487.00

Sales Tax Revenue for the month of December was \$23,625.47.

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

CDC Investment Account	429,126.24
CDC Checking Account	<u>58,722.34</u>
Net Funds	\$ 487,848.58
Projects Pending:	
Urban Retro	(\$50,000.00)
Main Street	(\$100,000.00)
Skid Steer	(\$43,000.00)
Available Fund Balance	\$ 294,848.58

City of Lake Dallas
Sales Tax Receipts
2000-2016

Sales Tax Revenue																	
	FY 00	FY 01	FY 02	FY 03	FY 04	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	FY 16
October	24,439	32,476	26,724	28,685	31,461	32,637	36,250	38,719	41,459	38,012	34,014	38,283	41,157	45,460	55,628	56,149	47,379
November	42,477	31,820	43,029	41,096	46,137	49,425	51,753	62,794	58,027	46,088	54,012	58,801	62,465	56,033	73,019	70,441	71,533
December	27,354	23,775	27,050	28,119	28,189	32,678	30,877	41,863	43,575	43,673	41,213	34,991	40,404	52,254	55,242	50,061	47,251
January	22,430	22,077	23,687	24,450	24,465	29,198	34,830	31,423	33,709	36,697	36,937	35,554	37,690	57,786	51,333	49,207	
February	38,642	45,211	40,457	40,453	43,175	39,768	54,978	54,854	59,212	57,114	55,122	51,454	56,784	70,254	71,087	69,095	
March	17,538	25,031	31,659	20,619	29,264	33,148	41,426	35,545	41,844	36,905	31,664	36,251	43,391	45,641	48,738	56,219	
April	23,517	20,626	21,588	25,346	28,402	31,476	30,172	34,819	36,403	34,413	35,859	35,380	40,338	49,569	50,774	45,453	
May	35,974	46,996	34,926	38,142	63,745	46,269	54,012	65,480	57,728	52,365	38,979	47,890	56,161	65,314	66,407	68,453	
June	24,614	30,159	31,402	27,777	32,068	35,902	38,127	38,095	40,098	37,882	36,636	42,608	41,516	49,867	55,722	46,817	
July	21,560	25,911	27,576	28,870	29,405	35,745	38,222	44,361	51,276	37,562	38,300	38,386	48,200	53,715	57,866	47,871	
August	43,413	43,141	40,726	41,581	48,213	47,396	54,675	50,255	52,461	52,473	51,484	53,624	55,137	68,962	62,936	53,926	
September	21,908	26,314	25,480	31,305	29,485	34,830	37,208	44,595	40,909	37,622	38,147	40,330	49,402	53,034	54,545	54,292	
Total	343,866	373,537	374,304	376,443	434,009	448,473	502,530	542,803	556,702	510,805	492,366	513,551	572,646	667,890	703,298	667,984	166,163

Property Tax Revenues

Date	2010	2011	2012	2013	2014	2015
26-Nov					\$6,592.63	
1-Dec	\$10,612.57	\$2,986.15			\$7,831.46	\$9,467.94
2-Dec	\$11,049.62	\$11,169.31		\$3,477.96	\$5,993.22	\$13,523.52
2-Dec				\$6,000.43		
3-Dec	\$2,601.23		\$9,490.66	\$9,913.44	\$7,557.71	\$3,499.76
4-Dec			\$1,862.43	\$3,910.54	\$2,644.20	\$6,561.91
5-Dec		\$2,568.10	\$316.46	\$1,709.02	\$18,954.08	
6-Dec	\$2,716.58	\$3,700.45	\$4,042.37			
7-Dec	\$9,571.10	\$6,993.80	\$9,579.94			\$13,232.52
8-Dec	\$4,312.66	\$13,295.71			\$8,196.19	\$18,794.36
9-Dec	\$6,173.42	\$2,612.46			\$1,903.84	\$34,222.39
10-Dec	\$3,372.35		\$10,182.84	\$9,193.25	\$15,393.28	\$9,653.78
11-Dec			\$8,345.13	3159.55	\$9,713.78	\$17,929.02
12-Dec		\$3,581.04	\$4,353.49	\$116,494.16	\$21,156.42	
13-Dec	\$12,090.25	\$40,408.01	\$5,289.81	\$7,874.16		
14-Dec	\$7,313.30	\$233,147.44	\$6,192.59			\$19,260.43
15-Dec	\$6,053.12	\$14,364.34			\$15,067.29	\$15,688.53
16-Dec	\$1,299.62	\$37,455.96		\$32,882.70	\$11,514.92	\$3,710.90
17-Dec	\$20,851.46		\$2,954.57	\$11,457.70	\$8,343.05	\$28,493.29
18-Dec			\$38,816.53	\$13,561.15	\$9,634.72	\$30,267.25
19-Dec		\$13,240.90	\$202,225.46	\$11,135.70	\$18,049.70	
20-Dec	\$15,841.30	\$6,508.17	\$25,612.06	\$15,127.88		
21-Dec	\$12,035.31	\$13,824.58	\$11,688.71			\$3,045.76
22-Dec	\$16,987.61	\$14,929.28			\$18,874.02	\$7,972.57
23-Dec				\$20,980.27	\$1,008,286.31	\$347,844.20
24-Dec					\$42,939.36	
26-Dec				\$18,450.51		
27-Dec	\$17,242.30	\$47,627.68				
28-Dec	\$17,293.77					\$620,857.03
29-Dec	\$23,758.44					
30-Dec	\$17,524.41					
31-Dec	\$27,103.10					
	\$245,803.52	\$468,413.38	\$340,953.05	\$285,328.42	\$1,238,646.18	\$1,204,025.16

City of Lake Dallas
Designated Funds
as of
12/31/15

Account	Balance
Kids and Cops	\$11,577.53
LEOSE	\$7,572.04
Seizure Fund	\$11,226.31
Building Security	\$31,603.47
Forensic Testing	\$1,604.00
Child Safety	\$33,131.19
Court Technology	\$26,118.01
Juvenile Case Management	\$138,232.48
Animal Rescue	\$5,247.84
Willow Grove	\$26,307.11

Texpool Investment Accounts

State Criminal Costs & Fees	\$43,624.73
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TexStar Investment Accounts

Hotel Occupancy Tax	\$4.63
Reserve Fund	\$3.61

Budget Summary

Revenue and Expenditures
by Month and Year to Date
Compared to Budget

City of Lake Dallas
Summary Budget Comparison
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
4104	I & S Property - Prior	3,058.00	1,259.82	792.76	41.19%
4105	I & S Property Tax	437,460.00	234,997.30	211,543.06	53.71%
4106	M & O Property Tax Current Year	2,038,219.00	1,097,198.75	987,724.42	53.83%
4107	M & O Property Tax Prior Year	15,725.00	4,531.04	2,660.41	28.81%
4108	City Sales Tax	650,000.00	166,162.89	47,250.94	25.56%
4109	Penalty and Interest - Taxes	15,104.00	1,462.74	1,011.35	9.68%
4110	Mixed Beverage Tax	18,000.00	4,423.19	0.00	24.57%
4113	Penalty and Interest - I & S	2,615.00	393.41	293.16	15.04%
4114	Hotel Occupancy Tax	65,000.00	19,897.49	0.00	30.61%
4115	Road Maint & Repair Fund	162,500.00	41,540.73	11,812.74	25.56%
4116	Ad Valorem Tax Relief	162,500.00	11,812.74	11,812.74	7.26%
4214	Franchise Fees - Atmos Energy	41,000.00	0.00	0.00	0.00%
4215	Franchise Fees - CenturyTel	7,000.00	2,180.36	0.00	31.14%
4216	Franchise Fees - TXU Electric	215,000.00	0.00	0.00	0.00%
4217	Franchise Fees - Charter Communications	49,000.00	14,092.26	0.00	28.75%
4218	Franchise Fees - Waste Management	75,000.00	17,871.30	3,131.67	23.82%
4219	Miscellaneous Franchise Fees	2,000.00	45.53	0.00	2.27%
4230	Library Contributions	1,000.00	81.50	19.20	8.15%
4231	Library Grants	8,000.00	2,684.06	0.00	33.55%
4232	Friends of the Library	1,250.00	0.00	0.00	0.00%
4233	Library Fines	3,000.00	971.08	204.49	32.36%
4234	Library Memberships	3,000.00	259.70	75.00	8.65%
4235	Shady Shores Funding	29,046.00	14,523.00	0.00	50.00%
4320	Animal Services	12,000.00	2,785.00	518.00	23.20%
4321	Zoning Permits	2,000.00	2,000.00	0.00	100.00%
4322	Mobile Home Permits	400.00	0.00	0.00	0.00%
4323	Health Department Fees	8,000.00	3,515.00	3,150.00	43.93%
4324	Building Permits	10,000.00	9,562.30	4,251.10	95.62%
4325	Beer, Wine and Liquor Licenses	1,810.00	542.50	522.50	29.97%
4326	Alarm Permits	7,000.00	4,250.05	4,050.00	60.71%
4328	Other Permits and Fees	28,000.00	11,742.59	4,895.40	41.93%
4329	Park Improvement Fees	1,000.00	704.51	395.53	70.45%
4330	Court Receipts, Fines, and Bonds	500,000.00	109,040.65	34,437.06	21.80%
4331	Administrative Fees	60,000.00	17,910.14	2,027.00	29.85%
4337	MVBA Collections	40,000.00	629.03	(2,721.49)	1.57%

City of Lake Dallas
Summary Budget Comparison
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
4345	Staff/Office Services to 4A/4B	42,000.00	10,500.00	3,500.00	25.00%
4346	4B Parks Maintenance & Operation	30,000.00	7,500.00	2,500.00	25.00%
4404	Admin Fees-Willow Grove Park	12,000.00	0.00	0.00	0.00%
4461	SRO Reimbursement	43,896.00	10,974.00	3,658.00	25.00%
4463	Park Rentals	500.00	336.50	200.00	67.30%
4464	Vendor Fees	4,500.00	385.00	385.00	8.55%
4465	Entry Fees	300.00	0.00	0.00	0.00%
4466	Event Proceeds	4,500.00	0.00	0.00	0.00%
4467	Event Sponsorships	14,000.00	500.00	(100.00)	3.57%
4468	Fireworks	10,500.00	0.00	0.00	0.00%
4472	Mowing	4,000.00	3,521.22	3,204.86	88.03%
4473	Police Reports	500.00	309.27	113.00	61.85%
4474	Community Room Rental Fees	2,000.00	1,230.00	520.00	61.50%
4475	Other Revenue	2,000.00	2,091.85	1,786.53	104.59%
4476	Interest Income - General Fund	0.00	112.98	46.98	100.00%
4481	Interest Income - 4A	0.00	369.73	155.31	100.00%
4495	Lake Cities Library	2,900.00	0.00	0.00	0.00%
4528	Interest Income - Reserve Fund	0.00	0.05	0.05	100.00%
4617	CDC Debt Payment Reimbursement	116,313.00	0.00	0.00	0.00%
4701	Interest/Bond Funds	0.00	40.09	19.15	100.00%
4802	Rental Income	43,374.00	10,822.26	3,607.42	24.95%
Report Difference		5,007,970.00	1,847,763.61	1,349,453.34	36.90%

City of Lake Dallas
Summary Budget Comparison
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual \$	Percent Total Budget \$ Used - Original
5501	Salaries - Full Time	1,868,024.00	377,138.94	125,970.96	20.18%
5502	Retirement	237,503.00	58,186.08	17,863.75	24.49%
5503	Salaries - Part Time	68,796.00	14,802.85	4,998.90	21.51%
5504	Longevity	16,548.00	15,583.69	2,407.69	94.17%
5505	Overtime	36,300.00	17,596.19	8,177.67	48.47%
5508	Group Health Insurance	270,383.00	49,652.30	18,120.60	18.36%
5509	Life Insurance	4,457.00	1,633.39	1,044.02	36.64%
5511	Worker's Compensation	31,812.00	5,331.91	1,890.76	16.76%
5512	Long Term Disability	4,943.00	1,010.34	345.35	20.43%
5514	GAP Insurance	12,500.00	3,161.68	1,047.46	25.29%
5520	FICA Expense	4,265.00	917.77	309.93	21.51%
5521	TEC (SUTA Payable)	377.00	26.28	9.12	6.97%
5522	Medicare Tax Expense	28,083.00	6,021.86	1,848.95	21.44%
5530	Insurance - Casualty	41,900.00	9,439.50	0.00	22.52%
5536	Office Supplies	11,050.00	2,059.56	354.65	18.63%
5537	Operating Supplies	21,775.00	3,557.32	1,481.83	16.33%
5538	Advertising	4,300.00	1,124.82	250.80	26.15%
5539	Publications	1,310.00	90.98	0.00	6.94%
5540	Dues and Memberships	9,115.00	5,073.24	2,487.00	55.65%
5541	Printing	3,900.00	1,119.49	804.00	28.70%
5542	Travel	6,000.00	1,048.93	57.76	17.48%
5543	Continuing Education	3,850.00	423.00	375.00	10.98%
5544	Miscellaneous	1,500.00	203.49	85.18	13.56%
5545	Fireworks	24,950.00	0.00	0.00	0.00%
5546	Postage	6,000.00	784.12	605.81	13.06%
5548	Uniforms	7,300.00	822.96	152.96	11.27%
5549	Health Inspections	3,800.00	1,170.00	765.00	30.78%
5551	Library Materials	8,250.00	2,825.77	1,255.29	34.25%
5552	Technology	6,100.00	1,095.00	365.00	17.95%
5560	Copier	1,000.00	139.95	55.98	13.99%
5570	Scholarships	1,000.00	0.00	0.00	0.00%
5571	Intern/Stipend	1,000.00	0.00	0.00	0.00%
5572	Warrant Roundup	1,500.00	0.00	0.00	0.00%
5600	Professional Services	117,700.00	65,182.88	31,894.96	55.38%
5603	Legal Services	50,000.00	12,890.38	1,050.00	25.78%
5605	Tax Collections	2,500.00	2,432.25	2,432.25	97.29%
5606	Tax Appraisal	18,000.00	4,109.55	4,109.55	22.83%

City of Lake Dallas
Summary Budget Comparison
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual \$	Percent Total Budget \$ Used - Original
5607	Council and Committees	4,000.00	435.64	130.67	10.89%
5611	Land Lease	1,250.00	1,200.00	0.00	96.00%
5612	Detention	1,500.00	1,087.27	129.19	72.48%
5616	SPAN	1,300.00	0.00	0.00	0.00%
5619	Community Events	26,000.00	512.96	512.96	1.97%
5630	Elections	5,000.00	0.00	0.00	0.00%
5631	Boys & Girls Club Building	500.00	0.00	0.00	0.00%
5632	Street Lighting	50,000.00	13,886.59	9,230.22	27.77%
5636	Marketing/Promotions	5,000.00	500.00	0.00	10.00%
5650	Telephone	38,250.00	6,452.10	2,597.51	16.86%
5651	Utilities	50,500.00	11,581.75	5,477.37	22.93%
5700	Equipment Maintenance	25,000.00	2,936.68	717.52	11.74%
5701	Building Maintenance	38,300.00	5,289.82	2,021.89	13.81%
5702	Software Maintenance	6,602.00	493.00	0.00	7.46%
5704	Sidewalk Maintenance	5,000.00	0.00	0.00	0.00%
5705	Vehicle Maintenance	28,500.00	7,479.69	5,684.72	26.24%
5706	Vehicle Fuel	39,400.00	6,760.09	1,810.19	17.15%
5707	Drainage Maintenance	1,500.00	37.95	0.00	2.53%
5708	Street Maintenance	0.00	908.41	710.41	100.00%
5709	Sign Maintenance	15,000.00	2,651.33	809.00	17.67%
5711	Rentals	16,500.00	3,586.19	1,047.65	21.73%
5712	Park Maintenance	2,500.00	59.70	13.99	2.38%
5713	Road Maint & Repair	162,500.00	12.24	0.00	0.00%
5800	Fire Services	1,005,931.00	251,482.74	83,827.58	24.99%
5801	Fire Station Building Maintenance	15,000.00	0.00	0.00	0.00%
5953	1998 Street Bond Principal	145,000.00	0.00	0.00	0.00%
5954	1998 Street Bond Interest	14,125.00	0.00	0.00	0.00%
5957	2009 CO Bond Principal	50,000.00	0.00	0.00	0.00%
5958	2009 CO Bond Interest	38,340.00	0.00	0.00	0.00%
5960	Paying Agent Fees	400.00	0.00	0.00	0.00%
5962	2006 Bonds Interest	38,584.00	0.00	0.00	0.00%
5965	2008 Street GO Bonds Principal	45,000.00	0.00	0.00	0.00%
5966	2008 Street GO Bonds Interest	31,786.00	0.00	0.00	0.00%
5972	2008 FS/AS Bonds Principal	40,000.00	0.00	0.00	0.00%
5973	2008 FS/AS Bonds Interest	26,880.00	0.00	0.00	0.00%
5975	2012 Refunding Bonds Interest	13,419.00	0.00	0.00	0.00%
5976	Northstar Bank Loan	71,502.00	0.00	0.00	0.00%

City of Lake Dallas
Summary Budget Comparison
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual \$	Percent Total Budget \$ Used - Original
6020	Emergency Repairs/Purchases	1,000.00	0.00	0.00	0.00%
Report Difference		4,998,860.00	984,010.62	347,339.05	19.68%

City of Lake Dallas
Summary Budget Comparison - Administration-SEB
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5501	Salaries - Full Time	253,765.00	45,761.58	15,253.86	18.03%
5502	Retirement	32,311.00	5,322.70	1,660.00	16.47%
5504	Longevity	1,692.00	1,692.00	0.00	100.00%
5508	Group Health Insurance	23,452.00	3,592.00	1,292.84	15.31%
5509	Life Insurance	567.00	408.62	347.92	72.06%
5511	Worker's Compensation	612.00	249.48	83.16	40.76%
5512	Long Term Disability	648.00	98.91	32.97	15.26%
5521	TEC (SUTA Payable)	27.00	0.00	0.00	0.00%
5522	Medicare Tax Expense	3,680.00	677.87	221.26	18.42%
5536	Office Supplies	4,000.00	476.51	142.17	11.91%
5538	Advertising	3,000.00	308.70	66.00	10.29%
5539	Publications	200.00	0.00	0.00	0.00%
5540	Dues and Memberships	3,800.00	924.00	200.00	24.31%
5542	Travel	2,000.00	52.76	52.76	2.63%
5543	Continuing Education	500.00	48.00	0.00	9.60%
5544	Miscellaneous	1,000.00	158.42	85.18	15.84%
5600	Professional Services	25,000.00	3,299.52	1,011.15	13.19%
5605	Tax Collections	2,500.00	2,432.25	2,432.25	97.29%
5606	Tax Appraisal	18,000.00	4,109.55	4,109.55	22.83%
5616	SPAN	1,300.00	0.00	0.00	0.00%
5630	Elections	5,000.00	0.00	0.00	0.00%
5631	Boys & Girls Club Building	500.00	0.00	0.00	0.00%
5700	Equipment Maintenance	9,700.00	1,826.04	608.68	18.82%
5702	Software Maintenance	1,402.00	0.00	0.00	0.00%
5800	Fire Services	1,005,931.00	251,482.74	83,827.58	24.99%
5801	Fire Station Building Maintenance	15,000.00	0.00	0.00	0.00%
Report Difference		1,415,587.00	322,921.65	111,427.33	22.81%

City of Lake Dallas
Summary Budget Comparison - Animal Services-SEB
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5501	Salaries - Full Time	73,272.00	10,196.28	3,398.76	13.91%
5502	Retirement	9,313.00	1,644.16	483.08	17.65%
5503	Salaries - Part Time	10,920.00	2,315.25	661.50	21.20%
5505	Overtime	2,000.00	1,975.52	700.99	98.77%
5508	Group Health Insurance	16,554.00	2,370.79	646.42	14.32%
5509	Life Insurance	185.00	36.92	9.23	19.95%
5511	Worker's Compensation	2,329.00	255.74	86.14	10.98%
5512	Long Term Disability	197.00	39.60	9.90	20.10%
5520	FICA Expense	677.00	143.54	41.01	21.20%
5521	TEC (SUTA Payable)	27.00	6.58	0.20	24.37%
5522	Medicare Tax Expense	1,221.00	170.50	55.58	13.96%
5536	Office Supplies	600.00	175.22	66.89	29.20%
5537	Operating Supplies	5,000.00	1,380.37	221.76	27.60%
5540	Dues and Memberships	45.00	0.00	0.00	0.00%
5543	Continuing Education	400.00	0.00	0.00	0.00%
5548	Uniforms	400.00	20.94	0.00	5.23%
5600	Professional Services	600.00	100.00	0.00	16.66%
5611	Land Lease	1,250.00	1,200.00	0.00	96.00%
5650	Telephone	1,900.00	242.21	64.70	12.74%
5651	Utilities	10,000.00	1,569.09	821.89	15.69%
5700	Equipment Maintenance	300.00	0.00	0.00	0.00%
5701	Building Maintenance	4,000.00	0.00	0.00	0.00%
5702	Software Maintenance	2,000.00	0.00	0.00	0.00%
5705	Vehicle Maintenance	1,000.00	0.00	0.00	0.00%
5706	Vehicle Fuel	2,000.00	192.58	80.34	9.62%
Report Difference		146,190.00	24,035.29	7,348.39	16.44%

City of Lake Dallas
Summary Budget Comparison - City Council-SEB
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5570	Scholarships	1,000.00	0.00	0.00	0.00%
5607	Council and Committees	4,000.00	435.64	130.67	10.89%
Report Difference		5,000.00	435.64	130.67	8.70%

City of Lake Dallas
Summary Budget Comparison - Community Development-SEB
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5501	Salaries - Full Time	101,892.00	23,513.58	7,837.86	23.07%
5502	Retirement	12,951.00	3,546.60	1,114.90	27.38%
5504	Longevity	1,146.00	1,146.00	0.00	100.00%
5508	Group Health Insurance	16,554.00	3,597.36	1,292.84	21.73%
5509	Life Insurance	251.00	181.56	139.72	72.33%
5511	Worker's Compensation	445.00	28.02	9.34	6.29%
5512	Long Term Disability	272.00	68.10	22.70	25.03%
5521	TEC (SUTA Payable)	18.00	0.00	0.00	0.00%
5522	Medicare Tax Expense	1,477.00	352.00	112.90	23.83%
5536	Office Supplies	300.00	6.69	0.00	2.23%
5539	Publications	610.00	0.00	0.00	0.00%
5540	Dues and Memberships	120.00	0.00	0.00	0.00%
5541	Printing	100.00	0.00	0.00	0.00%
5542	Travel	300.00	45.25	5.00	15.08%
5543	Continuing Education	650.00	100.00	100.00	15.38%
5549	Health Inspections	3,800.00	1,170.00	765.00	30.78%
5600	Professional Services	25,000.00	3,439.25	1,175.26	13.75%
5650	Telephone	400.00	99.97	33.31	24.99%
5702	Software Maintenance	2,200.00	493.00	0.00	22.40%
5705	Vehicle Maintenance	1,000.00	90.49	0.00	9.04%
5706	Vehicle Fuel	300.00	0.00	0.00	0.00%
Report Difference		169,786.00	37,877.87	12,608.83	22.31%

City of Lake Dallas
Summary Budget Comparison - Community Relations
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5501	Salaries - Full Time	35,610.00	6,474.48	3,237.24	18.18%
5502	Retirement	4,545.00	401.74	401.74	8.83%
5505	Overtime	5,000.00	378.89	378.89	7.57%
5508	Group Health Insurance	6,898.00	1,221.21	646.42	17.70%
5509	Life Insurance	92.00	17.64	17.64	19.17%
5511	Worker's Compensation	86.00	23.60	15.96	27.44%
5512	Long Term Disability	99.00	18.86	18.86	19.05%
5521	TEC (SUTA Payable)	9.00	6.48	3.24	72.00%
5522	Medicare Tax Expense	516.00	97.96	51.72	18.98%
5536	Office Supplies	350.00	95.60	46.28	27.31%
5540	Dues and Memberships	500.00	0.00	0.00	0.00%
5542	Travel	750.00	84.81	0.00	11.30%
5543	Continuing Education	300.00	0.00	0.00	0.00%
5545	Fireworks	24,950.00	0.00	0.00	0.00%
5571	Intern/Stipend	1,000.00	0.00	0.00	0.00%
5619	Community Events	26,000.00	512.96	512.96	1.97%
5636	Marketing/Promotions	5,000.00	500.00	0.00	10.00%
5650	Telephone	950.00	125.24	125.24	13.18%
5711	Rentals	3,000.00	429.00	99.00	14.30%
Report Difference		115,655.00	10,388.47	5,555.19	8.98%

City of Lake Dallas
Summary Budget Comparison - Debt-SEB
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5953	1998 Street Bond Principal	145,000.00	0.00	0.00	0.00%
5954	1998 Street Bond Interest	14,125.00	0.00	0.00	0.00%
5957	2009 CO Bond Principal	50,000.00	0.00	0.00	0.00%
5958	2009 CO Bond Interest	38,340.00	0.00	0.00	0.00%
5960	Paying Agent Fees	400.00	0.00	0.00	0.00%
5962	2006 Bonds Interest	38,584.00	0.00	0.00	0.00%
5965	2008 Street GO Bonds Principal	45,000.00	0.00	0.00	0.00%
5966	2008 Street GO Bonds Interest	31,786.00	0.00	0.00	0.00%
5972	2008 FS/AS Bonds Principal	40,000.00	0.00	0.00	0.00%
5973	2008 FS/AS Bonds Interest	26,880.00	0.00	0.00	0.00%
5975	2012 Refunding Bonds Interest	13,419.00	0.00	0.00	0.00%
5976	Northstar Bank Loan	71,502.00	0.00	0.00	0.00%
Report Difference		515,036.00	0.00	0.00	0.00%

City of Lake Dallas
Summary Budget Comparison - Library-SEB
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5501	Salaries - Full Time	48,288.00	11,143.38	3,714.46	23.07%
5502	Retirement	6,137.00	1,613.37	460.96	26.28%
5503	Salaries - Part Time	40,404.00	8,674.00	3,111.00	21.46%
5508	Group Health Insurance	8,277.00	1,796.00	646.42	21.69%
5509	Life Insurance	106.00	20.87	10.82	19.68%
5511	Worker's Compensation	214.00	26.28	8.76	12.28%
5512	Long Term Disability	113.00	31.69	10.05	28.04%
5520	FICA Expense	2,505.00	537.78	192.88	21.46%
5521	TEC (SUTA Payable)	44.00	8.71	3.12	19.79%
5522	Medicare Tax Expense	1,286.00	286.57	98.18	22.28%
5536	Office Supplies	1,000.00	169.00	0.00	16.90%
5537	Operating Supplies	1,375.00	218.31	218.31	15.87%
5538	Advertising	350.00	268.32	0.00	76.66%
5540	Dues and Memberships	4,150.00	4,072.24	2,247.00	98.12%
5541	Printing	300.00	0.00	0.00	0.00%
5542	Travel	350.00	0.00	0.00	0.00%
5543	Continuing Education	400.00	0.00	0.00	0.00%
5546	Postage	1,000.00	49.65	49.65	4.96%
5551	Library Materials	8,250.00	2,825.77	1,255.29	34.25%
5552	Technology	6,100.00	1,095.00	365.00	17.95%
5600	Professional Services	1,100.00	170.71	58.15	15.51%
5650	Telephone	800.00	194.16	64.70	24.27%
5651	Utilities	10,500.00	1,746.63	576.16	16.63%
5701	Building Maintenance	8,600.00	675.00	275.00	7.84%
5711	Rentals	6,600.00	1,814.48	501.08	27.49%
Report Difference		158,249.00	37,437.92	13,866.99	23.66%

City of Lake Dallas
Summary Budget Comparison - Municipal Court-SEB
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5501	Salaries - Full Time	81,108.00	19,769.30	6,570.46	24.37%
5502	Retirement	10,309.00	3,505.63	874.96	34.00%
5504	Longevity	408.00	480.00	0.00	117.64%
5505	Overtime	800.00	0.00	0.00	0.00%
5508	Group Health Insurance	16,554.00	3,592.00	1,292.84	21.69%
5509	Life Insurance	202.00	39.30	14.48	19.45%
5511	Worker's Compensation	196.00	71.17	13.85	36.31%
5512	Long Term Disability	216.00	35.26	8.61	16.32%
5521	TEC (SUTA Payable)	18.00	0.00	0.00	0.00%
5522	Medicare Tax Expense	1,176.00	316.32	(26.59)	26.89%
5536	Office Supplies	800.00	249.27	10.75	31.15%
5538	Advertising	0.00	171.60	0.00	100.00%
5540	Dues and Memberships	250.00	0.00	0.00	0.00%
5541	Printing	1,500.00	804.00	804.00	53.60%
5542	Travel	500.00	0.00	0.00	0.00%
5543	Continuing Education	700.00	275.00	275.00	39.28%
5572	Warrant Roundup	1,500.00	0.00	0.00	0.00%
5603	Legal Services	26,000.00	9,760.14	1,050.00	37.53%
Report Difference		142,237.00	39,068.99	10,888.36	27.47%

City of Lake Dallas
Summary Budget Comparison - Parks-SEB
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5501	Salaries - Full Time	33,408.00	8,539.38	2,220.00	25.56%
5502	Retirement	4,246.00	1,230.73	383.67	28.98%
5504	Longevity	198.00	0.00	0.00	0.00%
5505	Overtime	2,000.00	401.20	41.63	20.06%
5508	Group Health Insurance	8,277.00	2,370.79	646.42	28.64%
5509	Life Insurance	84.00	18.87	5.95	22.46%
5511	Worker's Compensation	754.00	505.08	127.77	66.98%
5512	Long Term Disability	90.00	20.43	6.47	22.70%
5521	TEC (SUTA Payable)	9.00	0.00	0.00	0.00%
5522	Medicare Tax Expense	484.00	129.64	32.80	26.78%
5537	Operating Supplies	1,400.00	147.91	0.00	10.56%
5548	Uniforms	1,100.00	205.31	70.18	18.66%
5650	Telephone	400.00	100.22	33.31	25.05%
5700	Equipment Maintenance	3,000.00	540.65	17.99	18.02%
5705	Vehicle Maintenance	1,500.00	39.95	0.00	2.66%
5706	Vehicle Fuel	3,500.00	522.39	154.18	14.92%
5711	Rentals	500.00	0.00	0.00	0.00%
5712	Park Maintenance	2,500.00	59.70	13.99	2.38%
Report Difference		63,450.00	14,832.25	3,754.36	23.38%

City of Lake Dallas
Summary Budget Comparison - Police Department-SEB
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5501	Salaries - Full Time	1,114,105.00	227,677.98	77,015.56	20.43%
5502	Retirement	141,603.00	36,633.17	11,355.98	25.87%
5503	Salaries - Part Time	17,472.00	3,813.60	1,226.40	21.82%
5504	Longevity	12,264.00	11,917.69	2,407.69	97.17%
5505	Overtime	25,000.00	14,028.00	6,694.14	56.11%
5508	Group Health Insurance	148,986.00	27,591.78	10,342.72	18.51%
5509	Life Insurance	2,655.00	841.13	478.39	31.68%
5511	Worker's Compensation	20,025.00	3,652.32	1,255.93	18.23%
5512	Long Term Disability	2,967.00	624.48	215.49	21.04%
5520	FICA Expense	1,083.00	236.45	76.04	21.83%
5521	TEC (SUTA Payable)	198.00	4.51	2.56	2.27%
5522	Medicare Tax Expense	16,408.00	3,627.10	1,200.94	22.10%
5536	Office Supplies	4,000.00	887.27	88.56	22.18%
5537	Operating Supplies	6,000.00	982.02	775.88	16.36%
5538	Advertising	800.00	0.00	0.00	0.00%
5539	Publications	500.00	90.98	0.00	18.19%
5540	Dues and Memberships	250.00	77.00	40.00	30.80%
5542	Travel	2,000.00	866.11	0.00	43.30%
5543	Continuing Education	600.00	0.00	0.00	0.00%
5544	Miscellaneous	500.00	45.07	0.00	9.01%
5548	Uniforms	4,000.00	332.91	0.00	8.32%
5600	Professional Services	40,000.00	17,680.88	14,994.48	44.20%
5612	Detention	1,500.00	1,087.27	129.19	72.48%
5650	Telephone	15,000.00	2,894.65	1,000.53	19.29%
5700	Equipment Maintenance	4,000.00	0.00	0.00	0.00%
5705	Vehicle Maintenance	20,000.00	7,199.80	5,684.72	35.99%
5706	Vehicle Fuel	30,000.00	5,221.82	1,412.61	17.40%
Report Difference		1,631,916.00	368,013.99	136,397.81	22.55%

City of Lake Dallas
Summary Budget Comparison - Public Works-SEB
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5501	Salaries - Full Time	126,576.00	24,062.98	6,722.76	19.01%
5502	Retirement	16,088.00	4,287.98	1,128.46	26.65%
5504	Longevity	840.00	348.00	0.00	41.42%
5505	Overtime	1,500.00	812.58	362.02	54.17%
5508	Group Health Insurance	24,831.00	3,520.37	1,313.68	14.17%
5509	Life Insurance	315.00	68.48	19.87	21.73%
5511	Worker's Compensation	7,151.00	520.22	289.85	7.27%
5512	Long Term Disability	341.00	73.01	20.30	21.41%
5521	TEC (SUTA Payable)	27.00	0.00	0.00	0.00%
5522	Medicare Tax Expense	1,835.00	363.90	102.16	19.83%
5537	Operating Supplies	2,000.00	312.74	217.86	15.63%
5538	Advertising	150.00	376.20	184.80	250.80%
5542	Travel	100.00	0.00	0.00	0.00%
5543	Continuing Education	300.00	0.00	0.00	0.00%
5548	Uniforms	1,800.00	263.80	82.78	14.65%
5632	Street Lighting	50,000.00	13,886.59	9,230.22	27.77%
5650	Telephone	1,800.00	298.99	90.22	16.61%
5700	Equipment Maintenance	8,000.00	569.99	90.85	7.12%
5701	Building Maintenance	700.00	157.38	98.44	22.48%
5704	Sidewalk Maintenance	5,000.00	0.00	0.00	0.00%
5705	Vehicle Maintenance	5,000.00	149.45	0.00	2.98%
5706	Vehicle Fuel	3,600.00	823.30	163.06	22.86%
5707	Drainage Maintenance	1,500.00	37.95	0.00	2.53%
5708	Street Maintenance	0.00	908.41	710.41	100.00%
5709	Sign Maintenance	15,000.00	2,651.33	809.00	17.67%
5711	Rentals	1,000.00	0.00	0.00	0.00%
5713	Road Maint & Repair	162,500.00	12.24	0.00	0.00%
Report Difference		437,954.00	54,505.89	21,636.74	12.45%

City of Lake Dallas
Summary Budget Comparison - Support Services
From 12/1/2015 Through 12/31/2015

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5514	GAP Insurance	12,500.00	3,161.68	1,047.46	25.29%
5530	Insurance - Casualty	41,900.00	9,439.50	0.00	22.52%
5537	Operating Supplies	6,000.00	515.97	48.02	8.59%
5541	Printing	2,000.00	315.49	0.00	15.77%
5546	Postage	5,000.00	734.47	556.16	14.68%
5560	Copier	1,000.00	139.95	55.98	13.99%
5600	Professional Services	26,000.00	40,492.52	14,655.92	155.74%
5603	Legal Services	24,000.00	3,130.24	0.00	13.04%
5650	Telephone	17,000.00	2,496.66	1,185.50	14.68%
5651	Utilities	30,000.00	8,266.03	4,079.32	27.55%
5701	Building Maintenance	25,000.00	4,457.44	1,648.45	17.82%
5702	Software Maintenance	1,000.00	0.00	0.00	0.00%
5711	Rentals	5,400.00	1,342.71	447.57	24.86%
6020	Emergency Repairs/Purchases	1,000.00	0.00	0.00	0.00%
Report Difference		197,800.00	74,492.66	23,724.38	37.66%

Accounts Payable Check Register

Checks Processed During
Posting
Of
Accounts Payable

City of Lake Dallas
Check/Voucher Register
From 12/1/2015 Through 12/31/2015

Check Number	Check Date	Vendor Name	Check Amount	Transaction Description
56710	12/1/2015	Aflac	117.00	Monthly billing
56711	12/1/2015	Aniela Warner	750.00	Monthly billing - Municipal Court Judge
56712	12/1/2015	Assurant Employee Benefits	706.89	Monthly dental premium - Dec
56713	12/1/2015	Cash	2,033.15	Gift cards for employees (37 @ \$50 plus \$4.95ea fee)
56714	12/1/2015	City of Corinth	83,827.58	Fire/EMS services for December 2015
56715	12/1/2015	DFW Communications, Inc.	230.75	Antenna
56716	12/1/2015	Donna Boner	121.78	Reimbursement for door prizes for Christmas dinner
56717	12/1/2015	Galls, LLC	83.92	Blue steel cuffs
56718	12/1/2015	IDVille	4,363.49	ID printer
56719	12/1/2015	Integrated Forensic	182.00	Lab tests
56720	12/1/2015	North Star Carriage	0.00	Carriage rides for Lighting Up the Season
56721	12/1/2015	NovaCopy, Inc.	99.50	Monthly billing
56722	12/1/2015	Prudential Group Insurance	1,008.40	December 2015 life insurance
56723	12/1/2015	GE Capital c/o Ricoh USA Prog.	109.84	Monthly billing
56724	12/1/2015	Special Insurance Services	1,085.24	Monthly billing for GAP insurance
56725	12/1/2015	Vocal Magic	200.00	Strolling carolers for Lighting Up the Season
56726	12/1/2015	Walmart Community	416.10	Monthly billing
56727	12/1/2015	HumanaVision	240.44	Monthly billing
56728	12/4/2015	Dawn M. Sawyer	230.77	Child Support Alan Sawyer PPE 1107
56729	12/9/2015	Alvarado Public Library	21.95	Reimbursement for lost book
56730	12/9/2015	Amigos Library Services	2,247.00	TEXSRVC
56731	12/9/2015	Arlington Municipal Court	363.00	Cash Bond Escrow-Gabriela Ortega #000718925-01
56732	12/9/2015	Atmos Energy	131.12	Monthly billing
56733	12/9/2015	Baker & Taylor	23.03	Library books
56734	12/9/2015	BatteriesPlus	19.95	12V lead
	12/9/2015	BatteriesPlus	43.90	Backup battery for MC
56735	12/9/2015	Caruthers Oil Co., Inc.	5.00	PD car washes
56736	12/9/2015	CenturyLink	1,046.80	Monthly billing
56737	12/9/2015	Charter Communications	277.67	Monthly billing
56738	12/9/2015	Colonial Life &	190.59	Supplemental insurance PPE120515
56739	12/9/2015	Dalhousie Polygraph Services	100.00	Pre employment testing
56740	12/9/2015	Daniels Air Conditioning	300.00	Refund of sponsorship-Trunk or Treat

City of Lake Dallas
Check/Voucher Register
From 12/1/2015 Through 12/31/2015

Check Number	Check Date	Vendor Name	Check Amount	Transaction Description
56741	12/9/2015	Dawn M. Sawyer	230.77	Child Support Alan Sawyer PPE 1205
56742	12/9/2015	Denton County Clerk	30.00	Release of lien
56743	12/9/2015	Donna Boner	52.76	Mileage for Oct & Nov
56744	12/9/2015	TX Child Support SDU	114.00	Child Support 2 Works - PPE120515
56745	12/9/2015	Heidi I Wiese	202.15	Child Support Sydney Grant PPE 120515
56746	12/9/2015	Higginbotham & Associates, Inc	50.00	Nov Admin Fees for 125 Plan
56747	12/9/2015	Jimmy Moore	35.00	Online legal update course
56748	12/9/2015	TX Child Support SDU	451.38	Child Support 3 Works - PPE120515
56749	12/9/2015	Card Service Center	2,685.51	Monthly billing
56750	12/9/2015	Neofunds by Neopost	500.00	Postage
56751	12/9/2015	NovaCopy, Inc.	36.58	Monthly billing
56752	12/9/2015	O'Reilly Auto Parts	49.96	Monthly billing
56753	12/9/2015	Patterson Veterinary Supply	24.00	Rabies tags
56754	12/9/2015	Nationwide Retirement Solution	533.00	Deferred Compensation PPE 120515
56755	12/9/2015	Reliant	12,723.20	Monthly billing
56756	12/9/2015	GE Capital c/o Ricoh USA Prog.	369.00	Monthly billing
56757	12/9/2015	Roy Wallace	800.00	City hall cleaning 11/23-12/4; Library 11/25 & 12/3
56758	12/9/2015	TX Child Support SDU	595.86	Child Support Farrell PPE 120515
56759	12/9/2015	Staples Advantage	118.29	Copy paper, toner, folders
56760	12/9/2015	Texas Municipal Clerks Assoc.	200.00	2016 TMCA membership
56761	12/9/2015	Texas Municipal Courts	50.00	Regional clerks seminar
	12/9/2015	Texas Municipal Courts	100.00	Registration for Judges seminar
	12/9/2015	Texas Municipal Courts	50.00	Traffice Safety Conference
56762	12/9/2015	Unifirst Holdings, L.P.	41.39	Uniform cleaning
	12/9/2015	Unifirst Holdings, L.P.	41.39	Uniform cleanings
56763	12/9/2015	United Site Services	118.00	Monthly billing
56764	12/9/2015	TX Child Support SDU	73.85	Child Support 1 Works PPE120515
56765	12/9/2015	Verizon Wireless	1,563.97	Monthly billing
56766	12/9/2015	Texas Municipal Courts	75.00	Test for Level 1 Court certification
56767	12/14/2015	Cash	238.15	Replenish petty cash
56768	12/15/2015	A to T Lamps, Inc.	55.50	Bulbs
56769	12/15/2015	Ace Hardware	215.30	Monthly billing

City of Lake Dallas
Check/Voucher Register
From 12/1/2015 Through 12/31/2015

Check Number	Check Date	Vendor Name	Check Amount	Transaction Description
56770	12/15/2015	Adams Exterminating Company	270.00	Quarterly pest service
56771	12/15/2015	ADT Security Services	58.15	Monthly billing
56772	12/15/2015	All Area Mech & Elec, Inc	114.45	Repairs to water heater
56773	12/15/2015	Anderson's Auto Repair	39.95	LOF-Unit 351
56774	12/15/2015	Anderson's Auto Repair	45.00	Replace battery-Unit 304
56775	12/15/2015	APAC Texas, Inc.	710.41	Monthly billing
56776	12/15/2015	Arentco Rentals & Sales	99.00	Lift truck for tree
56777	12/15/2015	Brodart Co.	87.15	Book
56778	12/15/2015	Carlisle's Engraving Company	68.55	Name plates
56779	12/15/2015	Cash	49.65	Replenish petty cash
56780	12/15/2015	Gale/CENGAGE Learning	134.34	Library supplies
56781	12/15/2015	Char Dupree	100.00	CFM exam fee
56782	12/15/2015	Charter Communications	400.05	Monthly billing
56783	12/15/2015	CIT	365.00	Monthly billing
56784	12/15/2015	City of Lewisville	126.82	Radio Tower lease
56785	12/15/2015	Corinth Veterinary Clinic	230.33	Vet services
56786	12/15/2015	Corinth Veterinary Clinic	(31.94)	Visa payment by donation
56787	12/15/2015	Creative Product Source, Inc.	114.53	Library bags
56788	12/15/2015	Denton Central Appraisal Distr	4,109.55	1st qtr 2016 DCAD
56789	12/15/2015	Denton Publishing Company	250.80	Advertising
56790	12/15/2015	Don't Let IT Break, LLC	365.00	IT support
56791	12/15/2015	Eagle Recognition	94.18	Employee service awards
56792	12/15/2015	Executive Forms & Supplies	804.00	Court docket jackets
56793	12/15/2015	First Check App Screening	12.00	Background check
56794	12/15/2015	Franklin Legal Publishing	375.00	Hosting & maint of the Code of Ordinances
56795	12/15/2015	Goddard Enterprises	1,055.50	Repairs to sirens
56796	12/15/2015	Graham Marcus	539.20	Commercial Inspection-604 S Lake Dallas Dr
56797	12/15/2015	Graham Marcus	76.92	Residential inspection-326 Main Street
56798	12/15/2015	Graham Marcus	76.92	Residential inspection-346 Sweet Leaf Lane
56799	12/15/2015	Graham Marcus	97.62	Residential inspection-503 Maverick Drive
56800	12/15/2015	Graham Marcus	76.92	Residential inspection-5416 Duchess Court
56801	12/15/2015	Graham Marcus	76.92	Residential inspection-5508 Knights Court

City of Lake Dallas
Check/Voucher Register
From 12/1/2015 Through 12/31/2015

Check Number	Check Date	Vendor Name	Check Amount	Transaction Description
	12/15/2015	Graham Marcus	76.92	Residential inspection-735 Cain
	12/15/2015	Graham Marcus	76.92	Residential inspection-775 Chestnut Drive
	12/15/2015	Graham Marcus	76.92	Residential inspection-904 Lakebluff Drive
56795	12/15/2015	City of Grand Prairie - PD	317.00	Cash Bond Escrow-Garza, Jason #K0461425-01
56796	12/15/2015	GT Distributors	256.90	PD
56797	12/15/2015	John Lehman, Ph.D. & Assoc.	150.00	Preemployment evaluation
56798	12/15/2015	Lake Cities Municipal Utility	92.99	Monthly billing
	12/15/2015	Lake Cities Municipal Utility	376.49	Monthly billing for Main, City Yd, AS
56799	12/15/2015	Lowe's Business Account	203.43	Monthly billing
56800	12/15/2015	Lowery Motor Service	42.80	Spark plugs
56801	12/15/2015	MailFinance	78.57	Monthly billing
56802	12/15/2015	McCreary, Veselka, Bragg & Allen	3,256.80	MVBA fees
56803	12/15/2015	National Association of	40.00	Yearly membership
56804	12/15/2015	Sam Houston State University	15,000.00	CRIMES software 10/1/15-9/30/16
56805	12/15/2015	Texas Commission on Law	70.00	Certificates for basic instructor & firearms instructor
56806	12/15/2015	Thomson Reuter - West	96.00	West information charges
56807	12/15/2015	TMRS	27,940.05	TMRS for November 2015
56808	12/15/2015	Unifirst Holdings, L.P.	82.78	Uniform cleanings
56809	12/15/2015	WiFiAA	291.73	WiFi
56810	12/15/2015	Wex Bank	1,891.74	Monthly billing
56811	12/15/2015		50.00	Trap deposit return
56812	12/15/2015		379.50	Cash bond refund
56813	12/22/2015	Anderson's Auto Repair	692.00	Front & rear rotors, front & rear pads - Unit 303
	12/22/2015	Anderson's Auto Repair	1,338.71	Upper, lower control arm, tension strut-Unit 304
56814	12/22/2015	Brodart Co.	958.61	Library books
56815	12/22/2015	Colonial Life &	190.59	Supplemental insurance PPE121915
56816	12/22/2015	Corinth Veterinary Clinic	783.69	Vet services
56817	12/22/2015	Dash Medical Gloves	54.90	Exam gloves
56818	12/22/2015	Dawn M. Sawyer	230.77	Child Support Alan Sawyer PPE 1219
56819	12/22/2015	Denton County Clerk	420.00	Recording of liens
56820	12/22/2015	TX Child Support SDU	114.00	Child Support 2 Works - PPE121915
56821	12/22/2015	City of Grand Prairie - PD	540.00	Cash bond escrow-Kenneth Peck #K0437636-01,02

City of Lake Dallas
Check/Voucher Register
From 12/1/2015 Through 12/31/2015

Check Number	Check Date	Vendor Name	Check Amount	Transaction Description
56822	12/22/2015	Greg Noseff	99.00	Online course for continuing education
56823	12/22/2015	Halff Associates, Inc.	7,680.92	Engineering services
	12/22/2015	Halff Associates, Inc.	5,105.50	Engineering services-Beck Avenue Drainage
56824	12/22/2015	Heidi I Wiese	202.15	Child Support Sydney Grant PPE 121915
56825	12/22/2015	John Glover	765.00	Health inspections
56826	12/22/2015	Kauffman Tire	1,038.80	Tires for Unit 304
56827	12/22/2015	TX Child Support SDU	451.38	Child Support 3 Works - PPE121915
56828	12/22/2015	Local Circuit	608.68	Managed services
	12/22/2015	Local Circuit	84.00	Managed virus for December 2015
56829	12/22/2015	Michelle French	28.50	Registration renewal
56830	12/22/2015	L-3 Communications	7,845.00	DVD burner & workstation
56831	12/22/2015	Nationwide Retirement Solution	533.00	Deferred Compensation PPE 121915
56832	12/22/2015	Pet Waste Eliminator	594.99	Pet waste box, bags, signs
56833	12/22/2015	Primacare Medical Centers	129.00	Testing for Julien Peralta
56834	12/22/2015	Quill Corporation	83.97	Copy paper
56835	12/22/2015	GE Capital c/o Ricoh USA Prog.	109.84	Monthly billing
56836	12/22/2015	Roy Wallace	850.00	City hall cleaning Dec 7-Dec 18; Library 12/10 & 12/17
56837	12/22/2015	Sam's Club	374.75	Monthly billing
56838	12/22/2015	TX Child Support SDU	595.86	Child Support Farrell PPE 121915
56839	12/22/2015	Sherwin Williams	76.33	Monthly billing
	12/22/2015	Sherwin Williams	(30.57)	Return
56840	12/22/2015	Shred-It USA	544.00	Shredding service
56841	12/22/2015	Sign Central and T-Shirts	136.00	Signs for WGP
56842	12/22/2015	Staples Advantage	175.82	Ink
56843	12/22/2015	The Colony Municipal Court	770.00	Cash bond escrow-Matthew Skinner #140000585,586
56844	12/22/2015	Unifirst Holdings, L.P.	41.39	Uniform cleanings
56845	12/22/2015	United Parcel Service	14.76	Freight
56846	12/22/2015	TX Child Support SDU	73.85	Child Support 1 Works PPE121915
56847	12/22/2015	Home Depot Credit Services	21.97	Monthly billing
56848	12/22/2015	Zoetis	931.25	Vaccines
56849	12/28/2015	Amigo Energy	483.17	Monthly billing-Library
Report Total			220,581.96	
Date: 1/7/16 08:02:23 AM				

Council Agenda Item H - 3
January 28, 2016

MEMORANDUM

TO: Mayor and Members of City Council

THROUGH: Nick Ristagno, Interim City Manager / Police Chief

FROM: Joni Vaughn, City Secretary

SUBJECT: Quarterly Investment Report

Issue: Approval of Investment Report for the 4th quarter of 2015

Attachments: Investment Report for 4th quarter of 2015

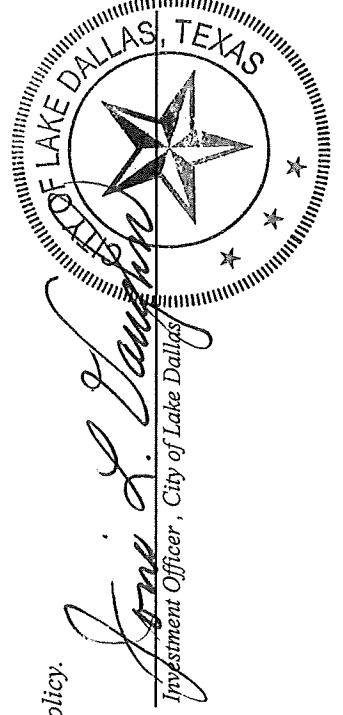
Sample Motion

I make a motion to approve the Consent Agenda consisting of the minutes for the December 10, 2015 meeting, the December Financials, the 4th Quarter 2015 Investment Report, and the 2015 Racial Profiling Report.

City of Lake Dallas
Quarterly Investment Report
4th Quarter 2015

Account Name	Beginning Book Value	Beginning Market Value	Deposits	Withdrawals	Interest Earned	Increase or Decrease	Ending Market Value	Ending Book Value	Average Monthly Interest
TEXPOOL									
Park Fund	15,665.00	15,665.00		15,666.00	2.73	-15,663.27	1.73	1.73	0.91
State Court Costs and Fees	19,055.54	19,055.54	60,503.05	35,942.00	8.14	24,569.19	43,624.73	43,624.73	2.71
I & S	121,211.24	121,211.24	0.00	0.00	40.09	40.09	121,251.33	121,251.33	13.36
Investment Fund	450,729.98	450,729.98	400,000.00	300,000.00	77.91	100,077.91	550,807.89	550,807.89	25.97
Road Repair and Maintenance Fund	50,732.53	50,732.53	41,540.73	0.00	24.20	41,564.93	92,297.46	92,297.46	8.07
TOTALS:	657,394.29	657,394.29	502,043.78	351,608.00	153.07	150,588.85	807,983.14	807,983.14	51.02
LOGIC									
Economic Development Corporation	784,168.18	784,168.18	0.00	0.00	369.73	369.73	784,537.91	784,537.91	123.24
Community Development Corporation	388,936.33	388,936.33	40,000.00	0.00	189.91	40,189.91	429,126.24	429,126.24	63.30
Police Department Funds	11,030.16	11,030.16	542.00	0.00	5.37	547.37	11,577.53	11,577.53	1.79
Seized Funds	16,616.90	16,616.90	0.00	5,396.68	6.09	-5,390.59	11,226.31	11,226.31	2.03
Willow Grove Park	36,440.74	36,440.74	0.00	3,650.29	15.81	-3,634.48	32,806.26	32,806.26	5.27
Animal Rescue	4,102.03	4,102.03	373.64	0.00	2.09	375.73	4,477.76	4,477.76	0.70
Municipal Court Building Security	28,612.40	28,612.40	1,222.41	0.00	13.94	1,236.35	29,848.75	29,848.75	4.65
Municipal Court Child Safety	42,949.76	42,949.76	760.79	18,800.00	12.91	-18,026.30	24,923.46	24,923.46	4.30
Municipal Court Technology	30,226.63	30,226.63	1,169.96	0.00	14.69	1,184.65	31,411.28	31,411.28	4.90
Municipal Court Juvenile Case Mgmt	129,636.60	129,636.60	4,113.71	0.00	62.66	4,176.37	133,812.97	133,812.97	20.89
Police Department LEOSE	7,737.40	7,737.40	0.00	0.00	3.64	3.64	7,741.04	7,741.04	1.21
Forensic Testing	2,607.72	2,607.72	0.00	730.72	0.99	-729.73	1,877.99	1,877.99	0.33
TOTALS:	1,483,064.85	1,483,064.85	48,182.51	28,577.69	697.83	20,302.65	1,503,367.50	1,503,367.50	232.61
TEXSTAR									
Reserves	430.27	430.27	0.00	0.00	0.05	0.05	430.32	430.32	0.02
TOTALS:	430.27	430.27	0.00	0.00	0.05	0.05	430.32	430.32	0.02
TOTAL of Funds Invested	\$2,140,889.41	\$2,140,889.41	\$550,226.29	\$380,185.69	\$850.95	\$170,891.55	\$2,311,780.96	\$2,311,780.96	\$283.65

This report is generated in compliance with the Public Funds Investment Act and the City of Lake Dallas Investment Policy.



Council Agenda Item H - 4
January 28, 2016

MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Nick Ristagno, Interim City Manager / Chief of Police

SUBJECT: LDPD Racial Profiling Report for 2016

Issue: 2015 Racial Profiling Report.

Background: Per State law, it is required that each police department submits to its governing body before March of each year statistical data gathered in accordance with the racial profiling regulations. The purpose of the racial profiling reporting requirement is to ensure that police departments do not engage in racially motivated police actions. Other than accepting the report, no action is required on the part of the City Council. If you have any questions after you have had time to review the report, please address them to the Chief of Police.

Fiscal Impact: None

Recommendation: Accept the report

Coordination: Police Records

Attachments: 2015 Racial Profiling Report

Sample Motion

I make a motion to approve the Consent Agenda consisting of the minutes for the December 10, 2015 meeting, the December Financials, the 4th Quarter 2015 Investment Report, and the 2015 Racial Profiling Report.

Racial Profile Tier 1 HB3389

PLEASE NOTE: The official form does not allow for Other and Unknown in the Race or Ethnicity boxes on the TCLEOSE website. Please contact TCLEOSE for instructions on how to resolve these issues for 2012. This report only includes traffic stops resulting in a citation, traffic stops resulting in a citation with an arrest, traffic stops resulting in a warning with an arrest and field interviews that resulted in an arrest.

Number of Motor Vehicle Stops			
2664	Citations only		
0	Arrest only		
26	Citations and Arrests		
		4.	2690 Total
Race or Ethnicity			
281	African		
36	Asian		
1850	Caucasian		
481	Hispanic		
31	Middle Eastern		
2	Native American		
0	Other		
9	Unknown		
		11.	2690 Total
Race or Ethnicity known prior to stop?			
1	Yes		
2689	No		
		14.	2690 Total
Search conducted?			
69	Yes		
2621	No		
		17.	2690 Total
Was search consented?			
22	Yes		
47	No		
		20.	69 Total

Council Agenda Item I - 2
January 28, 2016

MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Nick Ristagno, Interim City Manager / Chief of Police

SUBJECT: Local Rabies Control Authority

Issue: To appoint a Local Rabies Control Authority in compliance with State Law.

Background: The State requires that a local individual be designated as the rabies control authority to ensure compliance with all the State regulations pertaining to rabies. By appointing the chief of police or his designee it would be assured that there will always be an appointed Rabies Control Authority even during times of personnel turn-over.

Fiscal Impact: N/A

Recommendation: Approve

Coordination: City Attorney

Attachments: Resolution

RESOLUTION NO. 012816.97

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, APPOINTING AND DESIGNATING THE CHIEF OF POLICE OR HIS DESIGNEE AS THE CITY'S LOCAL RABIES CONTROL AUTHORITY FOR THE CITY OF LAKE DALLAS; SPECIFYING THE AUTHORITY OF THE LOCAL RABIES CONTROL AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, state law authorizes municipalities and counties to adopt, implement and enforce local rabies control programs and provides for the appointment and designation of a public official as a Local Rabies Control Authority; and

WHEREAS, the City Council finds and determines that the appointment of a Local Rabies Control Authority is in the best interests of the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS,

SECTION 1. That the City Council of the City of Lake Dallas, Texas, does hereby appoint and designate the Chief of Police of the City of Lake Dallas, Texas, or his designee, as the City's Local Rabies Control Authority.

SECTION 2. That the Local Rabies Control Authority designated herein shall enforce the provisions of State law and state departmental rules that comprise minimum standards for rabies control, the applicable ordinances and rules of the City and Denton County that the local rabies control authority serves, and the rules adopted by the executive commissioner of the Texas Health and Human Services Commission under the rabies quarantine provisions of State law.

SECTION 3. That this resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this the 28th day of January, 2016.

Mike McCaleb
Mayor, City of Lake Dallas

Joni Vaughn, City Secretary

Council Agenda Item I - 3
January 28, 2016

MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Nick Ristagno, Interim City Manager / Chief of Police

SUBJECT: Hazard Mitigation Plan

Issue: To approve a resolution adopting the Denton County Hazard Mitigation Action Plan.

Background: The City of Lake Dallas partners with and is a part of the Denton County Emergency Management Plan. In addition, FEMA requires local governments to develop and adopt hazard mitigation plans as a condition for receiving certain types of non-emergency disaster assistance including funding for mitigation projects. The plan attempts to identify natural risk factors and how to lessen their impact. As an example, identifying areas of the city subject to high water and what can be done in the future to improve the conditions. More information is included in the attached sheet. In the absence of such a plan, the City would not be eligible for assistance as was recently approved for Willow Grove Park that is providing 75% of the cost. It is worthy to note that there will be twenty-two Denton County cities included in the passage of this resolution.

Fiscal Impact: None in the immediate future.

Recommendation: Approve

Coordination: Denton County, Lake Cities Fire Department through its Emergency Management Personnel

Attachments: Information Sheets, Resolution

TEXAS DEPARTMENT OF PUBLIC SAFETY

5805 N LAMAR BLVD • BOX 4087 • AUSTIN, TEXAS 78773-0001

512/424-2000

www.dps.texas.gov



STEVEN C. McCRAW
DIRECTOR
DAVID G. BAKER
ROBERT J. BODISCH, SR.
DEPUTY DIRECTORS



COMMISSION
A. CYNTHIA LEON, CHAIR
MANNY FLORES
FAITH JOHNSON
STEVEN P. MACH
RANDY WATSON

January 4, 2016

The Honorable Mary Horn
Denton County Judge
110 West Hickory Street
2nd Floor
Denton, TX 76201-4168

RE: Approvable Pending Adoption of the County of Denton Local Mitigation Plan

Dear Judge Horn,

Congratulations! FEMA has concluded the review of the Denton County, Texas, local mitigation action plan, and the plan is found to be approvable pending adoption. In order for this plan to receive final FEMA approval, the jurisdiction(s) must adopt this plan and submit the complete adoption package to the state within 90 days. The plan update timeline will begin on the date of the FEMA approval letter. Please mail us the complete adoption package in the form of a CD containing the following:

- The final plan formatted as a single document
 - Plan must be dated to match the date of the first adoption
 - Remove track changes, strikethroughs and highlights
- All signed resolutions as a separate single document

The previous review tool may contain recommendations to be applied to your next update. DO NOT make any further changes to your plan until it has been approved.

The following participating governments are included in **Attachment A**.

If you have any questions concerning this procedure, please do not hesitate to contact me at Mitchell.Osburn@dps.texas.gov or 512-337-0043. We commend you for your commitment to mitigation.

Respectfully,

A handwritten signature in black ink, appearing to read 'Mitchell A. Osburn'.

Mitchell A. Osburn
Mitigation Plans Administrator
Texas Division of Emergency Management
Texas Homeland Security
Texas Department of Public Safety

Enclosures: Attachment A

Attachment A

Denton County, Texas
Multi-Jurisdictional
Hazard Mitigation Plan Participants

Below is the list of participating governments included in the December 1, 2015 review of the referenced Hazard Mitigation plan:

1. Denton County
2. Town of Argyle
3. City of Aubrey
4. City of Corinth
5. Town of Cross Roads
6. City of Denton
7. Town of Double Oak
8. Town of Flower Mound
9. Town of Hickory Creek
10. City of Highland Village
11. City of Justin
12. City of Krugerville
13. City of Krum
14. City of Lake Dallas
15. City of Lewisville
16. Town of Little Elm
17. City of Pilot Point
18. Town of Ponder
19. City of Roanoke
20. City of Sanger
21. Town of Shady Shores
22. City of The Colony

MO/kg

Hazard Mitigation Action Plan

The Hazard Mitigation Action Plan (HazMAP) is a plan that identifies mitigation efforts to reduce the loss of life and property by lessening the impact of disasters. The local government engages in hazard mitigation planning to identify natural hazards that impact them, identify strategies and activities to reduce any losses from those hazards, and establish a coordinated approach to implementing the plan, taking advantage of a wide range of resources. Mitigation plans are key to local governments' efforts to break the cycle of disaster damage, reconstruction, and repeated damage.

Developing hazard mitigation plans enables the local government to:

- Increase education and awareness around threats, hazards, and vulnerabilities;
- Build partnerships for risk reduction involving government, organizations, businesses, and the public;
- Identify long-term strategies for risk reduction that are agreed upon by stakeholders and the public;
- Identify cost-effective mitigation actions, focusing resources on the greatest risks and vulnerabilities;
- Align risk reduction with other state, tribal, or community objectives;
- Communicate priorities to potential sources of funding; and
- FEMA requires local governments to develop and adopt hazard mitigation plans as a condition for receiving certain types of non-emergency disaster assistance, including funding for mitigation projects which includes:
 - Public Assistance (Categories C-G)
 - Fire Management Assistance Grants
 - Hazard Mitigation Assistance (HMA) program that includes the Hazard Mitigation Grant Program (HMPG), Pre- Disaster Mitigation (PDM) Program, and Flood Mitigation (FMA) Program

Ultimately, hazard mitigation planning enables action to reduce loss of life and property, lessening the impact of disasters.

Additional Information

Clarification points:

-The Hazard Mitigation Plan is only a plan, not a regulatory document, and the town/city is not legally bound by it.

-The plan has already been approved by FEMA, and the State, no changes will be made at this time until after each town/city approves the plan.

-The plan should be considered a safety blanket in the event there is another disaster or have an opportunity for grant funding; the town/city is required to have one in place to receive federal funding or assistance from FEMA.

-The plan was started in June 2014, and it is a living document. There will be some minor mistakes in the plan, which we can update yearly or at the 5-year update.

-The mitigation strategies are just recommendations we do not need to action on them.

-I would like to clear up any issues before Jan 27th. Bottom line if it is not approved by the council FEMA will not be able to help us for the current disaster recovery.

RESOLUTION NO. 012816.98

A RESOLUTION OF THE CITY OF LAKE DALLAS ADOPTING THE DENTON COUNTY HAZARD MITIGATION ACTION PLAN JANUARY 2016

WHEREAS the City of Lake Dallas recognizes the threat that natural hazards pose to people and property within Denton County; and

WHEREAS the County of Denton has prepared a multi-hazard mitigation plan, hereby known as Denton County Hazard Mitigation Action Plan, January 2016 in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS Denton County Hazard Mitigation Action Plan, January 2016 identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Lake Dallas from the impacts of future hazards and disasters; and

WHEREAS adoption by the City of Lake Dallas demonstrates their commitment to the hazard mitigation and achieving the goals outlined in the Denton County Hazard Mitigation Action Plan, January 2016.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF LAKE DALLAS, TEXAS, THAT:

Section 1. In accordance with the process and procedures imposed by state law and city charter, the City of Lake Dallas adopts the Denton County Hazard Mitigation Action Plan, January 2016.

ADOPTED by a vote of _____ in favor and _____ against, and _____ abstaining, this 28th day of January, 2016.

APPROVED:

Mike McCaleb, Mayor

ATTEST:

Joni Vaughn, City Secretary

APPROVED AS TO FORM:

David Berman, City Attorney

Council Agenda Item I - 4
January 28, 2016

MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Nick Ristagno, Interim City Manager / Chief of Police

SUBJECT: Speed Limits in construction zones

Issue: To approve an ordinance authorizing the Chief of Police to set temporary speed limits in construction zones.

Background: The City's speed zone ordinance does not establish limits in construction zones. The absence of such an ordinance has been problematic in the past as was the case during the Lakeview Road construction that resulted in enforcement confusion. This ordinance allows the Chief of Police to temporarily set safe limits in dangerous construction areas whenever they are clearly marked with posted signs.

Fiscal Impact: Minimal for necessary signage.

Recommendation: Approve

Coordination: City Attorney, City Engineer, Police Chief

Attachments: Ordinance

ORDINANCE NO. 2016-01

AN ORDINANCE OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING ARTICLE V (“SPEED”) OF CHAPTER 102 (“TRAFFIC AND VEHICLES”) OF THE LAKE DALLAS MUNICIPAL CODE OF THE CITY OF LAKE DALLAS, TEXAS; AMENDING SECTION 102-152 TO PROVIDE A SPEED LIMIT FOR CONSTRUCTION ZONES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE, EXCEPT WHERE STATE LAW ALLOWS FOR A DIFFERENT PENALTY; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake Dallas, Texas (the City) is a home rule city acting under its charter adopting by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council finds and determines that the general speed limits applicable to traffic on City streets should be changed during periods of construction so as to insure the safety of motorists, pedestrians, and work crews and to protect public health and safety; and

WHEREAS, the Council finds it necessary to amend existing speed regulations so as to enable the City to implement and enforce temporary speed limits during the pendency of street construction, improvement, and repair projects in order to protect and safeguard the public health, safety and welfare. Now, Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE

DALLAS, TEXAS:

SECTION 1. That Article V (“Speed”) of Chapter 102 (“Traffic and Vehicles”) of the Lake Dallas Municipal Code of the City of Lake Dallas, Texas be and is hereby amended by amending Section 102-152 by adding a new subsection (c), and renumbering the existing subsection (c) to subsection (d), without amendment, repeal or change to any other subpart or provision of Section 102-152, such that subpart (c) of Section 102-152 shall read as follows:

“CHAPTER 102

TRAFFIC AND VEHICLES

...

ARTICLE V

SPEED

...

Sec. 102-152. General limit.

...

(c) Notwithstanding the foregoing speed limits, the Chief of Police or his designee may alter the foregoing speeds, or may establish temporary speed limits, during periods of roadway construction, repair, improvement or maintenance. Such temporary speed limits shall be effective during periods of maintenance and repair and shall be effective only when proper signage is posted.

(d)...

SECTION 2. That all provisions of the Lake Dallas Municipal Code, as amended hereby, or other ordinances of the City of Lake Dallas, in conflict with the provisions of this ordinance be and the same are hereby repealed and all other provisions of the Lake Dallas Municipal Code and other ordinances of the City of Lake Dallas not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Lake Dallas Municipal Code, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 4. That if any section, paragraph, sentence, subdivision, clause, phrase or provision of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be unconstitutional, illegal or invalid and shall not affect the validity of the

remainder of this ordinance or any other provision of the ordinances of the City of Lake Dallas.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall, upon conviction, be punished by a fine not to exceed the sum of Two Hundred (\$200.00) Dollars for each offense, except where state law provides for a higher penalty, in which case the penalty shall be that provided for under state law.

SECTION 6. This ordinance shall take effect immediately from and after its adoption and the publication of the caption as the law and charter in such cases provide.

DULY ADOPTED AND APPROVED by the City Council of the City of Lake Dallas, Texas on this the 28th day of January, 2016.

APPROVED:

Mike McCaleb, Mayor

ATTEST:

Joni Vaughn, City Secretary

APPROVED AS TO FORM:

David M. Berman, City Attorney

Council Agenda Item I - 5
January 28, 2016

MEMORANDUM

TO: Mayor and Members of City Council

THROUGH: Nick Ristagno, City Manager/Police Chief

FROM: Char DuPree, Community Development Director

SUBJECT: Site Plan: 107 N. Lakeview

Request: To approve the site plan for 107 N. Lakeviews for construction of a mixed use, 2 story building.

Zoning: Property is currently zoned C-1 Commercial, with a Special Use Permit (SUP) for mixed use.

Background: Developer John Lugenheim is constructing the mixed use building for property owner, Ivan Alvarez at 107 N. Lakeview. The replat and site plan for this development was approved approximately 6 years ago, prior to the reconstruction of Lakeview Drive. Part of the reconstruction included the City purchase of a front right of way used to install a sidewalk on the west side of the street. As a result of this purchase, this lot does not meet the required setbacks. The Board of Adjustment approved the front yard setback of 20 ft. where 25 ft. is required and reduced the side yard setback to 7 ft. where 10 ft. is required. As a result of this approval, this site plan meets all Municipal Code requirements.

Coordination: Community Development Department and Board of Adjustment

Recommendation: The City recommends approval of this site plan.

Attachments: Application, final plat and proposed site plan

NOTE: The Planning & Zoning Commission unanimously approved this site plan on 1/19/2016.



212 Main Street, Lake Dallas, TX 75065
940-497-2226 Ext. 110 Fax 940-497-4485 www.lakedallas.com

☐ Minor Replat ☐ Major Replat ☒ Commercial Site Plan ☐ Residential Site Plan ☐ Preliminary Plat

Owner: Ivan Alvarez
Address: 525 Fort Worth Dr. Suite 204 Denton, Tx 76201
Phone: 972 310 0977 Email: ivan@19-cpa.com
Location of Property (Address if Applicable): 107 N. Lakeview Dr.
Engineer/Surveyor: KAZ Surveying
Address: 1720 Westminister
Phone: 940 382 3446 Email: _____

If this Application is for a subdivision plat, it must conform to the specifications as outlined by the City of Lake Dallas Subdivision Ordinance and applicable State Statutes (Chapter 94).

Proposed Subdivision Name: _____

Survey Name: _____ Abstract No.: _____

Existing Zoning of Property: _____ Is this a re-plat or an existing recorded subdivision? ☐ Yes ☐ No

If yes, name of original subdivision: _____

Circle One: Property Owner ☒ Agent

J. R. Argueta
Signature

John Lugerheim
Please Print Name

12.31.15
Date

If you are submitting this application on behalf of the property owner the following must be completed:

I am authorized to make application for a site plan on behalf of the owner of this property.

Signed: J. R. Argueta (Agent)

The above person is my representative, authorized to make application for a subdivision on my behalf, and I
Ivan Alvarez, hereby certify that I am owner of the property for which this application is
made.

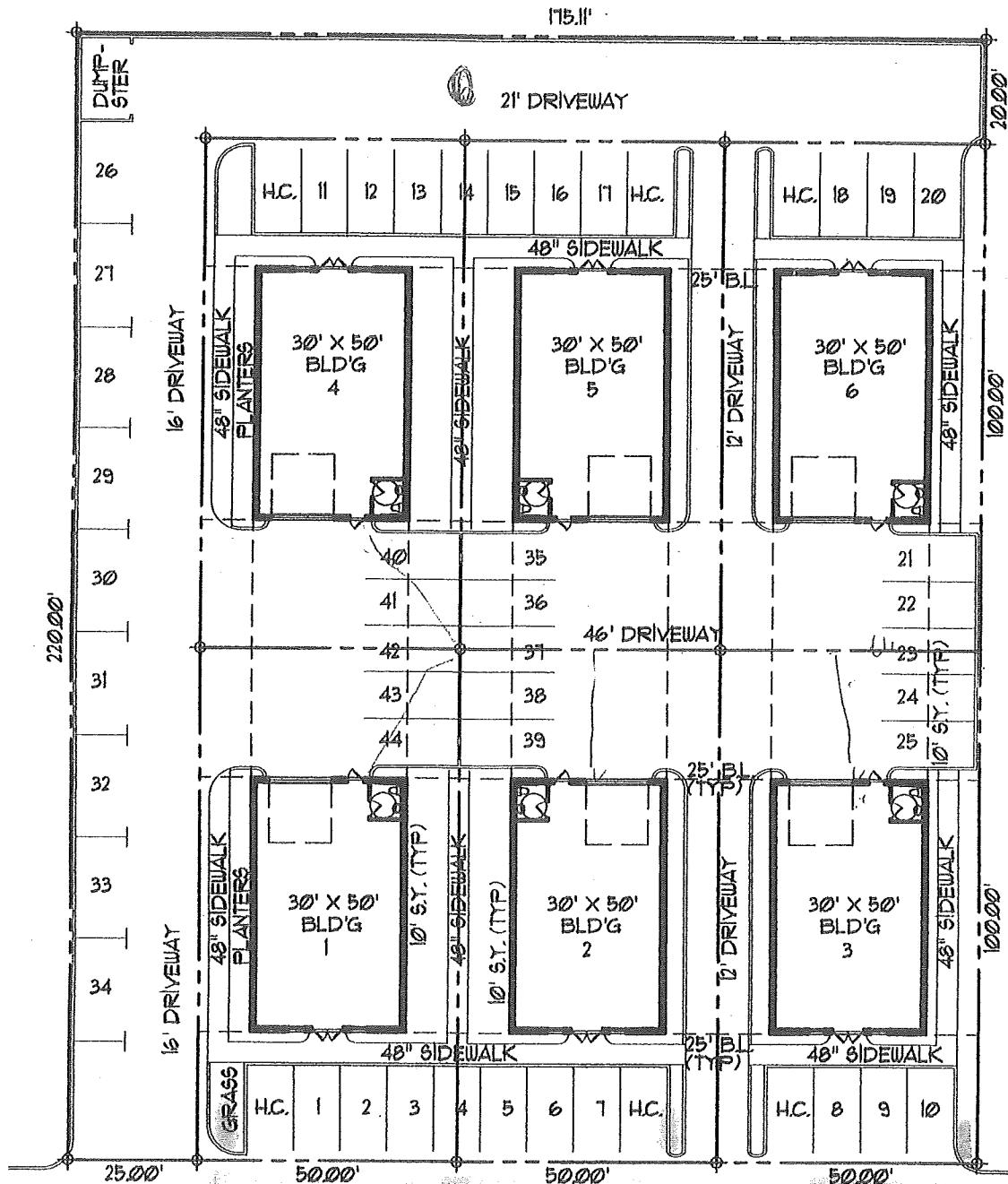


[Signature]
Notary Public Signature

Information listed below to be completed by City Staff:

Date Submitted: _____ Received by: _____ Amount: \$ _____

Probable Planning and Zoning Commission Date: _____ Probable City Council Date: _____

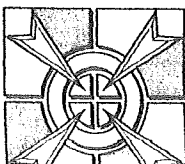


LAKEVIEW DR.

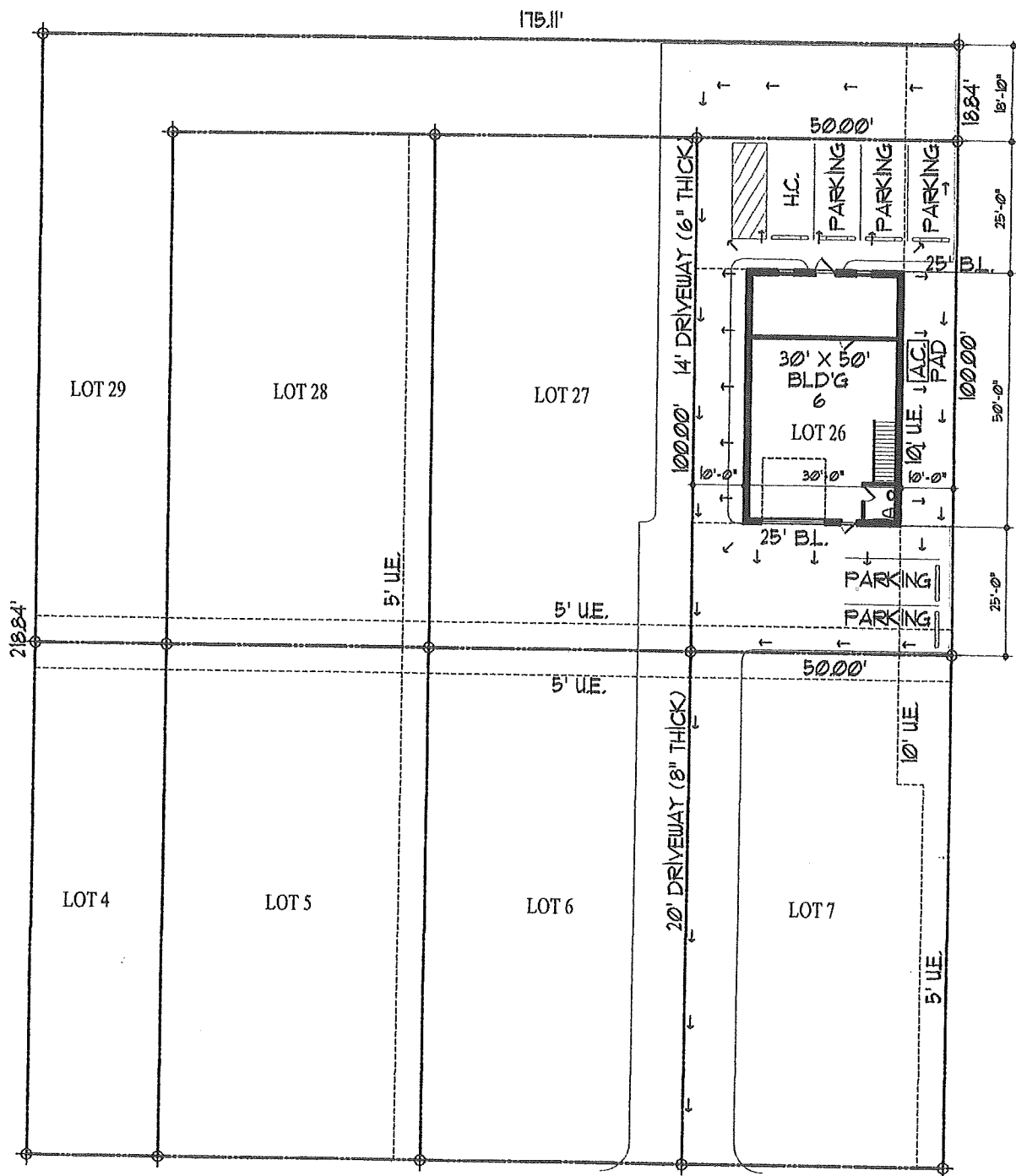
31
6-00-08

280 WHISPERING HILLS
PH. 940.367.2222
FAX 972.340.5271

THE
BOURLAND



TITLE
1" = 30'-0"
LOT 4R, 5R, 6R, 7R
26R, 27R, 28R, 29R, BLK A
LAKE DALLAS
TEXAS
FRANK BOURLAND

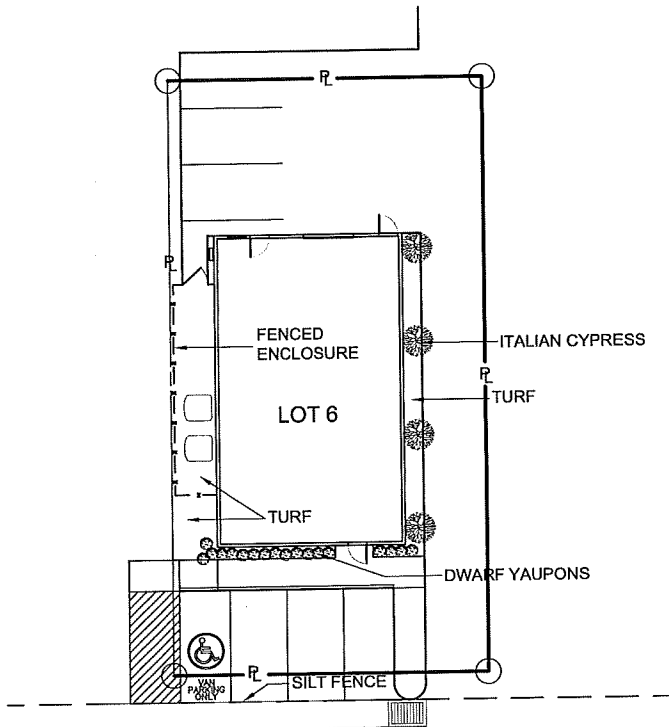


LAKEVIEW DR.

NOTE: BUILDING IS 100% MASONRY

BUILDING SHALL MEET THE FOLLOWING:

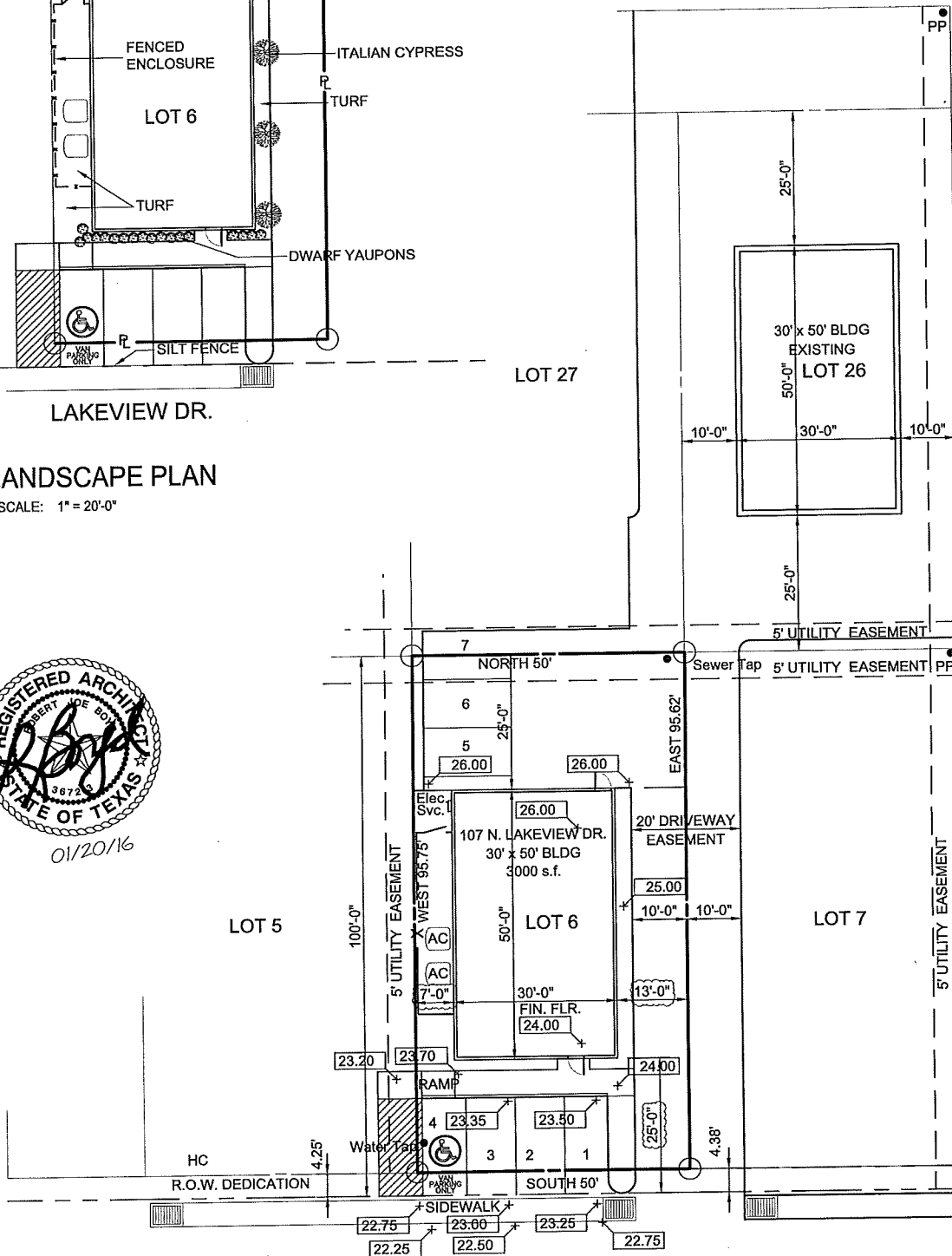
2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL PLUMBING CODE
2009 INTERNATIONAL MECHANICAL CODE
2008 NATIONAL ELECTRIC CODE
TEXAS ACCESSIBILITY STANDARDS
INTERNATIONAL FIRE CODE
2008 IECC



LAKEVIEW DR.

LANDSCAPE PLAN

SCALE: 1" = 20'-0"



SITE PLAN

SCALE: 1" = 20'-0"
01/20/16



LAKEVIEW DR.

Council Agenda Item I - 6
January 28, 2016

MEMORANDUM

TO: Mayor and Members of City Council

THROUGH: Nick Ristagno, City Manager/Police Chief

FROM: Char DuPree, Community Development Director

SUBJECT: Demolition Funds Request: 703 Glen Rhea

Request: To approve the funds required to demolish the condemned residential structure at 703 Glen Rhea.

Zoning: Property is currently zoned R1-6100 Residential-Single Family.

Background: The City requested the property, located at 703 Glen Rhea, be condemned on January 27, 2014 before the Board of Adjustment (BOA) due to constant, substantial building and property code violations. After months of not bringing the structure into compliance with the required City and Building Codes, the BOA approved condemnation and demolition of the structure on May 5, 2014. Upkeep of the structure is non-existent and property taxes had not been paid since 2008. The property owner, Jerry Varnell, was living in a Denton nursing home and his daughter, Courtney, was the primary resident at the property. Funds were approved by the City Council in 2014, however, between this approval and the start of the legal process to evict Ms. Varnell, Mr. Varnell passed away; that resulted in having to start the legal process again. It has been 2 years since this process began and it is time to complete the order given by the Board of Adjustment. Three (3) bids have been obtained for the demolition. They include the following:

1. Domene Company – The Colony: \$6,007.87
2. Man vs Beast Construction – Dallas: \$7,795.00
3. Garrett Demolition – Burleson: \$9,000.00

The demolition costs will be in addition to all legal fees required to complete this process. To recoup all costs incurred by the City, a lien will be attached against the property.

Coordination: Community Development Department, City Attorney & Board of Adjustment

Recommendation: To approve the funds needed to demolish the dilapidated, condemned structure, foundation and clean up of debris.

Attachments: Board of Adjustment order, Application for Permanent Injunction and Bureau Veritas inspection report



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INSPECTION REPORT

Page 1 of 10

PROJECT ADDRESS & CITY 703 Glen Rhea		PROJECT NUMBER 2014-007610
SUBDIVISION/PROJECT NAME W W Little		CLIENT City of Lake Dallas

BUILDING	Status	PLUMBING	Status	ELECTRICAL	Status	MECHANICAL	Status	ENERGY	Status
☐ Form Survey		☐ Rough		☐ T-Pole		☐ Rough		☐ Pre-Insulation	
☐ Pier / Footing		☐ Water Service		☐ Underground		☐ Fireplace		☐ Insulation	
☐ Foundation		☐ Yard Sewer		☐ Rough		☐ Type I Duct		☐ Duct	
☐ Flatwork		☐ Gas Underground		☐ Const. Meter		☐ Type I Hood		☐ Electric	
☐ Framing		☐ Gas Rough		☐ Final		☐ Type II Duct		☐ Plumbing	
☐ Veneer / Wall Tie		☐ Top Out		☐ Pool Belly Bond		☐ Type II Hood		☐ Final	
☐ Term. Letter		☐ Gas Final / Release		☐ Pool Deck Bond		☐ Final		☐ Above Ceiling	
☐ ROW Tag		☐ Final		☐ Above Ceiling		☐ Above Ceiling		☐	
☐ Final		☐ Grease Trap		☐		☐		☐	
☐ Pool Final		☐ Pool P-Trap		☐		☐		☐	
☐ CO		☐ Backflow		☐		☐		☐	
☐		☐		☐		☐		☐	

Status: P = Pass / PP = Partial Pass / F = Failed (reinspection required) / NA = Not Applicable / C = Cancelled

COMMENTS

① Bedroom windows are boarded - emergency egress is required
Every window other than a fixed window, shall be easily operable and capable of being held in position by window hardware.

② Portions/areas of wood framed floors do not appear to be structurally sound - further investigation/verification required
Flooring and flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects are considered to be an unsafe condition.

PERMIT NUMBER	INSPECTOR Manny Villarreal Jr.	INSPECTOR'S PHONE 972 213 0788	DATE 6-18-14
---------------	-----------------------------------	-----------------------------------	-----------------

BVNA REPRESENTS THAT THE SERVICES, FINDINGS, RECOMMENDATIONS AND/OR ADVICE PROVIDED TO CLIENT WILL BE PREPARED, PERFORMED, AND RENDERED IN ACCORDANCE WITH PROCEDURES, PROTOCOLS AND PRACTICES ORDINARILY EXERCISED BY PROFESSIONALS IN BVNA'S PROFESSION FOR USE IN SIMILAR ASSIGNMENTS, AND PREPARED UNDER SIMILAR CONDITIONS AT THE SAME TIME AND LOCALITY. CLIENT ACKNOWLEDGES AND AGREES THAT BVNA HAS MADE NO OTHER IMPLIED OR EXPRESSED REPRESENTATION, WARRANTY OR CONDITION WITH RESPECT TO THE SERVICES, FINDINGS, RECOMMENDATIONS OR ADVICE TO BE PROVIDED BY BVNA PURSUANT TO THIS AGREEMENT.

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INSPECTION REQUEST
TOLL FREE: (877) 837-8775
FAX (877) 837-8859

PLEASE KEEP THIS REPORT IN THE PERMIT PACKET



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INSPECTION REPORT

Page 2 of 10

PROJECT ADDRESS & CITY 703 Glen Ridge		PROJECT NUMBER 2014-007610
SUBDIVISION/PROJECT NAME W W Little		CLIENT City of Lake Dallas

BUILDING	Status	PLUMBING	Status	ELECTRICAL	Status	MECHANICAL	Status	ENERGY	Status
☐ Form Survey		☐ Rough		☐ T-Pole		☐ Rough		☐ Pre-Insulation	
☐ Pier / Footing		☐ Water Service		☐ Underground		☐ Fireplace		☐ Insulation	
☐ Foundation		☐ Yard Sewer		☐ Rough		☐ Type I Duct		☐ Duct	
☐ Flatwork		☐ Gas Underground		☐ Const. Meter		☐ Type I Hood		☐ Electric	
☐ Framing		☐ Gas Rough		☐ Final		☐ Type II Duct		☐ Plumbing	
☐ Veneer / Wall Tie		☐ Top Out		☐ Pool Belly Bond		☐ Type II Hood		☐ Final	
☐ Term. Letter		☐ Gas Final / Release		☐ Pool Deck Bond		☐ Final		☐ Above Ceiling	
☐ ROW Tag		☐ Final		☐ Above Ceiling		☐ Above Ceiling		☐	
☐ Final		☐ Grease Trap		☐		☐		☐	
☐ Pool Final		☐ Pool P-Trap		☐		☐		☐	
☐ CO		☐ Backflow		☐		☐		☐	
☐		☐		☐		☐		☐	

Status: P = Pass / PP = Partial Pass / F = Failed (reinspection required) / NA = Not Applicable / C = Cancelled

COMMENTS

- ③ exposed romex electrical wiring at rear rooms of dwelling
- ④ electrical wire joints not installed in junction boxes
- ⑥ electrical circuit breaker above what appears to be the kitchen range vent hood is missing the required dead front cover and panel cover
- ⑧ exposed romex electrical wiring through dwelling is not installed in a code compliant manner (romex must be protected from physical damage) and presents a fire hazard
- ⑦ exposed romex wiring and other electrical wiring at rear exterior of dwelling.
- where it is found that the electrical system in a structure

PERMIT NUMBER	INSPECTOR Manny Villarreal Jr	INSPECTOR'S PHONE 972 213 0788	DATE 6-18-14
---------------	----------------------------------	-----------------------------------	-----------------

BVNA REPRESENTS THAT THE SERVICES, FINDINGS, RECOMMENDATIONS AND/OR ADVICE PROVIDED TO CLIENT WILL BE PREPARED, PERFORMED, AND RENDERED IN ACCORDANCE WITH PROCEDURES, PROTOCOLS AND PRACTICES ORDINARILY EXERCISED BY PROFESSIONALS IN BVNA'S PROFESSION FOR USE IN SIMILAR ASSIGNMENTS, AND PREPARED UNDER SIMILAR CONDITIONS AT THE SAME TIME AND LOCALITY. CLIENT ACKNOWLEDGES AND AGREES THAT BVNA HAS MADE NO OTHER IMPLIED OR EXPRESSED REPRESENTATION, WARRANTY OR CONDITION WITH RESPECT TO THE SERVICES, FINDINGS, RECOMMENDATIONS OR ADVICE TO BE PROVIDED BY BVNA PURSUANT TO THIS AGREEMENT.

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INSPECTION REQUEST

TOLL FREE: (877) 837-8775

FAX (877) 837-8859



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INSPECTION REPORT

Page 3 of 10

PROJECT ADDRESS & CITY 703 Glen Ridge		PROJECT NUMBER 2014-007610
SUBDIVISION/PROJECT NAME W W Little		CLIENT City of Lake Dallas

BUILDING	Status	PLUMBING	Status	ELECTRICAL	Status	MECHANICAL	Status	ENERGY	Status
☐ Form Survey		☐ Rough		☐ T-Pole		☐ Rough		☐ Pre-Insulation	
☐ Pier / Footing		☐ Water Service		☐ Underground		☐ Fireplace		☐ Insulation	
☐ Foundation		☐ Yard Sewer		☐ Rough		☐ Type I Duct		☐ Duct	
☐ Flatwork		☐ Gas Underground		☐ Const. Meter		☐ Type I Hood		☐ Electric	
☐ Framing		☐ Gas Rough		☐ Final		☐ Type II Duct		☐ Plumbing	
☐ Veneer / Wall Tie		☐ Top Out		☐ Pool Belly Bond		☐ Type II Hood		☐ Final	
☐ Term. Letter		☐ Gas Final / Release		☐ Pool Deck Bond		☐ Final		☐ Above Ceiling	
☐ ROW Tag		☐ Final		☐ Above Ceiling		☐ Above Ceiling		☐	
☐ Final		☐ Grease Trap		☐		☐		☐	
☐ Pool Final		☐ Pool P-Trap		☐		☐		☐	
☐ CO		☐ Backflow		☐		☐		☐	
☐		☐		☐		☐		☐	

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COMMENTS

constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

⑤ Water heater missing Temperature and Pressure relief valve drain pipe

The discharge from the relief valve shall be piped fullsize separately to the floor, to the outside of the building or to an

PERMIT NUMBER	INSPECTOR Manny Villalobos Jr.	INSPECTOR'S PHONE 972 213-0988	DATE 6-18-14
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INSPECTION REPORT

Page 4 of 10

PROJECT ADDRESS & CITY 703 Glen Ridge		PROJECT NUMBER 2014-027610
SUBDIVISION/PROJECT NAME W W Little		CLIENT City of Lake Dallas

BUILDING	Status	PLUMBING	Status	ELECTRICAL	Status	MECHANICAL	Status	ENERGY	Status
☐ Form Survey		☐ Rough		☐ T-Pole		☐ Rough		☐ Pre-Insulation	
☐ Pier / Footing		☐ Water Service		☐ Underground		☐ Fireplace		☐ Insulation	
☐ Foundation		☐ Yard Sewer		☐ Rough		☐ Type I Duct		☐ Duct	
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☐ Framing		☐ Gas Rough		☐ Final		☐ Type II Duct		☐ Plumbing	
☐ Veneer / Wall Tie		☐ Top Out		☐ Pool Belly Bond		☐ Type II Hood		☐ Final	
☐ Term. Letter		☐ Gas Final / Release		☐ Pool Deck Bond		☐ Final		☐ Above Ceiling	
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☐ Final		☐ Grease Trap		☐		☐		☐	
☐ Pool Final		☐ Pool P-Trap		☐		☐		☐	
☐ CO		☐ Backflow		☐		☐		☐	
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COMMENTS

indirect waste receptor located inside the building.

⑨ unable to locate kitchen sink

Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sinks which shall be maintained in a sanitary, safe working condition.

⑩ hall bathroom water closet does not appear to be functional

⑪ Repair/seal holes around faucet handles for hall bathtub/shower combo ⑫ Plumbing sewer line double clean out missing cap.

All plumbing fixtures shall be properly installed and maintained

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PROJECT ADDRESS & CITY 703 Glen Rhea		PROJECT NUMBER 2014-027610
SUBDIVISION/PROJECT NAME W W Little		CLIENT City of Lake Dallas

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COMMENTS

in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

- Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration

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INSPECTION REPORT

Page 6 of 10

PROJECT ADDRESS & CITY 703 Glen Ridge		PROJECT NUMBER 2014-007610
SUBDIVISION/PROJECT NAME W W Little		CLIENT City of Lake Dallas

BUILDING	Status	PLUMBING	Status	ELECTRICAL	Status	MECHANICAL	Status	ENERGY	Status
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☐ CO		☐ Backflow		☐		☐		☐	
☐		☐		☐		☐		☐	

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COMMENTS

or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

⑫ remove excessive trash/debris and rubbish from exterior of dwelling

All exterior property and premises, and the interior of every structure, shall be kept free from any accumulation of rubbish or garbage

⑬ rodent proof exterior foundation access opening

All structures and exterior property shall be kept free from rodent harborage and infestation.

PERMIT NUMBER	INSPECTOR Manny Villarreal Jr.	INSPECTOR'S PHONE 972 213 0788	DATE 6-18-14
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INSPECTION REPORT

PROJECT ADDRESS & CITY 703 Glen Ridge		PROJECT NUMBER 2014-007610
SUBDIVISION/PROJECT NAME W W Little		CLIENT city of Lake Dallas

BUILDING	Status	PLUMBING	Status	ELECTRICAL	Status	MECHANICAL	Status	ENERGY	Status
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COMMENTS

All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests

(14) remove stored wood from side of dwelling - fire hazard
Exterior walls with a fire separation distance less than 3 feet shall have not less than a one-hour fire-resistive rating with exposure from both sides.

(15) missing trim and flashing at North East exterior roof line

(21) repair damaged siding at exterior of dwelling

All cornices, belt courses, corbels, terra cotta trim, wall facings

PERMIT NUMBER	INSPECTOR Manny Villarreal Jr.	INSPECTOR'S PHONE 972 213 0788	DATE 6-18-14
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INSPECTION REPORT

Page 9 of 10

PROJECT ADDRESS & CITY 703 Glen Ridge		PROJECT NUMBER 2014-007610
SUBDIVISION/PROJECT NAME W W Little		CLIENT City of Lake Dallas

BUILDING	Status	PLUMBING	Status	ELECTRICAL	Status	MECHANICAL	Status	ENERGY	Status
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COMMENTS

(20) unable to locate and inspect electrical panel due to excessive clutter inside the dwelling.

The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

(22) dwelling does not have water service

Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly

PERMIT NUMBER	INSPECTOR Manny Villarreal Jr.	INSPECTOR'S PHONE 972 213 0788	DATE 6-18-14
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INSPECTION REPORT

Page 9 of 10

PROJECT ADDRESS & CITY <u>703 Gileg Rheg</u>		PROJECT NUMBER <u>2014-007610</u>
SUBDIVISION/PROJECT NAME <u>W W Little</u>		CLIENT <u>City of Lake Dallas</u>

BUILDING	Status	PLUMBING	Status	ELECTRICAL	Status	MECHANICAL	Status	ENERGY	Status
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(20) unable to locate and inspect electrical panel due to excessive clutter inside the dwelling.

The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

(22) dwelling does not have water service

Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly

PERMIT NUMBER	INSPECTOR <u>Manny Villarreal Jr</u>	INSPECTOR'S PHONE <u>972 213 2788</u>	DATE <u>6-18-14</u>
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INSPECTION REPORT

Page 10 of 10

PROJECT ADDRESS & CITY <u>703 Glen Rhea</u>		PROJECT NUMBER <u>2014-007610</u>
SUBDIVISION/PROJECT NAME <u>W.W. Little</u>		CLIENT <u>City of Lake Dallas</u>

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Status: P = Pass / PP = Partial Pass / F = Failed (reinspection required) / NA = Not Applicable / C = Cancelled

COMMENTS

connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

PERMIT NUMBER	INSPECTOR <u>Manny Villarreal Jr.</u>	INSPECTOR'S PHONE <u>972 213 0788</u>	DATE <u>6-18-14</u>
---------------	--	--	------------------------

BVNA REPRESENTS THAT THE SERVICES, FINDINGS, RECOMMENDATIONS AND/OR ADVICE PROVIDED TO CLIENT WILL BE PREPARED, PERFORMED, AND RENDERED IN ACCORDANCE WITH PROCEDURES, PROTOCOLS AND PRACTICES ORDINARILY EXERCISED BY PROFESSIONALS IN BVNA'S PROFESSION FOR USE IN SIMILAR ASSIGNMENTS, AND PREPARED UNDER SIMILAR CONDITIONS AT THE SAME TIME AND LOCALITY. CLIENT ACKNOWLEDGES AND AGREES THAT BVNA HAS MADE NO OTHER IMPLIED OR EXPRESSED REPRESENTATION, WARRANTY OR CONDITION WITH RESPECT TO THE SERVICES, FINDINGS, RECOMMENDATIONS OR ADVICE TO BE PROVIDED BY BVNA PURSUANT TO THIS AGREEMENT.

THIS REPORT IS SOLELY FOR THE USE AND BENEFIT OF THE CLIENT. BVNA IS NOT LIABLE TO THE CLIENT OR ANY THIRD PARTY FOR THE THIRD PARTY'S RELIANCE ON OR USE OF THIS REPORT. INSPECTIONS ARE BASED SOLELY ON VISUAL OBSERVATION(S) AND ASSESSMENT(S) OF THE CONDITION OF THE PROPERTY OR SPECIFIED ITEMS AT THE TIME OF INSPECTION. FURTHER, BVNA IS NOT LIABLE TO THE CLIENT OR ANY THIRD PARTY FOR ANY DAMAGE OR CLAIM ARISING FROM UNDISCLOSED AND/OR UNKNOWN DANGEROUS CONDITIONS EXISTING AT THE SITE BEFORE BVNA ENTERED THE PROJECT SITE, OR ARISING OUT OF MISREPRESENTATIONS BY CLIENT CONCERNING CONDITIONS AT THE SITE OR SPECIFIED ITEM.

INSPECTION REQUEST
TOLL FREE: (877) 837-8775
FAX (877) 837-8859

PLEASE KEEP THIS REPORT IN THE PERMIT PACKET

68458

Defendant Courtney Varnell ("Ms. Varnell"), is an individual, the daughter of Mr. Varnell and a current tenant at the Property. Ms. Varnell may be served at 703 Glen Rhea Drive, Lake Dallas, Texas, 75076. Issuance of citation is requested at this time.

II. JURISDICTION AND VENUE

This Court has subject matter jurisdiction pursuant to TEX. LOC. GOV'T CODE ANN. § 54.012 and TEX. LOC. GOV'T CODE ANN. § 214.001 *et. seq.* This Court has personal jurisdiction whereas Plaintiff is a municipal corporation operating by law as a political subdivision of the State of Texas situated in Denton County and both Defendants are individual residents of Denton County, Texas.

Venue is also proper in Denton County whereas Property that is the subject of the lawsuit is wholly situated within the corporate limits of the City in Denton County, Texas. TEX. LOC. GOV'T CODE ANN. § 54.013.

III. DISCOVERY PLAN

The discovery, to the extent it is required in this case, is intended to be conducted under Level 2 pursuant to Texas Rules of Civil Procedure 190.2(b)(3).

IV. BACKGROUND FACTS

The Property is a residential lot within the City consisting of approximately 5,130 sq. ft. of surface area whereupon a single family Structure measuring approximately 1,512 sq. ft. is situated. The Property's registered owner is currently Mr. Varnell, which is also his last known address. Ms. Varnell's current address is also at the Property and she is a current resident of the Property.

This Property has a long history of non-compliance with the City's building and property maintenance codes. In 1992 the City first initiated condemnation proceedings due to the

outstanding property code violations at that time; however, the owner at the time eventually brought the Property back into compliance prior to demolition.

Mr. Jerry Varnell became the property owner in April 1999 through probate. During the next decade little was done to keep the property in compliance with the City Code. Property taxes were last paid on the Property in 2008. It is the City's understanding that Mr. Varnell no longer lives on the Property and has passed responsibility for the Property to his daughter, Ms. Courtney Varnell.

The City's Code Enforcement Department has conducted regular property inspections since 2011 that have consistently revealed substantial building and property code violations. Ms. Varnell has received at least 10 criminal citations concerning these violations in the past and has continued to fail to appear in the Municipal Court. The condition of the residential structure and Property in general have continued to decline regardless of the City's persistent enforcement efforts.

The present outstanding health and safety violations include:

1. Exterior and interior areas of the Property are filled with trash and debris including animal feces
2. No potable water service to the Property
3. No solid waste service to the Property
4. Structure and surrounding property are a breeding ground for insects and rodents
5. Dogs and cats kept on premises in unsanitary conditions
6. Property has deteriorated to a point as to cause substantial depreciation of property value
7. Structure is kept in general disrepair including several health, fire and safety hazards
8. Structure is not weather and water tight
9. Window and door openings on the residential structure are not screened against the entrance of insects or rodents
10. Interior of structure not maintained in a sanitary condition

The Property has been without water service since April 2012. Ms. Varnell has consequently been reported to be stealing water from neighboring properties, as well as washing dishes, clothes and showering at a local camp ground facility.

The City has adopted comprehensive minimum housing standards as well as the 2003 International Building Code. Ms. Varnell has been given several written notices describing how the Property is in violation of these codes. The City has repeatedly demanded that Ms. Varnell bring the Property into compliance without any response.

As a final attempt to gain compliance, the City sent Ms. Varnell written notice on January 14, 2014 that the Property was going to go before City's Board of Adjustment ("Board") on January 27, 2014 to consider appropriate City action to remedy the outstanding violations on the Property. On January 27, 2014 the Board found that the Property was severely dilapidated, constituted a nuisance property and gave Ms. Varnell sixty (60) days to bring the Property into compliance with the City codes. Ms. Varnell made no material changes to the condition of the Structure or Property during that time period.

On April 21, 2014, the Property was brought back before the Board for a final determination. The Board ultimately entered an order on May 5, 2014 requiring the following:

1. That the Property be immediately vacated and secured; and
2. That should the owner fail to remedy or demolish the Structure on the Property within 30 days of the Order, the City is ordered to enter the Property, remove all persons and demolish the Structure, assessing the costs against the Property.

A true and correct certified copy of the Board's May 5, 2014 Order is attached hereto and incorporated herein as Exhibit A.

While the Property still remains in the same dilapidated condition, Ms. Varnell has refused to vacate the Structure so that the City may demolish the Structure in compliance with the Board's Order. The City is therefore seeking an injunction requiring all tenants vacate the Property and further order that the City proceed with demolition of the Structure in accordance with the Board's Order.

V.
PERMANENT INJUNCTION

The City files this application for permanent injunction to obtain the permanent removal of both individual Defendants from the Structure on the Property due to the immediate and dangerous conditions presently existing within the Structure. The Structure on the Property is severely dilapidated, without water or sewer, and is a breeding ground for all manner of animals and disease. The tenant(s) must be immediately removed to preserve their health and safety as well as for the general welfare of the surrounding neighbors and citizens of the City. The City authorized by law and the Board's Order to remove the tenants on the property and there is no other adequate remedy at law.

VI.
DEMOLITION ORDER

The City is further requesting an order from this court permitting the City to demolish the dilapidated Structure on the Property in conformance with the previously entered Order of the Board. *See Exhibit A.*

The City is authorized by TEX. LOC. GOV'T CODE ANN. § 54.012 and § 54.018 to bring a civil action to enforce the City's health and safety ordinances, including by demolishing any dangerously deteriorated structures situated upon real property within the City. Accordingly, the City seeks a judgment against the Property *in rem*, an order from this Court permitting the City to demolish the Structure on the Property, and authority for the City to file a lien against the Property to recover all costs of demolition.

VII.
ATTORNEY'S FEES & COSTS

The City seeks recovery of reasonable and necessary attorney's fees and costs in this matter in accordance with TEX. LOC. GOV'T CODE ANN. § 214.0015(h).

**VIII.
PRAYER**

WHEREFORE, PREMISES CONSIDERED, the City respectfully requests that this Court permanently enjoin Defendants from occupying the Structure on the Property and further:

1. authorize the City to demolish the structures on the Property as provided in the Order of the Building Standards Commission for the City of Lake Dallas, Texas;
2. order that the City recover its reasonable attorney's fees and costs in bringing this action;
3. order that the City be allowed to place a lien on the Property to recover all reasonable costs associated with demolition of the structures thereon;
4. grant the City all other relief it is justly entitled.

Respectfully submitted,

NICHOLS, JACKSON, DILLARD,
HAGER & SMITH, L.L.P.

By: /s/ Whitt L. Wyatt
David M. Berman
Texas Bar No. 02206990
dberman@njdhs.com
Whitt L. Wyatt
Texas Bar No. 24058189
wwyatt@njdhs.com
1800 Lincoln Plaza
500 North Akard
Dallas, Texas 75201
Telephone: (214) 965-9900
Facsimile: (214) 965-0010

ATTORNEYS FOR PLAINTIFF
CITY OF LAKE DALLAS, TEXAS

EXHIBIT A

**ORDER OF THE CITY'S BOARD OF ADJUSTMENT
MAY 5, 2014**

**BOARD OF ADJUSTMENT OF THE
CITY OF LAKE DALLAS, TEXAS**

IN RE: THE DISPOSITION OF

703 GLEN RHEA DRIVE
LAKE DALLAS, TEXAS

Property Owner:
JERRY D. VARNELL

§
§
§
§
§
§
§

DOCKET NO. 2014-002

ORDER

Before the Board of Adjustment sitting as the Minimum Housing and Building Standards Board of the City of Lake Dallas, Texas (the "Board"), the above entitled proceeding came on for consideration on the 21st day of April 2014. A quorum being present, the Board proceeded to hear evidence regarding the case and conducted such inquiry as deemed advisable and necessary. The Board makes the following findings and orders:

FINDINGS

1. Notice of the hearing was duly and properly posted in accordance with law and was served by personal delivery. The hearing was conducted in an open meeting.
2. Neither Jerry Varnell (the Property Owner) nor Courtney Varnell (the Occupant) appeared in person or through representatives.
3. This Board had previously conducted proceedings on January 27, 2014, where evidence was received regarding the condition of the subject property, being described as Lot 1, Block 2, of the WW Little addition/subdivision of the City of Lake Dallas, Denton County, Texas, and being property located at 703 Glen Rhea Drive, Lake Dallas, Texas (the "Property").
4. The Board's previous proceedings resulted in an Order that required, among other things, that all trash, debris, rubbish and/or all other items prohibited as outside storage be removed from the Property; that all matter creating unsanitary and unsafe conditions be removed; that all health hazards be remedied; that all structures on the Property be brought into compliance with the City's Code of Ordinances; that structures not demolished have active solid waste removal, sewer and water service; and, that the Property shall not be deemed to be in compliance with the Board's Order unless written acknowledgement thereof is issued by the City's designated official. The Order further required that the matter be brought before the Board for further review on or after the 60th day following the Order.
5. The Board finds that none of the terms, conditions or requirements of the January 27, 2014 Order have been met or satisfied, other than that the matter has been brought back to the Board at least 60 days after the Order was issued.

COPY

6. The Board finds that the dwelling located on the Property lacks sanitation and other facilities adequate to protect the health and safety of the occupants or the public; is damaged, decayed, dilapidated, unsanitary, and unsafe in such a manner as to create a serious hazard to the health and safety of the occupants or the public; and, because of the location, general conditions, and state of the premises, is so insanitary, unsafe, and otherwise detrimental to health and safety that it creates a serious hazard to the occupants or the public.

7. The Board further finds that the Property is a public nuisance; is and remains in violation of numerous minimal structural and environmental standards imposed by the City's Code of Ordinances; is not served by critical utilities such as potable water, sewer and refuse collection services; constitutes a fire hazard; and, is unsafe and unfit for human occupancy and habitation.

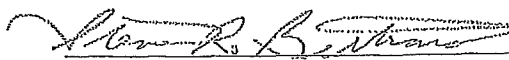
ORDERS

In accordance with the foregoing findings, the Board makes the following orders:

1. The Property is hereby ordered to be immediately vacated and secured. Any occupants of the Property are hereby ordered to immediately vacate the Property and relocate, and no person may enter or occupy the structure unless authorized by the City Manager of the City of Lake Dallas, Texas, or his designee.
2. The Property shall be secured such that all broken windows, doors and holes in walls shall be closed, locked or boarded.
3. The City's designated representative shall placard the property with appropriate signage giving notice of the Board's Order to vacate and secure the Property.
4. The dwelling on the Property shall be repaired or demolished no later than thirty (30) days from the date of this Order. If no permit application to repair or demolish the structure is submitted within this 30-day period, immediately upon the expiration of this period, the City inspector shall notify the City Council, which shall determine whether the City should remove and relocate any occupants and perform the work and incur the expense to repair or demolish the structure.

IT IS SO ORDERED.

SIGNED this 5TH day of May, 2014.


(Chairman)


(Member)


(Member)


(Member)


(Member)

COPY

Council Agenda Item I - 7
January 28, 2016

MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Nick Ristagno, Interim City Manager / Chief of Police

SUBJECT: Interlocal Cooperation Agreement with Denton County to repair sinkholes.

Issue: To approve an Interlocal Cooperation Agreement with Denton County to repair sinkholes.

Background: In light of the fact that these additional repairs would substantially decrease the available road improvement funds we have been collecting, City Secretary Joni Vaughn thought to ask Commissioner Mitchell if she would consider assisting the City with the repair of the two sink holes that occurred on Main Street and Harbour Town. Commissioner Mitchell, true to her commitment to help her constituents, agreed. To receive the funds it is necessary to enter into an Interlocal Cooperation Agreement.

It is worthy to mention that Commissioner Bobbie Mitchell has been historically a true friend to Lake Dallas.

Fiscal Impact: Total of \$58,358 (Main Street - \$14,978; Harbour Town \$43,380)

Recommendation: Approve

Coordination: Denton County, City Attorney, Commissioner Mitchell, City Secretary

Attachments: ICA (not yet available at print time 01/22/16)

Council Agenda Item I - 8
January 28, 2016

MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Nick Ristagno, Interim City Manager / Chief of Police

SUBJECT: Main Street Bid

Issue: Whether to approve the Main Street construction bid.

Background: Main Street bids have been received. There are developments occurring daily with this issue and Council will be informed at the meeting so they may determine on how to proceed.

Fiscal Impact: To date \$450,000 (\$100,000 by 4B - \$350,000 by City)

Recommendation: To be determined

Coordination: City Engineer

Attachments: None

Council Agenda Item I - 9
January 28, 2016

MEMORANDUM

TO: Mayor and Members of City Council

THROUGH: Nick Ristagno, City Manager/Police Chief

FROM: Char DuPree, Community Development Director

SUBJECT: Exception to Special Use Permit: 222 Betchan Avenue, Lake Dallas

Request: To approve an exception to the Special Use Permit (#2015-14) issued November 19, 2015 for the property located at 222 Betchan Avenue, Lot 3, for outside storage without the required six (6) foot masonry wall surrounding the entire area of outside storage.

Zoning: Property is currently zoned C-2 with a Special Use Permit (SUP) that allows a mini-storage facility with outside storage, provided there exists a six (6) foot masonry wall.

Background: Mr. John Smith, property owner, contacted the City following a request he received from AGL Construction (contractor for the expansion of I-35E project) regarding dirt storage. Due to this construction, AGL, will have a substantial amount of dirt that needs to be stored temporarily during the construction in the Lake Cities area. Mr. Smith wants to accommodate this request with the exception of building a masonry wall around this outside storage as the SUP requires. The City Attorney, David Berman, has stated that storage, whether it is equipment or dirt, must be screened as required. However, he also stated many cities do allow this informally based on public interest with government projects (copy attached). Mr. Smith has stated this storage would be temporary.

Coordination: Community Development and City Attorney

Attachments: SUP #2015-14 and City Attorney comments

Char Dupree

From: David Berman [Dberman@njdhs.com]
Sent: Wednesday, January 20, 2016 10:21 AM
To: Char Dupree
Cc: Nick Ristagno; Joni Vaughn; Khara Sherrill
Subject: RE: Smith Request for Dirt Storage & SUP Clarification

Storage is storage, whether it is equipment or dirt. However, it's really the City's call. The proposed storage is for a public works project, which serves a governmental function. There isn't a law that exempts this from zoning requirements but many cities go ahead and allow it informally based on the public interest.

From: Char Dupree [<mailto:cdupree@lakedallas.com>]
Sent: Wednesday, January 20, 2016 9:59 AM
To: David Berman
Cc: Nick Ristagno; Joni Vaughn; Khara Sherrill
Subject: Smith Request for Dirt Storage & SUP Clarification
Importance: High

Good morning David,

The City has received a request from John Smith regarding the storage of a substantial amount of dirt from AGI, who are performing the construction for the widening of I-35. AGI has approached Mr. Smith to contract with him for the storage of large amounts of dirt due to the interstate and the Hundley underpass construction.

I have reviewed the SUP, which allows outside storage (on lot 3) with a 6 ft. masonry wall surrounding all areas of storage, screening the view from adjacent properties and the public right of way. Does this SUP provision apply to dirt storage or can Mr. Smith allow this storage without the wall screening?

Please let me know your opinion in this matter as soon as you are able. I appreciate your assistance.

Thank you,
Char

Char DuPree
Community Development
City of Lake Dallas
212 Main Street
Lake Dallas, TX 75065
940/497-2226, ext. 124
cdupree@lakedallas.com

ORDINANCE NO. 2015-14

AN ORDINANCE OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LAKE DALLAS, TEXAS, AS HERETOFORE AMENDED BY GRANTING A CHANGE IN ZONING FROM C-1 RETAIL DISTRICT TO C-2 COMMERCIAL DISTRICT WITH SPECIFIED PROHIBITED USES, AND GRANTING A SPECIAL USE PERMIT, FOR PROPERTY LOCATED AT 222 BETCHAN AVENUE, BEING MORE PARTICULARLY DESCRIBED AS LOTS 2 AND 3 OF BLOCK A OF THE GATLIN ADDITION TO THE CITY OF LAKE DALLAS, DENTON COUNTY, TEXAS, TO ALLOW LOT 2 TO BE USED FOR BUSINESS PARK, AND TO ALLOW LOT 3 OF BLOCK A TO BE USED FOR MINI-WAREHOUSE STORAGE WITH OPEN OUTSIDE STORAGE; PROVIDING CONDITIONS OF DEVELOPMENT AND USE; PROVIDING A REPEALING CLAUSE, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Lake Dallas and the governing body of the City of Lake Dallas, in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, have given requisite notice by publication and otherwise, and after holding due public hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended. Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Lake Dallas, Texas, heretofore duly passed by the governing body of the City of Lake Dallas, as heretofore amended, be and the same are hereby amended by granting a change in zoning from C-1 Retail District to C-2 Commercial District, and by granting a special use permit, for property located at 222 Betchan Avenue, being 10.87 +/- acres of land and described as Lots 2 and 3 of Block A of the Gatlin Addition to the City of Lake Dallas, Texas (the "Property"), to authorize the use of the Property for the purposes and under the conditions specified herein.

SECTION 2. That Lot 2 of the Property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Lake Dallas, as heretofore amended, subject to the following special conditions:

1. Provisions applicable to Lot 2.

- a. Lot 2 of the Property may be used for any uses authorized in the C-2 Commercial District, except as specified hereinafter, and may be developed and used as a business park for offices, showrooms, and general business services, only when conducted and operated inside a building. No commercial operations shall be conducted outside of any building. Outside storage of equipment, merchandise, goods, vehicles (other than parking for employees and customers), is prohibited.
- b. Notwithstanding the allowable uses by right, the following uses shall be prohibited, and Lot 2 shall not be used for any of the following purposes:
 - i. flea market;
 - ii. pawn shop;
 - iii. automobile repair shop (major);
 - iv. furniture restoration;
 - v. taxidermist; or
 - vi. vet clinic with outdoor kennels.
- c. The location of buildings and paved areas shall be in accordance with the plan attached hereto and incorporated herein as Exhibit "A." Parking shall be provided such that there is at least one provided parking space per 200 square feet of each structure intended for occupancy; provided, however, that if the application of the foregoing requirement would result in less than six parking spaces, then the minimum number shall be six. To allow for sidewalks and landscaping, no parking space shall be within ten feet of any building. Handicapped-accessible parking spaces shall be provided as required by the ADA Standards for Accessible Design and the Texas Architectural Barriers Act.

2. Provisions applicable to Lot 3.

- a. Lot 3 of the Property, in addition to uses authorized in the C-2 Commercial District, may be developed and used as a mini-warehouse storage facility with open outside storage.
- b. Notwithstanding the allowable uses by right, the following uses shall be prohibited, and Lot 3 shall not be used for any of the following purposes:
 - i. flea market;
 - ii. pawn shop;
 - iii. automobile repair shop (major);
 - iv. furniture restoration;
 - v. taxidermist; or
 - vi. vet clinic with outdoor kennels.
- c. The location of buildings and paved areas shall be in accordance with the plan attached hereto and incorporated herein as Exhibit "A." A masonry wall shall be constructed surrounding all areas used for outside storage at least six (6) feet in height with natural screening added to screen the view of outside storage areas

from adjacent properties and from public rights-of-way. Gate access shall be restricted to the hours of 6:00 AM to 10:00 PM. Offices, store fronts and on-site living quarters are prohibited.

3. Provisions applicable to both Lots.

- a. No commercial vehicles shall be parked or stored on the Property, other than temporarily for the purpose of loading and/or unloading. As used herein, a "commercial motor vehicle" is defined as any vehicle used to transport passengers or property with a gross vehicle weight rating, gross combination weight rating, gross vehicle weight, or gross combination weight of 10,001 pounds or more (generally including small package delivery vehicles, pick-up trucks with trailers attached, box trucks, straight trucks, etc.) and any vehicle used to transport passengers or property with a gross vehicle weight rating of 26,001 pounds or more, or a gross combination weight of 26,001 pounds or more, including a towed unit with a gross vehicle weight rating of more than 10,000 pounds (generally including tractor/trailer vehicles).
 - b. Carports and free-standing roofs over parking spaces are prohibited in Lot 2 but permissible in Lot 3.
 - c. All interior drives and drive aisles, off-street loading areas, parking spaces, and paved areas shall be constructed of reinforced concrete and shall be continually maintained so as to be free of litter, potholes, and debris at all times.
 - d. Exterior lighting shall be limited to security and access lights and shall not be placed or operated so as to constitute a nuisance to residents and owners of adjacent and nearby properties. In no case shall exterior lighting add more than one foot-candle to illumination levels at any point off-site. All exterior lighting luminaries shall be mounted no higher than 15 feet.
 - e. All dumpsters shall be screened from view on and off-site by an appropriate fence or wall.
 - f. Vehicle and equipment parking on or along Betchan Avenue or Carlisle Street is prohibited.
 - g. All buildings and structures on the Property shall be protected with fire sprinkler and fire alarm systems according to City regulations.
 - h. Exterior walls and screening shall conform to the requirements of the C-1 Retail District and the requirements of Chapter 122 of the Code of Ordinances, City of Lake Dallas (the City's comprehensive zoning ordinance).
 - i. The development, construction, improvement, renovation, repair, maintenance and use of the Property shall comply with the City's screening, landscaping and tree preservation requirements (Art. XXII, Chapter 122, Code of Ordinances, City of Lake Dallas).
 - j. All development, construction, improvement, renovation, repair, maintenance and use of all structures, utilities, appurtenances, facilities and improvements shall conform to and comply with all building, paving and fire codes, accessibility requirements, and all City and State laws and regulations.
4. The authorization contained in this Ordinance is not intended and shall not be construed to approve any development plan of any kind, including but not limited to site plans, landscaping plans, or any other plan, nor to grant any permit of any kind, otherwise required by existing ordinances of the City.

5. The specific use permit issued under this ordinance shall become null and void as to any Lot unless construction or use on that Lot is substantially underway within one year of the effective date of this Ordinance, unless an extension of time is approved the city council.

SECTION 3. That the Property shall be used only in the manner and for the purposes provided herein and by the ordinances of the City of Lake Dallas, Texas, as heretofore amended, and as amended herein. The development, use and occupancy of the Property shall conform to the standards and regulations set forth in provisions of the C-2 Commercial District and the Code of Ordinances of the City of Lake Dallas, Texas, as amended, except as otherwise provided for herein. In the event of any conflict or inconsistency between the provisions of this ordinance and the provisions contained in any other provision of the Code of Ordinances, the provisions of this ordinance shall control. In the event that this ordinance does not include a standard or regulation that is otherwise required for similar or comparable development or uses by the Code of Ordinances, then the standard or regulation required by the Code of Ordinances shall apply to development and use of the Property.

SECTION 4. That all provisions of the ordinances of the City of Lake Dallas in conflict with the provisions of this ordinance be and the same are hereby repealed and all other provisions of the ordinances of the City of Lake Dallas not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, as amended in effect when the offense was committed and the former law is continued in effect for this purpose.

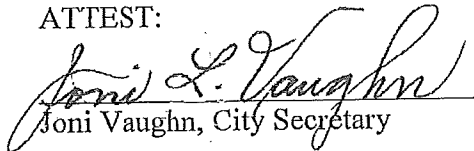
SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

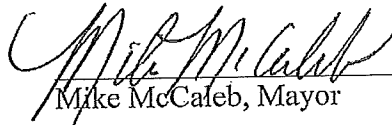
SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Lake Dallas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

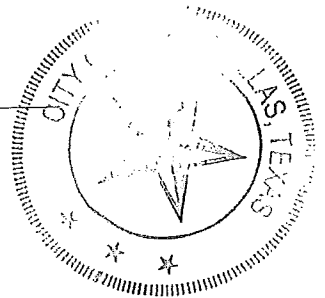
SECTION 8. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provides.

PASSED AND APPROVED this 19th day of November, 2015.

ATTEST:


Joni Vaughn, City Secretary

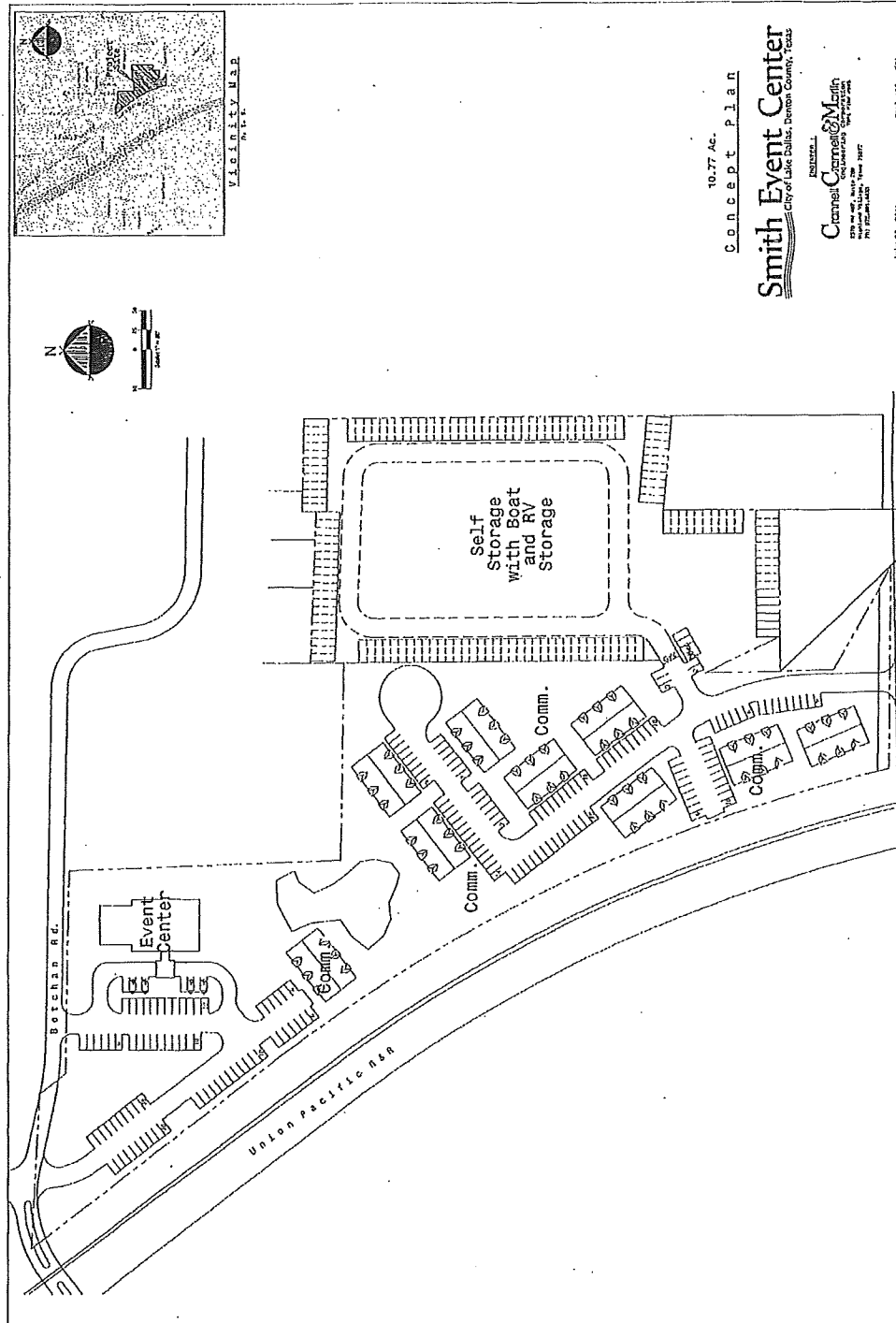

Mike McCaleb, Mayor



APPROVED AS TO FORM:

City Attorney

EXHIBIT A



Council Agenda Item I - 10
January 28, 2016

MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Nick Ristagno, Interim City Manager / Chief of Police

SUBJECT: Discussion regarding Resolution of Support for HVM

Issue: To discuss if Council wishes to proceed with a Resolution of Support for Hamilton Valley Management, Inc. in its quest to seek funding to rehabilitate the Shady Shores Apartments, a low income community.

Background: Council should decide if they wish to proceed with this resolution and if so it will be brought at the next council meeting.

Fiscal Impact: Initially none but they do ask for some monetary support.

Recommendation: Council's pleasure

Coordination: HVM

Attachments: Documents from HVM

Joni Vaughn

From: Emily Farmer [EFarmer@hamiltonvalley.com]
Sent: Friday, January 15, 2016 10:36 AM
To: Mike McCaleb; S Forgey; April Estrada; A Nolan; David Houdek
Cc: Joni Vaughn
Subject: Shady Shores Apartments
Attachments: SHADY SHORES - Support App and Backup info.pdf

Please See attached, and please see below:

January 15, 2016

To: The City of Lake Dallas
212 Main Street
Lake Dallas, Texas 75065

Re: **Request for Support for 2016 Housing Tax Credit Application for Rehabilitation
HVM 2016 Lake Dallas, Ltd. – Shady Shores Apartments**

Greetings,

Hamilton Valley Management is the owner and manager of the Shady Shores Apartments, a 40-unit, multifamily low to moderate-income housing complex, located at 401 Shady Shores Road, Lake Dallas, Texas. The property is currently in need of a substantial rehabilitation. A rehabilitation of the project would ensure job opportunities; continued operating ability which means tax revenue for the city, and most importantly, it will continue to provide safe, sanitary and affordable housing for low to moderate-income families in the Lake Dallas community for many years to come. It is the intention of HVM to apply to the Texas Department of Housing and Community Affairs (TDHCA) Low Income Housing Tax Credit Program to fund this rehabilitation. But with so many properties in Texas needing rehabilitation, and the financing being so limited, the application process has become competitive and sought after by hundreds of developers throughout the state. In an attempt to promote community participation, TDHCA has established criteria for points in the application which rely upon two forms of support for the development from the local governing municipalities, which are: *Local Government Support in the form of a resolution voted on and adopted by the Governing Body of the Jurisdiction*, and *Commitment of Development Funding by Local Political Subdivision*.

Local Government Support in the form of a resolution voted and adopted by the Governing Body of the Jurisdiction is worth 17 points in the competitive application round. Commitment of Development Funding by Local Political Subdivision is worth 1 point, and the funding can be for a nominal amount, even less than \$100, in the form of cash contribution, partial-waved fees or any other viable contribution that carries a monetary value. Without both sets of points, an application would not likely be funded, as all of the top awarded application will contain those points. That is why the support from the City of Lake Dallas is so vital to this project.

Upon award of a Housing Tax Credit allocation, and obtaining readiness to proceed from all governing agencies, construction activities would commence, resulting in a 9-10 month rehabilitation of the complex. The construction activities will include the replacement of all appliances, cabinets, flooring, electrical and plumbing fixtures, HVAC, roofing, insulation, siding, landscaping, and accessibility features. The new installments will be energy efficient. In accordance with Section 504 of the Rehabilitation Act of 1973, 5% of the units will be structurally modified to be handicapped accessible, and 2% of the units will be modified to support the need of the vision and/or hearing impaired.

The project site will also receive newly paved parking, new playground equipment, picnic areas and an office with a community facility. The improved site will add aesthetic value to the surrounding neighborhood, which in turn promotes community growth and improves the overall quality of life for affected families in the area, including students of Lake Dallas ISD, and employees of the surrounding community.

It is my pleasure to present the City of Lake Dallas, the opportunity to play a vital role in accomplishing a great service to the community. I look forward to an opportunity to work with you, and hope to hear from you soon regarding this matter.

Respectfully,

Emily Lindsey

Vice President of HVM 5G Development, LLC

General Partner

efarmer@hamiltonvalley.com

512-756-6809 Ext. 213

***Low-Income Housing Tax Credit
Resolution of Support Request
Application Form***

Project Name: Shady Shores Apartments

Property Information

Property Address: 401 Shady Shores Road, Lake Dallas, Texas 75065

Legal Description: " A1163a J.W. Simmons, Tr 8, 2.07 Acres, Old Dcad Tr #1d"

Zoning District: R-3

Applicant Information

(property owner or authorized agent) *Applicant will be used as the City's Official Contact*

Name: Emily Lindsey

Address: P.O. Box 190/ 209 S. West Street

City/State/Zip: Burnet, Texas 78611

Work Phone: 512-756-6809 Ext. 213 Cell Phone: 830-613-5509

Email: efarmerr@hamiltonvalley.com

Do you have site control or owner's consent to apply for LIHTC funding on this site? YES

Property Owner Information

Owner Name(s): HVM Lake Dallas, Ltd.

Address: P.O. Box 190 / 209 S. West Street

City/State/Zip: Burnet, Texas 78611

Work Phone: 512-756-6809 Cell Phone: 830-798-4273

Email: dennishoover@hamiltonvalley.com

Applicants Signature: _____

Printed Name: EMILY LINDSEY

Date: _____

1-15-2016

Low-Income Housing Tax Credit Resolution of Support Request Checklist

Name of Development: Shady Shores Apartments

Application Form

See Attached

Letter of Intent explaining the Applicant's
position and plan

See Attached

Detailed Information

Location Map of the property.

See Attached map of 401 Shady Shores
Road, Lake Dallas, Texas 75065

Site Development:

List the number of units and different floor
plans

16-1BR units and 24-2 BR units, for a total of
40 units

List the breakdown of rental rates by unit and
income restrictions

Current Rates: 1 BR - \$465 2 BR- \$575

Proposed: 1 BR - \$495 2 BR - \$620

Will rental rates change over time and how
are they determined?

With the approval of the rehab, current
rates are expected to increase by about 10%,
and will do so every couple of years as
needed to adjust for inflation costs, but
rates will never exceed the limits enforced
by both TDHCA and USDA-RD affordable
housing rent limits for the remainder of the
affordability period (30+ years).

Architectural rendering of buildings

Not available – rehab only – construction
activities will not result in a change of
footprint – project architect will assemble
preliminary drawings for accessibility
modifications and new clubhouse if project
scores well enough to proceed with full
Application.

Proposed site layout

Project is a rehab, and the current layout of
the site will not be altered by construction,
with the exception of a new clubhouse. See
attached current Site-Plan.

How many accessible units are included

5% of the units will be handicapped accessible, and 2% of the units will be for the hearing/vision impaired

What ADA features are included

Accessible pathways to all community areas such as office, playgrounds, dumpsters, etc.

Subsidy and type of any units within the site

This project does not have any market rate units. The entire project is 100% rent-restricted by USDA-RD, and reserved for the low-to-moderate income.

37 units are additionally subsidized with USDA-RD Rental Assistance

Amenities included in individual units as well as those for the entire site.

New office/ community room with full kitchen, new playground, and remodeled laundry facility

Energy efficiency components that will be installed.

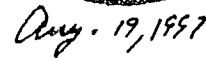
Energy-Start rated appliances, HVAC, fans and light fixtures, low-flow faucets and toilets, R-15 insulation in the walls, R-30 insulation in the attic space.

Background of the development company and management company:

See Attached Resume for Hamilton Valley Management, Inc.

401 N Shady Shores Rd - Google Maps

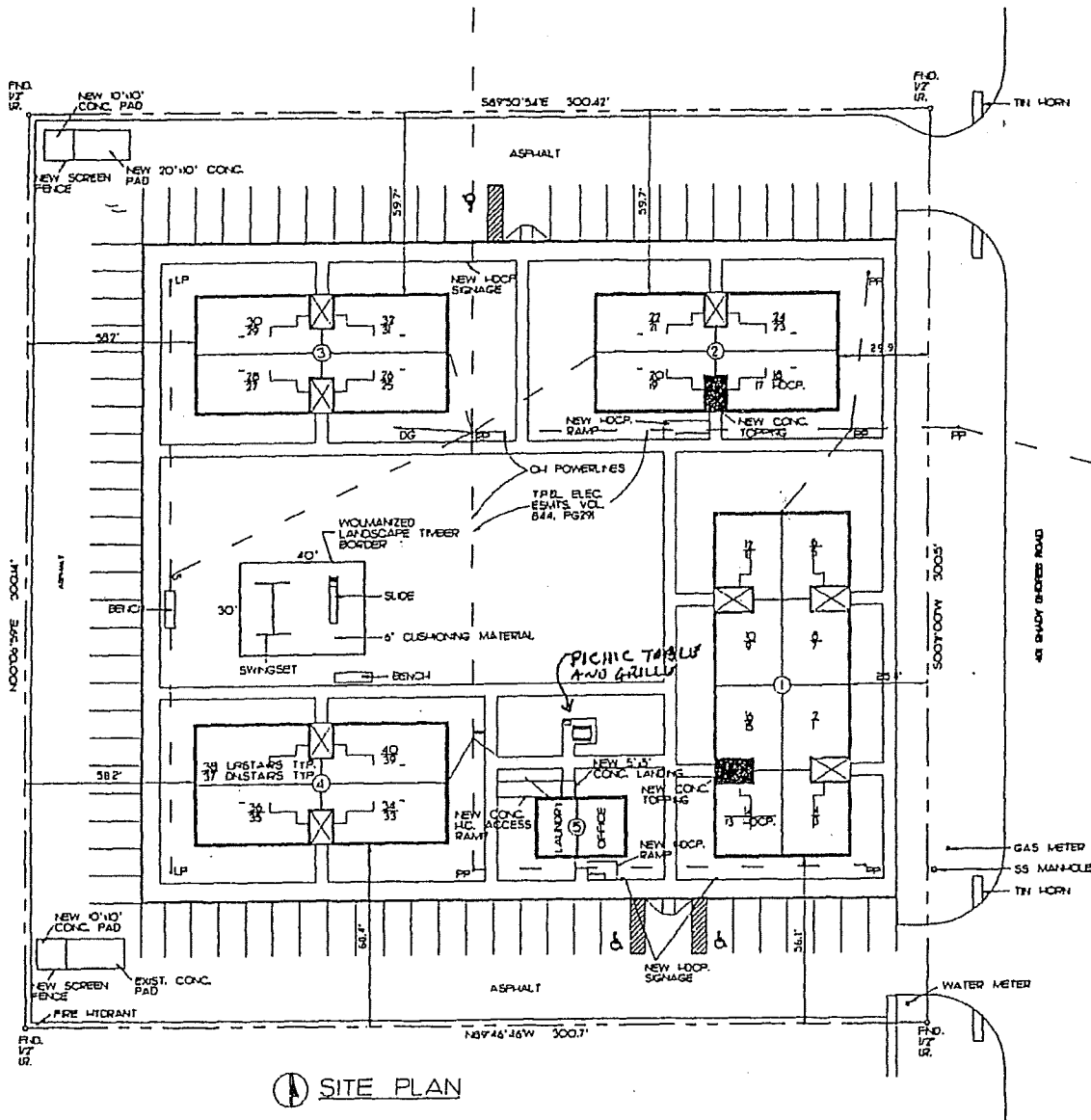




**WS ALLEN &
ASSOCIATES**
405 National Street
Bryn Mawr, Pa. 19001
Tel. 409-779-2168
Fax 409-779-3373

SITE PLAN
HVM LAKE DALLAS, LTD.
LAKE DALLAS TEXAS

DATE	REVISION	BY
Aug. 19, 1957		148
DRAWN		
WORK		
CHECKED		
DATE		
71 JUL 97		
PROJECT NUMBER		
SP1.0		



- EQUIPMENT:
1. SWINGS SET EQUAL TO OUTDOOR EQUIPMENT CO. MODEL = C210-C70-6
 2. SLIDE EQUAL TO OUTDOOR EQUIPMENT CO. MODEL = SL10WD
 3. PICNIC TABLE PER OUTDOOR EQUIPMENT CO. GALVANIZED FRAME WITH TREATED WOOD, TOP & SEAT.
 4. TWO PARK BENCHES PER OUTDOOR EQUIPMENT CO. GALVANIZED FRAME WITH TREATED WOOD, BACK & SEAT.
 5. PARK GRILL PER OUTDOOR EQUIPMENT CO.



HAMILTON VALLEY MANAGEMENT, INC.

COMPANY PROFILE & OPERATING HISTORY

A) GENERAL STATEMENT OF COMPANY QUALIFICATIONS:

Hamilton Valley Management, Inc., a Texas Corporation, was incorporated November 17, 1981. The company is a family business, owned by The BHHH Companies Inc., dba The Hoover Companies. John Hoover and his two sons, Dennis and Danna, manage the company.

Hamilton Valley Management (HVM) is a management agent in the business of developing and managing multi-family rental properties located in Texas. HVM specializes in managing USDA, Rural Development Section 515, HUD, HOME and LIHTC multi-family rental properties in rural towns. HVM currently manages 115 rental properties in 80 towns. The principals of Hamilton Valley Management, Inc., developed most of these properties and they own at least the general partnership interest in 82 of the properties and fee-manage the remaining 33 properties.

Hoover Construction Company, Inc. and Hoover Building Supply, Inc. are two other subsidiaries of The Hoover Companies. Hoover Construction Co., in business since 1973, does bonded commercial construction and also has a utility division that constructs water and sewer systems for municipalities or other public entities. Hoover Building Supply, Inc., in business since 1958, is a retail and wholesale lumberyard. All three companies are located in Burnet, Texas.

John Hoover developed his first apartment community for low-income families in 1969. This 43-year history is evidence of his long-term commitment to affordable housing.

Hamilton Valley Management is a member of the Rural Rental Housing Association of Texas, Austin Apartment Association, Texas Apartment Association, the Texas Affiliation of Affordable Housing Providers and the Council for Rural and Affordable Housing.

B) KEY PERSONNEL:

Dennis Hoover, President: Dennis is a graduate of the University of Texas and has been personally involved in all phases of the multi-family housing industry for the last forty years. Dennis is a Director and past President of the Rural Rental Housing Association of Texas and is on the board of directors of the Texas Affiliation of Affordable Housing Providers

Danna Hoover, Vice-President: Danna attended college at Southwest Texas State University and majored in business management. Danna has been involved with the multi-family housing industry for the past thirty-five years and has received a Certified Apartment Manager certification from the National Apartment Association, a Certified Occupancy Specialist certification and a Certified Manager of Maintenance certification from the Nation Center for Housing Management and a STAR

Visit us at: www.hamiltonvalley.com

P.O. BOX 190 • BURNET, TEXAS 78611 • (512) 756-6809 • FAX (512) 756-9885

E-mail: info@hamiltonvalley.com

designation from The Spectrum Companies. Danna is a Director and Past President of the Rural Rental Housing Association of Texas.

Rowena Guess, Comptroller: Rowena had twenty years of experience in office management and accounting before coming to Hamilton Valley Management in 1988. Her experience has been in public accounting, tax return preparation and cost accounting for manufacturing companies. Since joining Hamilton Valley Management, Rowena has been responsible for implementing and maintaining a computerized accounting system for all of the apartment communities that HVM manages.

Sande Dodd, Senior Property Supervisor: An experienced professional in real estate management since 1969, Sande has administered management training and procedures for over two thousand multi-family units for Republic International Bank of New York as designated receiver. Sande was also Director of Property Management for a national development/management corporation in Texas, Arizona and North Carolina. She was President and owner of McCormick Realty Service, providing asset management for banks and private owners. Sande supervised and trained a forty-member management team that successfully managed a ten million dollar portfolio to a profitable sale for a bank client. Sande attended Southern Missouri State University and majored in business marketing. Sande has a Certified Occupancy Specialist certification from the National Center for Housing Management and a STAR designation from The Spectrum Companies.

C) ADMINISTRATIVE AND OFFICE CAPABILITIES:

Hamilton Valley Management has a home office staff of 25 full time employees, and out of office staff of 193 employees. Financial and property management accounting and data management is performed via a computer package designed by AMSI. All accounting, payroll, accounts payable, accounts receivable, etc., is done on this program. All tenant tracking, certifications, verifications, etc... is done using FHA property management software designed by Simply Computer Systems. We enter each rental payment, move-in or move-out into our system on a daily basis so that our database stays current. In addition, we also have software that gives us the capabilities to transmit data to USDA, Rural Development, TDHCA and HUD.

The on-site property manager does the majority of purchases for maintenance supplies. When the on-site manager makes a purchase, a purchase order is completed and a copy is mailed to the home office. The Property Supervisors and the Accounts Payable Department verify all invoices for accuracy and validity prior to payment.

All on-site management personnel are interviewed and screened by a Hamilton Valley Management property supervisor before they are hired. The on-site manager screens applicants for maintenance positions, and a property supervisor reviews the manager's selection. Selection of an on-site employee is contingent on a favorable criminal history search through the Texas Department of Public Safety and Tenant Tracker. Hamilton Valley Management places a high priority on giving our on-site personnel the training they need to do their job at the highest level of integrity and competence. Apartment management is a dynamic industry. New managers are trained one-on-one at the property by a property supervisor or an experienced property manager from another HVM property. Managers are kept abreast of new developments and reminded of old rules by "The Red Book" (a policy and procedures hand book), newsletters, inter-office memos, regional company meetings and an annual two-day company-wide meeting. Also, most of our property managers attend at least one educational seminar sponsored by a private company or association each year.

Visit us at: www.hamiltonvalley.com

P.O. BOX 190 • BURNET, TEXAS 78611 • (512) 756-6809 • FAX (512) 756-9885

E-mail: info@hamiltonvalley.com

APARTMENT NAME	CITY	NO OF UNITS	HUD	TYPE
D. Academy Apartments	Palestine	24	24	Family
D. Hilltop Apartments	Palestine	24		Family
Northside Heights Apartments	Palestine	48		Family
Briarcrest Apartments	Madisonville	16		Family
Buffalo Apartments	Buffalo	24		Family
Danbury Manor Apartments	Danbury	48		Family
Hempstead Gardens Apartments	Hempstead	50		Elderly
Jasper Manor Apartments	Jasper	36		Elderly
Kirbyville Pine Shadow Apts.	Kirbyville	36		Family
Lance Street Apartments	Madisonville	36		Family
Laredo Heights Apartments	Navasota	48		Family
Murchison Street Apartments	Palestine	40		Family
Navasota Manor Apartments	Navasota	40		Elderly
Oak Place Apartments	Prairie View	20		Family
Oaks of W. Columbia	West Columbia	24		Family
Shepherd South I Apts.	Shepherd	24		Family
Shepherd South II Apts.	Shepherd	24		Family
Somerville Plaza Apts.	Somerville	24		Elderly
Tomball Square Apartments	Tomball	24		Family
Trinity Manor Apartments	Trinity	36		Elderly
West Columbia Manor	West Columbia	24		Family
Willis Rental Apartments	Willis	24		Family
Willis South Apartments	Willis	24		Family
Park Place Apartments	Taylor	54		Family
Sea Breeze	Port Lavaca	72		Family
Baycity Village Apartments	Baytown	62		Family
Fenner Square	Goliad	32		Family
La Mansion de La Joya	La Joya	24		Elderly
Live Oak Manor Apartments	Three Rivers	36		Elderly
Lone Oak Manor Apartments	Three Rivers	24		Family
Refugio Elderly Housing	Refugio	36		Elderly
Taft Terrace Apartments	Taft	36		Family
Taft Gardens Apartments	Taft	28		Family
Hyatt Manor Apts	Gonzales	40	40	Family
Hyatt Manor II Apts	Gonzales	25		Family
Westwood Apts	Lockhart	20		Family
Pecan Grove Apts	Lampasas	56		Family
Rhomberg I Apts	Burnet	20	20	Family
Rhomberg II Apts	Burnet	56		Family
Northgate Apts	Burnet	40		Family
Parkwood Apts	Nixon	24		Family
Alta Vista I Apts	Marble Falls	32		Family
Alta Vista II Apts	Marble Falls	32		Family
Mason Square Apts	Mason	24		Family
Jourdanton Square Apts	Jourdanton	52		Family
Floresville Square Apts.	Floresville	70		Family

Country Villa Apts	Freer	32	Elderly
Riverplace Apts	Hooks	40	Family
Buena Vida Apts	La Feria	58	Family
Whitestone Apts	Cedar Park	40	Family
Mid-Towne Apts	Tomball	54	Family
Llano Square Apts	Llano	40	Elderly
Taylor Square Apts	Taylor	52	Elderly
Windwood Retirement Community	Kingsland	34	Family
Country Village Apts	Mathis	36	Elderly
Country Village Apts	Sabinal	24	Elderly
Villa Del Rio Apartments	Zapata	40	Elderly
Pecan Creek Village Apartments	Lampasas	40	Elderly
Silver Trail Apartments	Menard	24	Family
Windridge Apartments	Sinton	32	Elderly
Heritage Square Apartments	Wallis	24	Elderly
Candlewood Village Apartments	Frankston	24	Elderly
The Meadows Apartments	Gilmer	30	Elderly
Brush Country Cottages	Dilley	28	Elderly
La Posada Apartments	Elsa	40	Family
Casa De Valle Apartments	Rio Hondo	30	Elderly
Deer Creek Apartments	Menard	16	Elderly
Stepping Stone Apartments	Taylor	44	Elderly
La Sombra Apartments	Donna	50	Family
Linden Oaks Apartments	Rockport	28	Elderly
Cornerstone Apartments	Dilley	40	Elderly
Vista Verde Apartments	Cotulla	24	Family
Windwood II Apartments	Kingsland	34	Family
Los Laureles Apartments	Edcouch	23	23 Elderly
Chula Vista Apartments	San Diego	44	Family
Villa Vallarta Apartments	Rio Grande City	40	Family
Tamaric Apartments	Cedar Park	24	Family
Northwest Apartments	Georgetown	24	Family
Sherwood Arms Apartments	Keene	56	Family
Seagraves Garden Apartments	Seagraves	32	Family
Leuty Avenue Apartments	Justin	24	Family
Valley View Apartments	Valley View	24	Family
The Palms I Apartments	Aransas Pass	24	24 Family
The Palms II Apartments	Aransas Pass	24	Family
Leatherwood Terrace Apartments	Yoakum	40	40 Family
Pecan Chase Apartments	Hallettsville	24	Family
Shady Shores Apartments	Lake Dallas	40	Family
Willowick Apartments	Gainesville	60	Family
Timbercreek Village Apartments	Rusk	84	Elderly
Mid-Towne II Apartments	Tomball	24	Elderly
The Village	Tomball	64	Family
Las Palmas	La Feria	36	Family
Raintree Apartments	Alamo	32	Elderly

Freestone Apartments	Teague	20
La Posada II Apartments	Elsa	34
Oak Haven Apartments	Donna	24
Parkside Place Apartments	Groesbeck	44
Garden Gate Apartments	Burnet	30
Cielo Lindo Apartments	Edcouch	34
La Estancia Apartments	Sebastian	32
Los Naranjos Apartments	Alton	30
La Reina Apartments	La Villa	30
Windmill Apartments	Giddings	28
Rio Vista Apartments	Roma	28
Villa de Escondon Apartments	Rio Grande City	24
Creekside Townhomes	Burnet	60
Pine Run Apartments	Honey Grove	32
Meridian Valley Homes	Meridian	27
Las Brisas Apartments	Alamo	26
La Casita del Valle Apartments	La Casita	28
Los Ebanos Apartments	Zapata	28
El Paraiso Apartments	Edcouch	30
Las Fresas	Poteet	36
La Estancia II Apartments	Sebastian	22
Longbridge Apartments	Groesbeck	28

3989

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196

Council Agenda Item I - 11
January 28, 2016

MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Nick Ristagno, Interim City Manager / Chief of Police

SUBJECT: Discussion regarding a city manager search

Issue: To discuss how to proceed with a city manager search

Background: Discussion should include how to proceed, a time frame and a salary range

Fiscal Impact: As determined

Recommendation: N/A

Coordination: City Council

Attachments: None

(LOCAL COMMUNITY), (STATE)

RESOLUTION NO. _____

A RESOLUTION OF THE COUNTY OF DENTON ADOPTING THE DENTON COUNTY HAZARD
MITIGATION ACTION PLAN, JANUARY 2016

WHEREAS the Denton County Commissioners Court recognizes the threat that natural hazards pose to people and property within Denton County; and

WHEREAS the County of Denton has prepared a multi-hazard mitigation plan, hereby known as Denton County Hazard Mitigation Action Plan, January 2016 in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS Denton County Hazard Mitigation Action Plan, January 2016 identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Denton County from the impacts of future hazards and disasters; and

WHEREAS adoption by the Denton County Commissioners Court demonstrates their commitment to the hazard mitigation and achieving the goals outlined in the Denton County Hazard Mitigation Action Plan, January 2016.

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY OF DENTON, TEXAS, THAT:

Section 1. In accordance with **(local rule for adopting resolutions)**, the Denton County Commissioners Court adopts the Denton County Hazard Mitigation Action Plan, January 2016.

ADOPTED by a vote of ___ in favor and ___ against, and ___ abstaining, this ___ day of

_____, _____.

By: _____
(print name)

ATTEST:

By: _____
(print name)

APPROVED AS TO FORM:

By: _____
(print name)

Joni Vaughn

From: Nick Ristagno
Sent: Tuesday, January 05, 2016 9:34 AM
To: Joni Vaughn
Cc: Eric Louderback
Subject: FW: Action Required: Adoption Hazard Mitigation Action Plan
Attachments: Denton County HazMAP Resolution Ex.docx; Denton Municipalities HazMAP Resolution Ex.docx; Denton County, TDEM APA notice .pdf

Importance: High

Joni:

Please place this on the next agenda. The resolution will need to be tooled so if you feel more comfortable with Berman doing it go ahead. I'll do the cover sheet as soon as Thiessen answers some questions.

C/A to approve a resolution adopting the Denton County Hazard Mitigation Action Plan

Nick Ristagno, Interim City Manager / Police Chief
City of Lake Dallas
212 Main Street
Office 940-497-2226 x110
Fax 940-497-4485
nristagno@lakedallas.com

THIS E-MAIL MESSAGE IS COVERED BY THE ELECTRONIC COMMUNICATIONS PRIVACY ACT, 18 USC SECTIONS 2510-2521 AND IS LEGALLY PRIVILEGED. FURTHER, this e-mail message (and the documents that may accompany it) is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, re-transmission, copying, dissemination or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please return it to the sender and delete the material from any computer. The City of Lake Dallas will not be held responsible for the contents, accuracy, completeness or validity of any information contained within this message.

From: Chad Thiessen [<mailto:Chad.Thiessen@lakecitiesfire.com>]
Sent: Monday, January 04, 2016 6:36 PM
To: john.smith@hickorycreek-tx.gov; Eric Louderback; Wendy Withers; carey.dunn@hickorycreek-tx.gov; Nick Ristagno
Cc: Curtis Birt; Travis Calendine
Subject: Fwd: Action Required: Adoption Hazard Mitigation Action Plan
Importance: High

You may have received this email but just in case I am forwarding out. FEMA has approved our Hazard Mitigation Plans and need us to finalize our work. Attached is the municipality document which we will need to use as a template. This resolution has to be approved by council by Feb 5th. Travis and I are available unless multiple jurisdictions have the same time in which we would split up. Please let me know ASAP if you would like to have us attend your council meeting along with the time and day. Glad to see this is finally finished.

Chad Thiessen
Deputy Fire Chief
Lake Cities Fire Dept

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Andrea Wilson <ALWilson@nctcog.org>

Date: 01/04/2016 3:50 PM (GMT-06:00)

To: Mark.Wilkins@dentoncounty.com, wtackett@argyletx.com, SDownes@aubreyfire.com, Chad Thiessen <Chad.Thiessen@lakecitiesfire.com>, i.pool@crossroadstx.gov, michael.penaluna@cityofdenton.com, dwatson@double-oak.com, Brandon Barth <brandon.barth@flower-mound.com>, tcalendine@littleelm.org, jglover@highlandvillage.org, bbrooks@cityofjustin.com, dave@krugerville.org, kswindle@krumfire.com, tcalendine@littleelm.org, ehutmacher@cityoflewisville.com, tcalendine@littleelm.org, singalls@cityofpilotpoint.org, rgenova@pondertx.com, dparks@roanoketexas.com, jiliff@sangertexas.org, tcalendine@littleelm.org, tcalendine@littleelm.org, Eric.Gildersleeve@dentoncounty.com

Cc: Melanie Devine <MDevine@nctcog.org>, Jessica Mason <JMason@nctcog.org>

Subject: Action Required: Adoption Hazard Mitigation Action Plan

Good Afternoon,

Congratulations! The Denton County Hazard Mitigation Action Plan (HazMAP) has come back from FEMA as Approved Pending Adoption (APA). This means your plan is tentatively approved by FEMA **pending adoption from all jurisdictions participating in the plan.**

The following steps must be completed *by each participating jurisdiction* before the plan receives final FEMA approval:

- Pass a resolution adopting the HazMAP as your jurisdiction's official mitigation document (sample templates for county and municipalities attached)
 - Schedule this item on your council/commissioner's court agenda to ensure completion before February 5, 2016.
 - Note: approved hazard mitigation actions plans are required for HMGP funding (e.g. DR-4223). **Early adoption is recommended.**
- Scan a copy of the signed resolution to NCTCOG (alwilson@nctcog.org; mdevine@nctcog.org; jmason@nctcog.org) by February 5, 2016 (FAX: [817-608-2372](tel:817-608-2372), attn: Andrea, Jessica, or Melanie)
- The Denton County HazMAP is available for download at your request. Please email requests to ALWilson@nctcog.org ; JMason@nctcog.org ; or MDevine@nctcog.org

NCTCOG will bundle and submit final documents to FEMA upon receipt of your resolutions. You will be notified when your plan is officially approved; approval date will be the official start date of your plan.

Please call or email if you have any immediate questions or concerns.

Congratulations again, and thank you for your dedicated work on this plan!

Andrea L. Wilson, MPA

Emergency Preparedness Specialist

North Central Texas Council of Governments

P.O. Box 5888 • Arlington, Texas • 76005-5888

O 817-695-9291 • F 817-608-2372

ALWilson@nctcog.org

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