CITY OF COLLEYVILLE
CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, AUGUST 19, 2025

WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR

CALL TO ORDER

WS-1 Discussion of extending the Tax Increment Financing District

WS-2 Discussion of the 2025 Citizen Survey

WS-3 Discussion of the August 19, 2025, City Council regular agenda items

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

REGULAR MEETING
7:00 P.M.
CITY COUNCIL CHAMBERS

INVOCATION: Pastor Lee Johnson, Bear Valley Church

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-25-5067

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Proclamation recognizing Emma Fossum, Miss Texas Teen 2025 - Mayor Bobby Lindamood and Miss Texas Teen Emma Fossum

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-25-5068

4a Approval of the minutes of the regular City Council meeting of August 5, 2025

4b Approval of an agreement with Weaver and Tidwell, L.L.P. for auditing services for fiscal year ending September 30, 2025, in the amount of $58,500 for the audit of 2025 financial statements, $5,700 for the single audit, if applicable, and authorizing the City Manager to execute the agreement

4c Approval to donate $6,750 of the City of Colleyville's Opioid Settlement funds to the Grapevine-Colleyville Independent School District Drug Dog Program

4d Approval of the roofing proposal from PMR Roofing for repair of all City facilities roof repair, per the City's Texas Municipal League Intergovernmental Risk Pool (TMLIRP) claim for damages incurred May 2024, authorizing utilization of the TMLIRP BEST program, authorizing vendor direct pay, establishing a $40,000 contingency, and authorizing the City Manager to execute the documents

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - July 2025

6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING

6a Ordinance O-25-2337

Consideration of a Special Use Permit for a fence on Lot 24, Block 1, of the Ross Downs Estates, located at 2400 Broadoak Way, Case ZC25-015

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-25-5069

Approval of a proposal to set the ad valorem tax rate for Fiscal Year 2026 at $0.311931 per hundred dollars of valuation

8. CITIZEN COMMENTS

9. REPORTS

Colleyville Center Advisory Committee Minutes - May 19, 2025
Colleyville Library Board Minutes - June 9, 2025
Planning and Zoning Commission Minutes - July 14, 2025
Planning and Zoning Commission Worksession Minutes - July 28, 2025

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, AUGUST 19, 2025 - READING AND PUBLIC HEARING - RESOLUTION R-25-5070

11. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards on *Wednesday, August 13, 2025,* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1130, and reasonable accommodations will be made to assist you.

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-1 **Agenda Date** 8/19/2025
Type Worksession
Department City Manager

Title
Discussion of extending the Tax Increment Financing District

Explanation
Assistant City Manager Mark Wood and the City's TIF Consultant Natalie Hall, partner, Pettit & Ayala Consulting, will discuss options for expanding the TIF boundaries, and amending the projects and financing plan.

Attachments
1. TIF Extension Presentation

Tax Increment Reinvestment Zone #1

Colleyville, TX

AUGUST 19, 2025

PETTIT & AYALA CONSULTING

TIRZ #1 – Overview

- Created in 1998 pursuant to Ordinance 0-98-1124 and amended by Ordinance 0-98-1131 **(TIRZ #1)**
- Originally 633 acres, along Colleyville Boulevard (State Highway 26), expanded in 2012 to include 20 additional acres **(TIRZ #1A)**
- **Term:** Scheduled to expire on 12/31/2030
- **Participation:**
  - City of Colleyville - 100% of it's real property increment
  - Tarrant County College - 100% of it's real property increment
  - Tarrant County and the Tarrant County Hospital District participated at 100% until they hit their cap in 2012
  - GCISD - contributing 100% of the Maintenance and Operation rate only to the specific projects outlined in the original project and financing plan approved in 1998
    - 74% shall be used for the Public Infrastructure Projects
    - 26% shall be used for School Improvement Projects

PETTIT & AYALA CONSULTING

TIRZ #1 – Project Costs

- The original project plan and reinvestment zone financing plan included in “Attachment Three” **$35,328,690** in project costs, including public projects and $7,938,690 in Grapevine-Colleyville Independent School District (GCISD) school improvements
- In 2012 the plan was amended to include new project costs of **$44,456,185**, including $17,256,185 in Economic Development Grants, with the purpose of benefiting the City, its residents, and property owners

PETTIT & AYALA CONSULTING

TIRZ #1 – 2024 Amendment

Proposed Project Costs - TIRZ #1		
Public Improvements	$	27,390,000
School Improvements	$	7,938,690
Operating Reinvestment Zone Project Facilities	$	3,600,000
Roadway Improvements	$	20,000,000
Trails and Public Amenities	$	5,500,000
Economic Development Grants	$	13,656,185
Administrative Costs	$	1,700,000
Total	$	79,784,875

PETTIT & AYALA CONSULTING

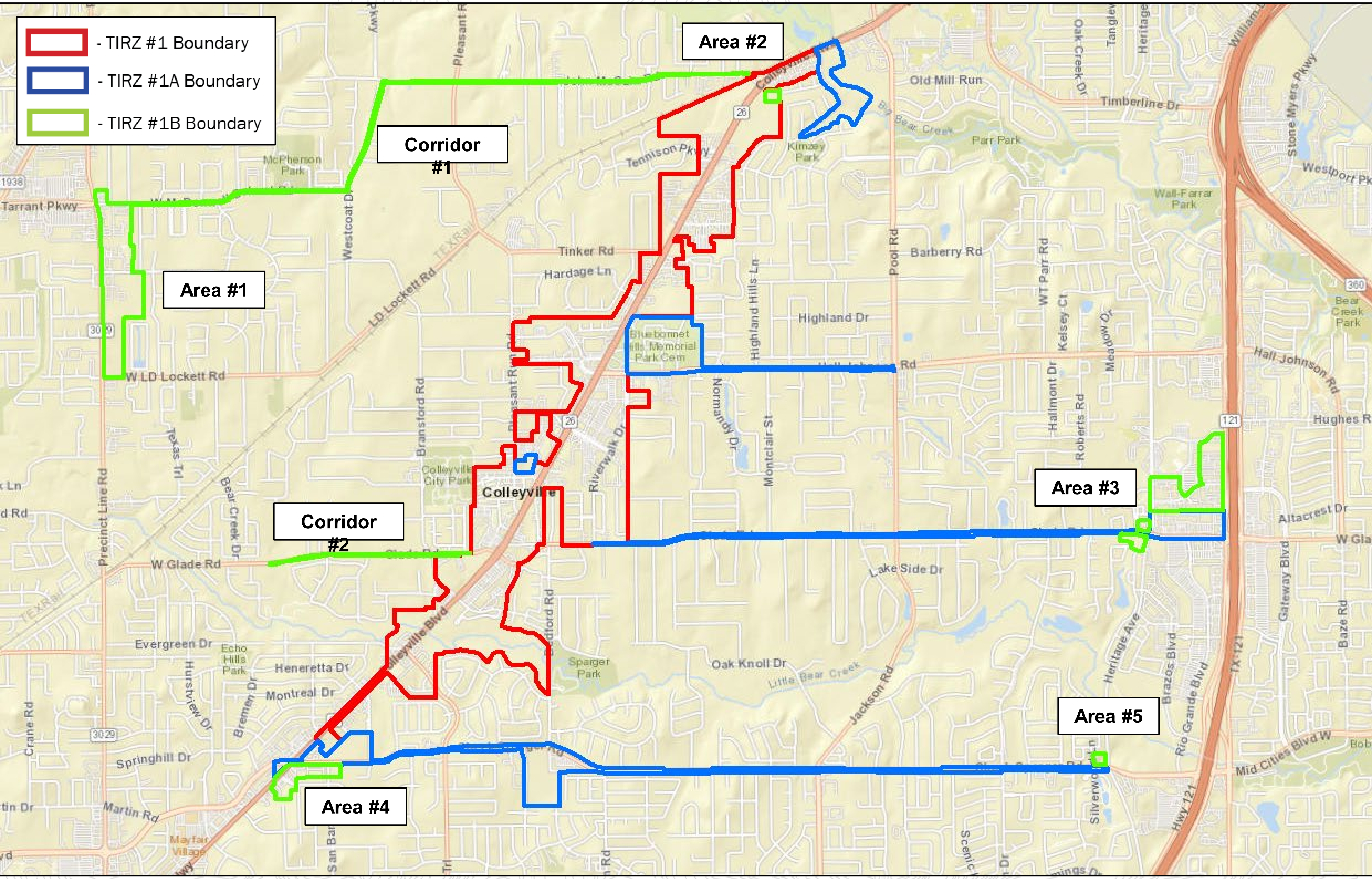
- Updated the project costs categories listed in “Attachment Three” to Ordinance 0-98-1132 and “Exhibit A” to Ordinance 0-12-1858, to outline the funding of a total of $79,784,875 in project costs, **including costs associated with operating reinvestment zone project facilities.**

TIRZ #1 – Proposed 2025 Amendment

PETTIT & AYALA CONSULTING

- **Expand the Boundaries:** Expand to include five non-contiguous areas and two corridors **(TIRZ #1B)**
  - The expanded boundaries will have a 2025 base year
- **Extend the Term:** Scheduled to expire on 12/31/2030, extend 25 years to expire 12/31/2055
- **No change to City Participation**
  - City of Colleyville - 100% of it's real property increment
  - Discussions with Tarrant County regarding participation
- **Amend the Project and Financing Plan** to update the projections and increase the Project Costs

TIRZ #1 – Proposed 2025 Amendment



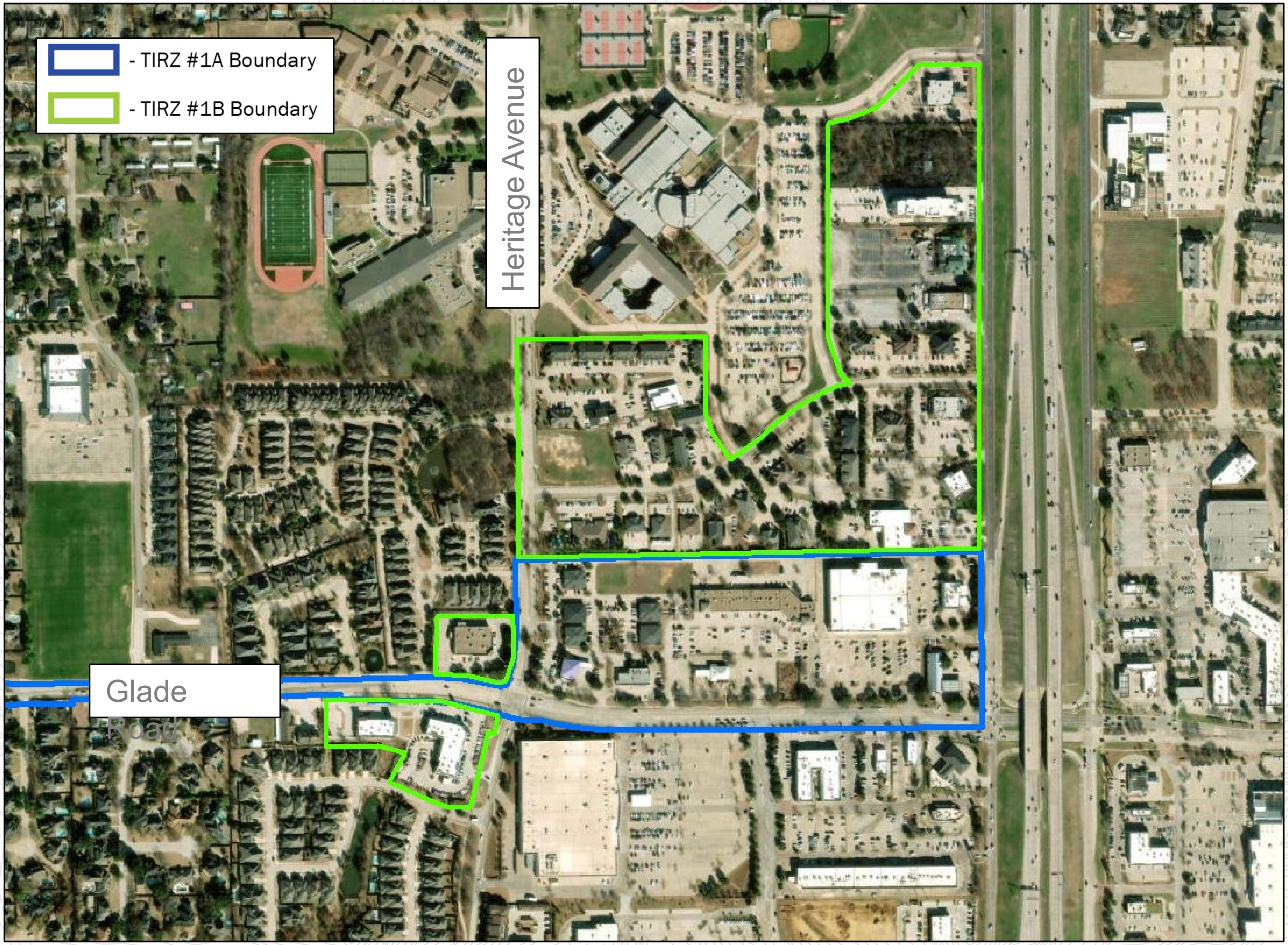
TIRZ #1 – Proposed 2025 Amendment – Area #1

PETTIT & AYALA CONSULTING

TIRZ #1 – Proposed 2025 Amendment – Area #2

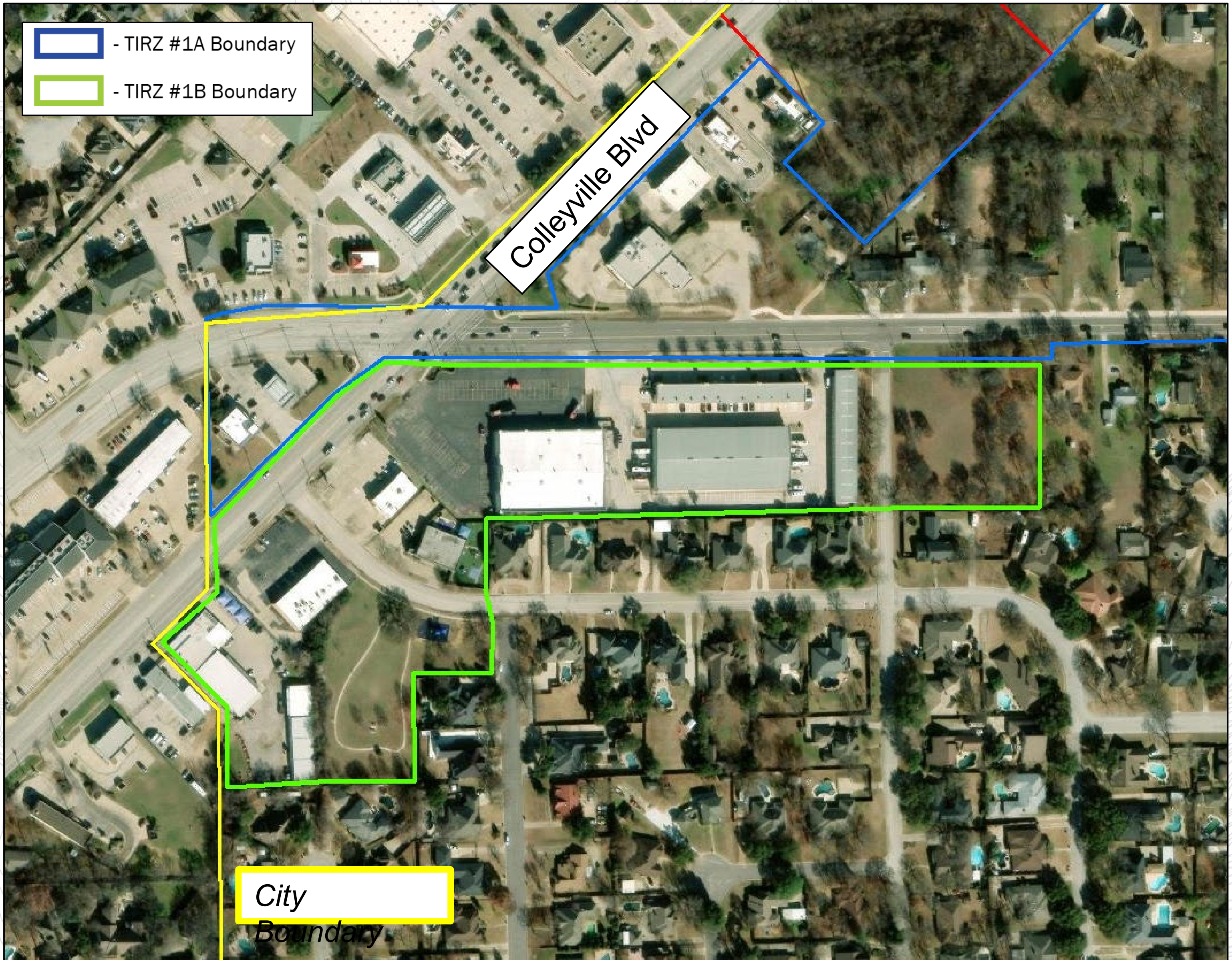
PETTIT & AYALA CONSULTING

TIRZ #1 – Proposed 2025 Amendment – Area #3



PETTIT & AYALA CONSULTING

TIRZ #1 – Proposed 2025 Amendment – Area #4

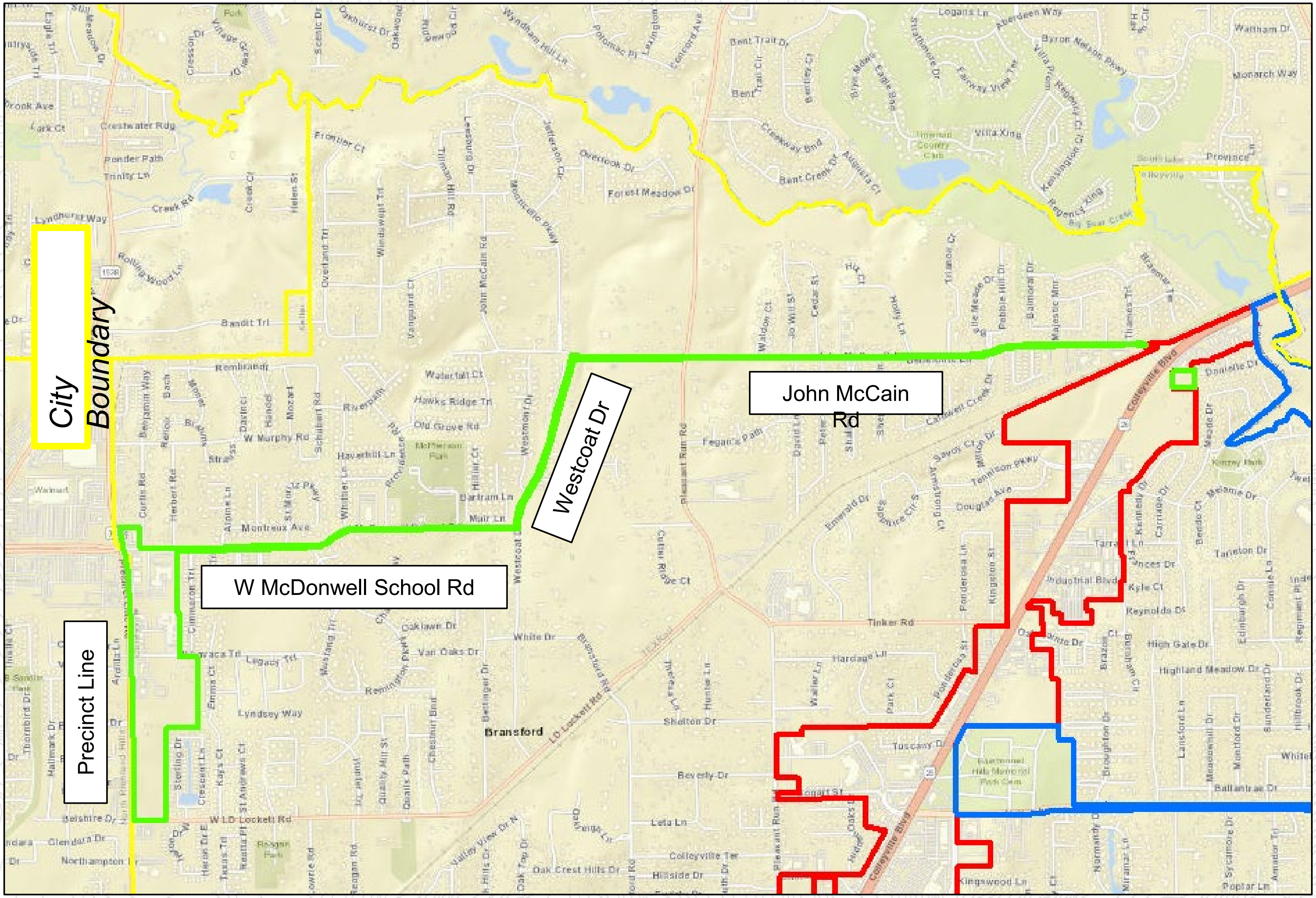


PETTIT & AYALA CONSULTING

TIRZ #1 – Proposed 2025 Amendment – Area #5

PETTIT & AYALA
CONSULTING

TIRZ #1 – Proposed 2025 Amendment – Corridor #1



PETTIT & AYALA CONSULTING

TIRZ #1 – Proposed 2025 Amendment – Corridor #2

PETTIT & AYALA CONSULTING

TIRZ #1 – Next Steps

- **September 3, 2025 –** City Council - Worksession - Specifics about the TIRZ
- **October 8, 2025 –** City Council – 1st Reading & Public Hearing - Consider Ordinance extending the term of the TIRZ, expanding the boundary, & increasing the project costs
- **October 21, 2025** – 2nd reading
- **November 5, 2025**- TIRZ Board Meeting - Recommend approval of the amended Project and Financing Plan
- **November 5, 2025**– City Council – 1st Reading - Consider Ordinance approving the amended Project and Financing Plan
- **November 18, 2025** – 2nd reading

PETTIT & AYALA CONSULTING

QUESTIONS

PETTIT & AYALA
CONSULTING

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-2 **Agenda Date** 8/19/2025
Type Worksession
Department City Manager

Title
Discussion of the 2025 Citizen Survey

Explanation
This agenda item provides for discussion of the 2025 Citizen Survey. Timeline, potential questions, and communication methods will be discussed.

Attachments
1. Draft 2025 Citizen Survey Questions

An important message for Colleyville citizens

This is the City of Colleyville citizen survey. Your opinions and perspectives shape the plans and actions of the City of Colleyville. The survey will help us gauge how we're doing, but more importantly, it plays a critical role in determining the programs and initiatives we pursue. Citizen responses on previous surveys have influenced our approach to funding roads and infrastructure, focused recreation and leisure priorities, helped target economic development programs, and brought about an increased focus on open space.

Please take a few minutes to complete the survey. Your answers will be anonymous and results will be tabulated by a third party, National Service Research. **All surveys must be completed by TBD, 2025.**

Thank you for your invaluable participation.

Mayor Bobby Lindamood
Deputy Mayor Pro Tem Scotty Richardson
Councilmember Ben Graves
Councilmember Tim Raine
Mayor Pro Tem Brandi Elder
Councilmember Mark Alphonso
Councilmember Kimberly Gunderson

STANDARD QUESTIONS

Communication Preferences:

1a. How do you currently get information about the City of Colleyville?
(Check all that apply)

- ❑ City E-News (weekly email)
- ❑ City website (Colleyville.com)
- ❑ City's social media (FB & IG)
- ❑ City Council and/or City Staff
- ❑ None
- ❑ Other ______________________________
- ❑ CodeRED (in emergencies)
- ❑ Community meetings
- ❑ Webcast of public meetings
- ❑ Utility bill newsletter *(Communicator)*
- ❑ Local newspaper, magazine, radio, TV

1b. Please indicate your level of satisfaction with the following:

	Very Satisfied	Satisfied	Dis-satisfied	Very Dissatisfied	No Opinion
Keeping citizens informed about City business	❑	❑	❑	❑	❑

1c. Based on your preferred method for receiving communication, what methods of communication should the City focus on?

Rank:

- E-mail
- City website
- City Facebook page
- City Instagram account
- City X account (formerly Twitter)
- Emergency-related phone calls / texts (CodeRED)
- Direct mail

City Performance

2. Please indicate your level of satisfaction with the following areas of City performance:					
(Check one box for each)	Very Satisfied	Satisfied	Dis-satisfied	Very Dissatisfied	No Opinion
Encouraging economic growth	❑	❑	❑	❑	❑
Effective zoning and land use regulations	❑	❑	❑	❑	❑
Managing City funds	❑	❑	❑	❑	❑
Welcoming citizen involvement	❑	❑	❑	❑	❑
Listening to citizens	❑	❑	❑	❑	❑
Planning for the future needs of residents	❑	❑	❑	❑	❑
Developing a future vision for the City	❑	❑	❑	❑	❑
Value of services for taxes paid	❑	❑	❑	❑	❑
Maintaining quality of life	❑	❑	❑	❑	❑
Government transparency	❑	❑	❑	❑	❑
Other comments regarding City performance:					

City Employee Contact

3. If you have had contact with a City of Colleyville employee within the past two years, please indicate your level of satisfaction with the following:					
(Check one box for each; skip to Q4 if no contact)	Very Satisfied	Satisfied	Dis-satisfied	Very Dissatisfied	Does Not Apply
General courtesy	❑	❑	❑	❑	❑
Directing you to the appropriate department/person	❑	❑	❑	❑	❑
Seemed concerned about my issue	❑	❑	❑	❑	❑
Appropriate staff returned my call/email promptly	❑	❑	❑	❑	❑
My issue was adequately addressed	❑	❑	❑	❑	❑
Received timely follow-up from City to ensure my issue was addressed	❑	❑	❑	❑	❑
Other comments regarding contact with City employees:					

Quality of Life in Colleyville

4a. Please indicate your level of satisfaction with Colleyville('s):					
(Check one box for each)	Very Satisfied	Satisfied	Dis-satisfied	Very Dissatisfied	No Opinion
As a place to live	❑	❑	❑	❑	❑
As a place to raise a family	❑	❑	❑	❑	❑
As a place to do business	❑	❑	❑	❑	❑
As a place to work	❑	❑	❑	❑	❑
As a place to retire	❑	❑	❑	❑	❑
Appearance of your neighborhood	❑	❑	❑	❑	❑
Overall appearance of Colleyville	❑	❑	❑	❑	❑
Overall safety of Colleyville	❑	❑	❑	❑	❑
Overall image/reputation	❑	❑	❑	❑	❑
Overall quality of life	❑	❑	❑	❑	❑
Overall quality of City services	❑	❑	❑	❑	❑

4b. During the time you have lived here, do you think that as a community Colleyville has *(check one box)*:	
❑Changed for the better	❑Remained the same
❑Changed for the worse	❑No opinion
Other comments regarding quality of life:	

Satisfaction with City Services

5. Please indicate your level of satisfaction with the following:					
(Check one box for each; check "No Opinion" if you have not used the service in the last 24 months)	Very Satisfied	Satisfied	Dis-satisfied	Very Dissatisfied	No Opinion
Fire protection	❑	❑	❑	❑	❑
Emergency medical services	❑	❑	❑	❑	❑
Police protection	❑	❑	❑	❑	❑
Traffic enforcement	❑	❑	❑	❑	❑
Code enforcement	❑	❑	❑	❑	❑
Animal control	❑	❑	❑	❑	❑
Trash/recycle service	❑	❑	❑	❑	❑
Building inspections	❑	❑	❑	❑	❑
Street maintenance/repairs	❑	❑	❑	❑	❑
Sidewalk maintenance/repairs	❑	❑	❑	❑	❑
Water/sewer services	❑	❑	❑	❑	❑
Storm drainage	❑	❑	❑	❑	❑
Municipal Court	❑	❑	❑	❑	❑
Community events	❑	❑	❑	❑	❑
Library programs	❑	❑	❑	❑	❑
Library materials	❑	❑	❑	❑	❑
Youth sports athletic fields	❑	❑	❑	❑	❑
Parks	❑	❑	❑	❑	❑
New Sidewalk & Trail Connections	❑	❑	❑	❑	❑
Recreation Center programs	❑	❑	❑	❑	❑
Senior Center programs	❑	❑	❑	❑	❑
Meeting space at the Colleyville Center (for rental)	❑	❑	❑	❑	❑
Resources allocated toward Business Retention/Recruitment	❑	❑	❑	❑	❑
Public property beautification	❑	❑	❑	❑	❑
Other comments regarding city services:					

ALTERNATING QUESTIONS

Economic Development & Open Space

6a. Should the City prioritize purchasing commercial property and buildings for the purpose of commercial redevelopment?

❑ Yes ❑ No

6b. Do you agree with the following statement? I am willing to pay more in property taxes to purchase commercial property and buildings for the purpose of commercial redevelopment?

❑ Strongly disagree ❑ Disagree ❑ Neutral ❑ Agree ❑ Strongly Agree

6c. Should the City put a question on a future election ballot to increase the property tax rate for the purpose of purchasing commercial property and buildings for the purpose of commercial redevelopment?

❑ Yes ❑ No

7a. Should the City prioritize purchasing property for the purpose of preserving open space (passive or recreational)?

❑ Yes ❑ No

7b. Do you agree with the following statement? I am willing to pay more in property taxes to preserve more open space?

❑ Strongly disagree ❑ Disagree ❑ Neutral ❑ Agree ❑ Strongly Agree

7c. Should the City put a question on a future election ballot to increase the property tax rate for the purpose of purchasing open space for preservation (passive or recreational)?

❑ Yes ❑ No

7d. Do you consider preservation of open space to be a component of economic development?

❑ Strongly disagree ❑ Disagree ❑ Neutral ❑ Agree ❑ Strongly Agree

Other comments regarding Economic Development:

Community Events Feedback

8a. City events build a sense of community

❑Strongly Agree ❑Agree ❑Disagree ❑Strongly Disagree ❑No opinion

8b. How many City events have you attended in the last 12 months?

❑0 ❑1 ❑2 ❑3 ❑4 ❑5+

8c. If you attended any of the following events, please indicate your level of satisfaction.

(Check one box for each; check "No Opinion" if you did not attend the event)	Very Satisfied	Satisfied	Dis-satisfied	Very Dissatisfied	No Opinion
Stars and Guitars / Fireworks	❑	❑	❑	❑	❑
Colleyville Car Show (Spring)	❑	❑	❑	❑	❑
Boot Scootin'	❑	❑	❑	❑	❑
Harvest Festival	❑	❑	❑	❑	❑
Christmas Tree Lightning	❑	❑	❑	❑	❑
Colleyville Clean Sweep	❑	❑	❑	❑	❑
Concerts in the Plaza	❑	❑	❑	❑	❑
Bunny Brunch	❑	❑	❑	❑	❑
Summer Reading Program	❑	❑	❑	❑	❑
Winter Ball	❑	❑	❑	❑	❑
Texas Junior Anglers	❑	❑	❑	❑	❑

Other comments or suggestions regarding city events:

Recreation, Senior Center, and Library Programs

9a. Have you visited the Colleyville Recreation Center (opened Fall 2024)? ❑ Yes ❑ No
9b. What was your general impression of the facilities/programming? ❑ Very Positive ❑ Positive ❑ Neutral ❑ Negative ❑ Very Negative
9c. Share your reason for your impression: ______________________________
9d. What programs would you like to see at the Recreation Center? Check all that apply. ❑Afterschool Programming ❑ Parents Night Out ❑ Group Fitness Classes ❑ Teen Programming ❑ Preschool Classes ❑ Fine Arts Classes ❑Other ___________________________________
10a. Have you visited the Colleyville Senior Center (re-opened January 2024)? ❑ Yes ❑ No
10b. What was your general impression of the facilities/programming? ❑ Very Positive ❑ Positive ❑ Neutral ❑ Negative ❑ Very Negative
10c. Share your reason for your impression: ______________________________
10d. What programs would you like to see at the Senior Center? Check all that apply. ❑ Social Dances ❑ Technology Instructional Classes ❑ Group Fitness Classes ❑ Multi-gen (grandparent/grandchild) programming ❑ Nutritional Programming ❑ Fine Arts (dance, art, crafts) programming ❑Other ______________________________________
11a. Have you visited the Colleyville Library? ❑ Yes ❑ No
11b. What was your general impression of the facilities/programming? ❑ Very Positive ❑ Positive ❑ Neutral ❑ Negative ❑ Very Negative
11c. Share your reason for your impression: ______________________________
11d. What programs would you like to see at the Library? Check all that apply. ❑ Children's Programs ❑ Teen Programs ❑ Adult Programs ❑ Senior Programs ❑ Family Programs
11e. Any specific program suggestions you would like to see at the Library? ____

Other Comments

Please leave any additional comments or feedback regarding the City:

DEMOGRAPHICS

12a. Do you live within the Colleyville city limits? ❑Yes ❑ No

12b. Which of the following applies to the head of household members?
(Check all that apply)

❑ Works in Colleyville ❑ Retired ❑Other_______________
❑ Works outside Colleyville ❑ Student
❑ Does not work outside home ❑ Unemployed

12c. If applicable, your WORK zip code: _______ ______ _______ _______ ______

12d. How long have you lived in Colleyville?

❑ Less than 1 year ❑ 4 to 7 years ❑ 11 to 20 years
❑ 1 to 3 years ❑ 8 to 10 years ❑ More than 20 years

12e. Do you own or rent your home? ❑Own ❑ Rent

12f. Do you have any children living in your household in any of the following age groups? *(Check all that apply)*

❑ Under age 6 ❑ 13 to 18 years old ❑No children in household
❑ 6 to 12 years old ❑ 19 to 24 years old

12g. Do you have an older parent or relative living with you?

❑Yes ❑ No

12h. Your age?

❑Under 18 ❑25 to 34 ❑45 to 54 ❑65 to 74
❑18 to 24 ❑35 to 44 ❑55 to 64 ❑75 or older

12i. Are you: ❑Male ❑Female

12j. Identifying your basic geographic location provides greater context when analyzing your responses. To help us do that, please <u>select your Colleyville recycling day</u> below:

❑Monday ❑Thursday
❑Tuesday ❑Friday ❑I don't know

After survey has been completed, have a screen that reads:

- Check here to add email address to receive weekly E-News newsletter

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-3 **Agenda Date** 8/19/2025
Type Worksession
Department City Secretary

Title
Discussion of the August 19, 2025, City Council regular agenda items

Explanation

Attachments

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 1 **Agenda Date** 8/19/2025
Type Executive Session
Department City Secretary

Title

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

Attachments

RESOLUTION R-25-5067

A RESOLUTION APPROVING COUNCIL ACTION REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL MEETING OF AUGUST 19, 2025

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety, and welfare of the public.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF AUGUST 2025.

Mayor Bobby Lindamood	_____	Mark Alphonso, Place 2	_____
Mayor Pro Tem Brandi Elder	_____	Ben Graves, Place 4	_____
Deputy Mayor Pro Tem Scotty Richardson	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 3 **Agenda Date** 8/19/2025
Type Announcements, Proclamations, and Presentations
Department City Secretary

Title
Proclamation recognizing Emma Fossum, Miss Texas Teen 2025 - Mayor Bobby Lindamood and Miss Texas Teen Emma Fossum

RESOLUTION R-25-5068

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF AUGUST 19, 2025

WHEREAS, City Council has taken action on certain items on the agenda under Consent Items.

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

Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:

a. Approval of the minutes of the regular City Council meeting of August 5, 2025

b. Approval of an agreement with Weaver and Tidwell, L.L.P. for auditing services for fiscal year ending September 30, 2025, in the amount of $58,500 for the audit of 2025 financial statements, $5,700 for the single audit, if applicable, and authorizing the City Manager to execute the agreement

c. Approval to donate $6,750 of the City of Colleyville's Opioid Settlement funds to the Grapevine-Colleyville Independent School District Drug Dog Program

d. Approval of the roofing proposal from PMR Roofing for repair of all City facilities roof repair, per the City's Texas Municipal League Intergovernmental Risk Pool (TMLIRP) claim for damages incurred May 2024, authorizing utilization of the TMLIRP BEST program, authorizing vendor direct pay, establishing a $40,000 contingency, and authorizing the City Manager to execute the documents

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 19TH DAY OF AUGUST 2025.

Mayor Bobby Lindamood	______	Mark Alphonso, Place 2	______
Mayor Pro Tem Brandi Elder	______	Ben Graves, Place 4	______
Deputy Mayor Pro Tem Scotty Richardson	______	Tim Raine, Place 6	______
Kimberly Holt Gunderson, Place 5	______		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor

CITY OF COLLEYVILLE
CITY COUNCIL MINUTES
100 Main Street, Colleyville, Texas, 76034

TUESDAY, AUGUST 5, 2025

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, August 5, 2025, at 5:35 p.m.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Police Chief Michael Miller, Community Development Director Ben Bryner, Finance Director Cassie Smith, Public Works and Parks and Recreation Director Lisa Escobedo, Capital Projects Program Manager Elijah Dorminy, Library Director Jack Pawlowski, City Attorney Sarah Ross, and City Secretary Christine Loven.

WS-1 Presentation of the FY26 Proposed Budget and Tax Rate

Finance Director Cassie Smith presented this item. She discussed the property tax rate, reviewed the projections for all major funds, and reviewed Capital Project Fund projections.

Director Smith noted the FY26 budget addresses several priorities to include fiscal responsibility, public safety, quality in services and programs, maintaining and enhancing the infrastructure and beautification efforts, recreation and open space enhancements, and economic development. She briefly reviewed the property tax calculation, and noted the entire tax bill is comprised of five taxing units; City receives 16.4%, Tarrant County 11.1%, Tarrant County College District 6.7%, Tarrant County Hospital District 10.9%, and GCISD 54.9%. Director Smith spoke regarding the additional 7% homestead exemption and explained how the exemption figures into the overall tax rate.

WS-2 Discussion of outdoor residential lighting

This item was moved to the end of the Worksession Agenda and was presented by City Manager Jerry Ducay. He suggested addressing the lighting challenges when the lights are close to roadways where safety may be involved. Manager Ducay suggested adding an item on lighting to the nuisance ordinance.

There was discussion regarding when lighting could be a safety issue, when it is a matter of personal preference, and the locations, (buildings, fences, etc.) where monitoring and enforcement are necessary. This item will be brought to the Council at a future meeting.

WS-3 Discussion of Capital Improvement Program (CIP) initiatives

Assistant City Manager Mark Wood presented this item. He gave highlights of three programs to be considered in the CIP for funding. The first is a Business Christmas Light grant for businesses on Colleyville Boulevard for warm, white lights on rooflines and building outlines. Anticipated first year funding is $50,000.

Second is a Village Commercial Occupancy Incentive for commercial businesses leasing space within The Village. The anticipated first year funding cost is $75,000. There was discussion regarding the vacancy rate in The Village being 33%, significantly higher than the City's overall vacancy rate of 7%, the program being site specific, not for all, and concern over providing assistance, and the business then leaving. Manager Wood stated the City Council would have to approve each request.

The final new program, a Regional Storm Water Enhancement Grant, would be a 50% grant up to $25,000 for improvements to creek embankments, blue line streams, and regional drainage channels. City Manager Jerry Ducay noted 95% of creeks, streams, and regional drainage channels are on private property. The property owner or HOA is responsible for maintenance. Due to age of infrastructure, failures are taking place. Embankment erosion has become a challenge for individual property owners. First year funding cost is anticipated to be $150,000.

The City Council stated they would like to see the guidelines for each program.

WS-4 Discussion of logo options for water towers

Public Works/Parks and Recreation Director Lisa Escobedo presented this item. Following discussion, the City Council stated they would like to see the two monograms and two Colleyville in script, around the basin and the basin borders on the Hall-Johnson Road tower. On the McPherson tower, a monogram centered above Colleyville in script with borders.

WS-5 Discussion of the August 5, 2025, City Council regular agenda items

There was no discussion of this item.

Mayor Lindamood adjourned the Worksession at 6:38 p.m. and called the Executive Session to order.

1. **EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D**

   Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

There was no action taken and Mayor Lindamood adjourned Executive Session at 7:31 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:37 p.m. and called the roll.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

INVOCATION: Pastor Blake Jones, Journey Church
PLEDGE OF ALLEGIANCE: City Attorney Sarah Ross

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-25-5062

Mayor Lindamood read Resolution R-25-5062 in its entirety.

Assistant City Manager Mark Wood presented this item which provides for two economic development incentives. The first is for Luxor Jewelers, the first business to be established in The Village. Manager Wood noted the improvements are for exterior stucco repair and painting, and will not exceed $52,300.00.

The second economic development incentive agreement is with Colleyville Florist, in an amount not to exceed $18,000.00, for relocation incentives to move the business to 33 Main Street, Suite 260, payable at the end of the first year of the lease term. Manager Wood discussed the current cost of rent and noted the business retained their name but had moved to Hurst and would like to be back in Colleyville.

Mayor Lindamood opened and closed the public hearing without anyone speakers.

Councilmember Holt Gunderson made a motion to approve Resolution R-25-5062, seconded by Deputy Mayor Pro Tem Richardson.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Mayor Lindamood and the City Council provided announcements regarding community news and upcoming events.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-25-5063

4a Approval of the minutes of the regular City Council meeting of July 15, 2025

4b Approval of amendments to the City Manager's Employment Agreement

4c Approval of an amendment to the Professional Services Agreement with Teague Nall & Perkins, Inc., for additional services associated with the Jackson Road Waterline Project, in an amount not to exceed $48,500, and authorizing the City Manager to execute the amendment

4d Approval of a Construction Services Agreement with RC Mechanical to replace a rooftop AC unit at the Colleyville Center, in an amount not to exceed $78,800, and authorizing the City Manager to execute the agreement

4e Approval of the Purchase and Sale Agreement between NuCiti Capital partners, LLC, and the City, for 22 acres in the Northern Gateway 22, and authorizing the City Manager to execute all documents relative to the sale and closing

4f Approval and acceptance of the Highway Turnback Program Agreement between the City of Colleyville and the Texas Department of Transportation, and authorizing the City Manager to negotiate and execute the final agreement

4g Approving an Interlocal Cooperation Agreement between the North Central Texas Council of Governments and the City of Colleyville for traffic signal maintenance

Mayor Lindamood read Resolution R-25-5063 in its entirety.

Mayor Lindamood presented item 4b, City Engineer Larry Wright presented item 4d, and Public Works/Parks and Recreation Director presented item 4d.

Assistant City Manager Mark Wood presented items 4e, 4f, and 4g.

Manager Wood read a sentence to be added to the Purchase and Sale Agreement.

There was discussion regarding the benefits of controlling SH26 within the City and the history of the project, turnback, and funding for signal maintenance.

Mayor Lindamood opened the public hearing.

Kathy Hadley, 204 Timberline Drive N, spoke regarding item 4b.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

There was discussion regarding the City Manager responsibilities.

Councilmember Graves made a motion to approve Resolution R-25-5063, seconded by Councilmember Raine.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

5. RESOLUTION(S): READING AND PUBLIC HEARING

5a Resolution R-25-5064

A resolution requesting the transfer of certain public roadway described on Exhibit "A" from the Texas Department of Transportation to the City of Colleyville

Mayor Lindamood read Resolution R-25-5064 in its entirety.

Assistant City Manager Mark Wood presented this item and noted this is a Texas Department of Transportation required stand-alone resolution affirming the City is undertaking full jurisdiction, control, and maintenance of SH26, through Colleyville, for public road purposes.

There was discussion of the traffic signal at Longwood and Colleyville not being in the City’s jurisdiction.

Mayor Lindamood opened the public hearing.

Kathy Hadley, 204 Timberline Drive N, spoke regarding this item.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

Councilmember Graves made a motion to approve Resolution R-25-5064, seconded by Councilmember Alphonso.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

5b Resolution R-25-5065
Approving a Landscape Maintenance Agreement with the Texas Department of Transportation, and authorizing the City Manager to execute the agreement

Mayor Lindamood read Resolution R-25-5065 in its entirety.

Public Works/Parks and Recreation Director Lisa Escobedo presented this item. She stated the City applied for and received Green Ribbon Grants for two areas, Tennison Parkway to John McCain Road, and along SH121 to Gateway Drive. Director Escobedo stated this resolution provides for the Landscape Maintenance Agreement for both areas.

Mayor Lindamood opened the public hearing.

Kathy Hadley, 204 Timberline Drive N, spoke regarding this item.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

Councilmember Graves made a motion to approve Resolution R-25-5065, seconded by Deputy Mayor Pro Tem Richardson.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

6. ORDINANCE(S): FIRST READING AND PUBLIC HEARING

6a Ordinance O-25-2337

Consideration of a Special Use Permit for a fence on Lot 24, Block 1, of the Ross Downs Estates, located at 2400 Broadoak Way, Case ZC25-015

Mayor Lindamood read the caption of Ordinance O-25-2337.

Community Development Director Ben Bryner presented this SUP request to allow an 8-foot wooden fence to replace an existing fence to encroach within the required street side yard setback. Director Bryner stated this fence would be placed in the same place as the previous fence; however, the new wooden fence does not meet the current requirements.

Mayor Lindamood opened and closed the public hearing without any speakers.

This was a first reading with no action taken.

7. CITIZEN COMMENTS

Kathy Hadley. 204 Timberline Drive N, spoke regarding a notification letter she received from the state, regarding potential groundwater contamination.

8. REPORTS

Tree Board Minutes - June 8, 2025
Planning and Zoning Commission Minutes - June 9, 2025
Planning and Zoning Commission Worksession Minutes - June 23, 2025

There was no action taken.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, AUGUST 5, 2025 - READING AND PUBLIC HEARING - RESOLUTION R-25-5066

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 8:43 p.m.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4b **Agenda Date** 8/19/2025 **Number** Resolution R-25-5068
Type Resolution
Department Finance

Title

Approval of an agreement with Weaver and Tidwell, L.L.P. for auditing services for fiscal year ending September 30, 2025, in the amount of $58,500 for the audit of 2025 financial statements, $5,700 for the single audit, if applicable, and authorizing the City Manager to execute the agreement

Explanation

Reading and Public Hearing

This item approves the funding of year three of the five-year agreement for audit services by Weaver and Tidwell. Per the agreement, audit services for fiscal year ending September 20, 2025, is $58,500, and if applicable, a fee of $5,700, for the single audit. Weaver and Tidwell's engagement letter, and their most recent peer review, stating they received the rating of pass, which is the highest rating a firm can receive is attached.

Financial Impact

Funding for the annual audit is provided in the following budgets: General Fund (Finance), Utility Fund (Utility Billing), Drainage Utility Fund, Crime Control and Prevention District Fund, and Colleyville Economic Development Corporation Fund.

Recommendation

Approve

Attachments

1. 2025 Engagement Letter and Peer Review

July 14, 2025

Honorable Mayor, Members of the City Council, and the City Manager
City of Colleyville, Texas
100 Main Street
Colleyville, Texas 76034

Dear Honorable Mayor, Members of the City Council, and the City Manager:

Weaver and Tidwell, L.L.P. ("our", "us", and "we") will perform an audit of the basic financial statements of City of Colleyville, Texas (the "City"), which comprise the financial statements of governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information (as applicable) as of and for the year ending September 30, 2025, and the related notes to the financial statements.

In addition, we will audit the entity's compliance over major federal and state award programs for the period ended September 30, 2025.

The following accompanying supplementary information will also be subjected to our auditing procedures, as well as certain additional procedures:

1. Schedule of Expenditures of Federal and State Awards (as applicable)
2. Combining and Individual Fund Financial Statements and Schedules

This required supplementary information ("RSI") will be subjected to certain limited procedures but will not be audited:

1. Management Discussion and Analysis
2. Budgetary Comparison Schedule – General Fund
3. Budgetary Comparison Schedule – Colleyville Economic Development Fund
4. Schedules of Changes in Net Pension Liability and Related Ratios – Texas Municipal Retirement System ("TMRS")
5. Schedule of Contributions – TMRS
6. Schedule of Change in Total Other Post-Employment Benefits Liabilities ("OPEB") and Related Ratios – TMRS

Also, the document we submit to you will include the following other additional information that will not be subjected to the auditing procedures applied in our audit of the basic financial statements:

1. Introductory Section
2. Statistical Section

We are pleased to confirm our acceptance and our understanding of this engagement by means of this letter.

Applicable Standards and Framework

The auditing standards applicable to this engagement will be U.S. GAAS (generally accepted auditing standards in the United States of America) and, if applicable, the Government Auditing Standards ("GAGAS"), any state or regulatory audit requirements, the Single Audit Act Amendments of 1996, Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards ("Uniform Guidance") and the State of Texas Grant Management Standards ("TxGMS").

The financial reporting framework applicable to this engagement is U.S. GAAP (generally accepted accounting principles in the United States of America).

Engagement Objective

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion and to report on the fairness of the supplementary information referred to above when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with applicable auditing standards will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user of the financial statements.

Our Responsibilities

We will conduct our engagement in accordance with the applicable standards described above. As part of an engagement conducted in accordance with the applicable standards, we exercise professional judgment and maintain professional skepticism throughout the engagement.

We also do the following:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.
- Obtain an understanding of the system of internal control in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the system of internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit that we have identified during the engagement.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the ability to continue as a going concern for a reasonable period of time.

If appropriate, our procedures will therefore include tests of documentary evidence that support the transactions recorded in the accounts, tests of the physical existence of assets, and direct confirmation of cash, investments, and certain other assets and liabilities by correspondence with creditors and financial institutions. As part of our audit process, we may request written representations from your attorneys, and they may bill you for responding.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance (whether caused by errors, fraudulent financial reporting, misappropriation of assets, or violations of laws or governmental regulations) may exist and not be detected, even though the audit is properly planned and performed in accordance with applicable standards.

In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential.

The accompanying supplementary information referred to above will be presented for purposes of additional analysis and is not a required part of the financial statements. Such information will be subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with applicable standards. Our auditor's report will provide an opinion on the supplementary information in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements.

Our responsibilities for this engagement are limited to the period covered by our engagement and do not extend to any other periods. Our engagement also does not include consultation with you on the adoption of new accounting standards or any future increased duties we may have because of the actions of any regulatory body, implementation of any new auditing standard, or occurrence of an unknown or unplanned significant transaction.

Jennifer Ripka is the engagement partner or equivalent for the attest services specified in this letter and is responsible for supervising our services performed as part of this engagement and signing or authorizing another qualified firm representative to sign our report.

We expect to begin our procedures in August 2025. We will issue a written report only upon completion of our engagement. Our report will be addressed to the Honorable Mayor, Members of the City Council, and the City Manager of the City.

We cannot provide assurance that an unmodified audit opinion will be expressed. Circumstances may arise in which it may be necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraphs, delay the initiation or completion of our engagement, or withdraw from the engagement. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance.

If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or withdraw from the engagement.

GAGAS

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will consider the entity's internal control over financial reporting and perform tests of the entity's compliance with the provisions of applicable laws, regulations, contracts, and grant agreements that could have a direct and material effect on the determination of financial statement amounts.

In accordance with the requirements of GAGAS, we will also issue a written report describing the scope of our testing over internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and grant agreements, including the results of that testing. However, providing an opinion on internal control over financial reporting and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Uniform Guidance and TxGMS

Our audit of the entity's major federal and award program(s) compliance will be conducted in accordance with the requirements of the Single Audit Act, as amended; and the provisions of the Uniform Guidance (including the U.S. Office of Management and Budget *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs) and TxGMS.

Our procedures will include tests of accounting records and a determination of major federal and state award programs in accordance with the Uniform Guidance and TxGMS. We will also perform other procedures we consider necessary to enable us to obtain reasonable assurance about whether the entity complied with applicable laws, regulations, and provisions of contracts and grant agreements applicable to major federal and state award programs, so that we may express an opinion or disclaimer of opinion on major federal and state award program compliance and render the required reports. We cannot provide assurance that an unmodified opinion on compliance will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement.

Also, as required by the Uniform Guidance and TxGMS, we will perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each of the entity's major federal and state award programs. Our report will include any significant deficiencies and material weaknesses identified. However, our tests will be less in scope than would be necessary to render an opinion on these controls and, accordingly, no opinion will be expressed in our report.

Required Supplementary Information (RSI)

U.S. GAAP, as promulgated by the Governmental Accounting Standards Board ("GASB"), requires that management's discussion and analysis and budgetary comparison information, among other items, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by GASB, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the RSI in accordance with U.S. GAAS. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI.

Non-Attest Services

We will perform this additional non-attest (non-audit services) as part of this engagement.

- Preparation of financial statements and related notes
- Preparation of schedule of expenditures of federal and state awards (as applicable)
- Assisting with entries to convert accounting records from modified accrual to full accrual (GASB 34 entries)
- Prepare the Data Collection Form

GAGAS require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of preparation of the financial statements and related schedules or disclosures as these actions are deemed a non-attest service. The entity has designated Cassie Smith, Finance Director, to oversee these services.

These non-attest services do not constitute an audit under GAGAS and such services will not be conducted in accordance with GAGAS.

Data Collection Form on Reporting for Single Audits

It is expected that prior to the conclusion of the engagement, sections of the Data Collection Form will be completed by our firm. The sections that we will complete summarize our audit findings by federal grant or contract. Management is responsible to submit the reporting package (defined as including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditor's reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. The instructions to the Data Collection Form require that the reporting package be an unlocked, unencrypted, text searchable portable document file (PDF) or else it will be rejected by the Federal Audit Clearinghouse. We will be available to assist management in creating the PDF if needed.

We will coordinate with you the electronic submission and certification upon the reporting package completion. If applicable, we will provide copies of our report for you to include with the reporting package if there is a need to submit the package to pass-through entities.

The Data Collection Form and the reporting package must be submitted within the earlier of thirty (30) days after receipt of our reports or nine (9) months after the end of the audit period.

Third-Party Service Providers

Depending on the requirements of this engagement, we may use the services of our affiliate, Weaver and Tidwell India LLP, a limited liability partnership incorporated in India, or one or more other third-party service providers to assist us. Before sharing confidential information with those service providers, we will (i) secure agreements to maintain the confidentiality of such information and ensure the information is only used for the purpose of assisting us with the performance of this engagement and (ii) take commercially reasonable precautions to determine the service providers have appropriate procedures in place to prevent the unauthorized disclosure of the information. If we use such service providers, we will remain responsible for all work performed and any breach of our confidentiality arrangements by those service providers.

Management's Responsibilities

Our engagement will be conducted on the basis that management and, when appropriate, those charged with governance, acknowledge and understand that they have responsibility for:

a. the preparation and fair presentation of the financial statements in accordance with the applicable financial reporting framework described above;
b. the design, implementation, and maintenance of the system of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
c. the design, implementation, and maintenance of programs and controls to prevent and detect fraud;
d. informing us of any known or suspected fraud involving management, employees with significant roles in the system of internal control and others where fraud could have a material effect on the financial statements (including any allegations of fraud or suspected fraud received in communications from employees, former employees, regulators, or others);
e. providing us with:
    i. access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements, including the disclosures, such as records, documentation, and other matters;
    ii. additional information that we may request from management for the purpose of the engagement; and
    iii. unrestricted access to persons from whom we determine it necessary to obtain evidence;

f. including our report, and our report on any supplementary information if described above, in any document containing financial statements that indicates that such financial statements have been audited by us;
g. identifying and ensuring compliance with the laws and regulations applicable to activities;
h. adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current period(s) under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole;
i. maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
j. the accuracy and completeness of all information provided;
k. with regard to the supplementary information referred to above: (a) the preparation of the supplementary information in accordance with the applicable criteria; (b) providing us with the appropriate written representations regarding supplementary information; (c) including our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) presenting the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon;
l. the design, implementation, and maintenance of the system of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to violations of laws, governmental regulations, grant agreements, or contractual agreements;
m. identifying all federal and state awards expended during the period;
n. providing us with access to all information of which management is aware that is relevant to federal and state award programs;
o. preparing the schedule of expenditures of and federal and state awards (including notes and noncash assistance received) in accordance with the Uniform Guidance and TxGMS;
p. the design, implementation, and maintenance of internal control over compliance;
q. identifying and ensuring that entity complies with laws, regulations, grants, and contracts applicable to its activities and its federal and state award programs;
r. following up and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
s. following up and taking corrective action on current period audit findings and preparing a corrective action plan for such findings;
t. submitting the reporting package and data collection form to the appropriate parties;
u. making us aware of any significant vendor relationships where the vendor is responsible for program compliance;
v. informing us of facts that may affect the financial statements of which you may become aware during the period from the date of our report to the date the financial statements are issued; and
w. confirming your understanding of your responsibilities in this letter to us in your management representation letter.

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we request.

If we agree herein or otherwise to perform any non-attest services (such as tax services or any other non-attest services), you agree to assume all management responsibilities for those services; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience;

evaluate the adequacy and results of the services; and accept responsibility for them. We will perform any such non-attest services in accordance with applicable professional standards.

During the course of our engagement, we will request information and explanations from management regarding operations, internal controls, future plans, specific transactions and accounting systems and procedures. At the conclusion of our engagement, we will also require, as a precondition to the issuance of our report, that management provide certain representations in a written letter concerning representations made to us in connection with our engagement. You agree that as a condition of our engagement, management will, to the best of its knowledge and belief, be truthful, accurate and complete in all representations made to us during the course of the engagement and in the written representation letter. The procedures we perform in our engagement and the conclusions we reach as a basis for our report will be heavily influenced by the written and oral representations that we receive from management. False or misleading representations could cause us to expend unnecessary efforts in the engagement; or, worse, could cause a material error or a fraud to go undetected by our procedures.

The hiring of, or potential employment discussions with, any of our personnel could impair our independence. Accordingly, you agree to inform the engagement partner prior to any such potential employment discussions taking place.

Fees and Invoicing

The fee for this engagement will be $58,500 and the single audit (as applicable) will be $5,700.

The total fee for our services will be determined by the complexity of the work performed and the tasks required. It is understood that neither our fees nor the payment thereof will be contingent upon the results of this engagement.

Our invoices for this engagement will be rendered each month as work progresses. Our invoices are payable in accordance with Texas Government Code § 2251.021, if applicable.

Documentation and Deliverable

The documentation we prepare pertaining to and in support of this engagement is our property and constitutes confidential information.

If you intend to make reference to our firm or include a report or portion of a report we issue in a published document or other reproduction that includes a modified version of the report or financial information to which it was attached, you agree to provide us with printers' proofs or masters for our review and approval before reproducing. You also agree to provide us with a copy of the final reproduced material for our written approval before it is distributed. If, in our professional judgment, the circumstances require, we may withhold our approval. This requirement does not pertain to distributing unmodified reports along with the attached financial information or dissemination of your financial information as a standalone document, such as on your website.

Unless we provide you with written consent in advance of such use, reports we issue are not intended to and should not be provided or otherwise made available for use in connection with the sale of debt or other securities. If, in our professional judgment, the circumstances require, we may withhold our consent.

Consistent with professional standards, our firm is subject to peer review and inspection by the PCAOB. Those programs require that our system of quality management and a sample of our work be periodically examined by another independent accounting firm or the PCAOB, respectively. A copy of our latest external peer review report is available at peerreview.aicpa.org. The work we perform for you may be selected for review. If it is, we will provide the reviewers with the required information without notice to you. Professional standards and PCAOB regulations provide the applicable confidentiality requirements.

[Signatures on Next Page]

July 14, 2025

Incorporated General Terms

Attached are our General Terms that provide additional terms (including but not limited to provisions on confidentiality, limitations on liability, indemnifications, dispute resolution, jury waiver, etc.) for this engagement. Those terms are incorporated and apply to all services described herein.

We appreciate the opportunity to assist you and look forward to working with you and your team.

Sincerely,

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Please sign and return a copy of this letter to indicate acknowledgment of, and agreement with, the arrangements for our engagement as described herein, including each party's respective responsibilities. By signing below, the signatory also represents that they have been authorized to execute this agreement.

The City of Colleyville, Texas

By: ______________________

Printed Name: Jerry Ducay

Title: City Manager

Date: 7-29-25

weaver Assurance · Tax · Advisory

GENERAL TERMS

1. **Expenses.**

In addition to the fee for our services, reasonable and necessary out-of-pocket expenses we incur (such as parking, reproduction and printing, postage and delivery, and out-of-market travel, meals, and accommodations) will be invoiced at cost. The total amount stated on each invoice will include a separate administrative and technology charge. The charge represents an estimated allocation of our support personnel, telecommunication, and technology infrastructure expenses. The amount stated on each invoice will also include any sales, use, gross receipts, excise, or other transaction tax imposed on our fees or expenses.

2. **Payment.**

Any disagreement with the charges must be communicated to us in writing within thirty (30) days of the invoice date, after which any right to contest the invoices will be waived. For invoices not paid within sixty (60) days of the invoice date, a late charge will be added to any uncontested outstanding balance. The late charge will be assessed at a rate of half a percent (0.5%) of the unpaid balance per month. If invoices are not paid within ninety (90) days of the invoice date, this engagement (and any other engagements for the same party) will be placed on hold and we will stop work until the balance is brought current, or we may withdraw, and we will not be liable for any damages that may result.

3. **Term.**

A. This engagement ends at the earlier of the completion of our services described above, the provision of any deliverables described above, or the termination of this engagement. Any party may earlier terminate this engagement at any time with ten (10) days' written notice to the other party. If the engagement is terminated, our engagement will be deemed to have been completed upon written notification of termination, and we will be paid for our time expended and expenses incurred through the date of termination.

B. If we are requested to perform additional services not addressed in this engagement letter, we will communicate our ability to perform the services, the scope of additional services we agree to perform, and the fee arrangements we would use. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting the arrangement for performance of such additional services, those services will continue to be governed by the terms of this engagement letter.

4. **Ethical Conflict Resolution.**

In the unlikely event that circumstances occur which we in our sole discretion believe could create a conflict with either the ethical standards of our firm or the ethical standards of our profession in continuing our engagement, we may suspend our services until a satisfactory resolution can be achieved or we may resign from the engagement. We will provide notice of such conflict as soon as practicable and discuss any possible means of resolving the conflict prior to suspending our services.

5. **Non-Solicitation of Our Staff.**

We value every one of our partners, employees, and contractors and have spent a great deal of time and resources to locate, train, and retain those individuals. Accordingly, during the term of this engagement letter and for two (2) years after the later of the termination of this engagement letter or conclusion of the performance of all of our services performed hereunder, no party, whether voluntarily or involuntarily, directly or indirectly, will solicit to employ or engage, on a partner, employee, contractor, or other basis, any of our partners, employees, or contractors who perform these services, without obtaining the prior written consent of our CEO or COO. This section shall not apply to a solicitation by general advertisement (e.g. website, social media posting, newspaper, etc.) or any employment or engagement resulting therefrom.

6. **Confidentiality.**

A. During the course of this engagement, the parties may disclose to each other, orally, in writing, or otherwise, information that is identified as or which is otherwise categorized by law as proprietary, confidential, or privileged ("Confidential Information"). Confidential Information does not include material which (i) is in the public domain through no fault of the receiving party, (ii) was already known to the receiving party before it was first disclosed to the receiving party by or on behalf of the disclosing party related to this engagement, (iii) is received by the receiving party from third-parties without confidentiality restrictions, unless those third-parties were acting for or on behalf of the disclosing party related to this engagement, or (iv) is developed by the receiving party independently of, and without reference to, any Confidential Information communicated to the receiving party by or on behalf of the disclosing party. We will use the Confidential Information disclosed to us during this engagement solely to perform services for which we have been engaged.

B. We may be requested to make the Confidential Information available to regulators and other government agencies, pursuant to authority given by law or regulation. Responding to many such requests is mandatory. In those cases, access to such Confidential Information will be provided under our supervision and we may, upon their request, provide the regulator or agency with copies of all or selected portions of the Confidential Information. The requesting party may intend or decide to distribute the copies or information contained therein to others, including other regulators or agencies.

C. Unless otherwise stated herein, prohibited by law or direction of law enforcement, or agreed in writing, the parties will (i) provide prompt notice of any request received to make Confidential Information pertaining to this engagement, including any of our work product, available to outside parties not involved in the performance of these services and (ii) obtain written consent from the affected party before disclosing the Confidential Information in response to the request. If consent is withheld, the parties will cooperate with any lawful efforts taken to minimize the disclosure or protect the Confidential Information.

D. We will invoice for reasonable and necessary time (at our then-current standard hourly rates) and out-of-pocket expenses (including attorney's fees) we incur to respond to any request (such as a subpoena, summons, court order, or administrative investigative demand) pertaining to this engagement in a legal matter to which we are not a party. If we agree to perform additional substantive services related to or arising out of the request, such matters may be the subject of a new engagement letter.

E. The parties agree to maintain Confidential Information using the same standard of care each uses to protect its own information of like importance but in no case less than a reasonable standard of care.

F. All rights to Confidential Information (including patent, trademarks, copyrights, or other intellectual property rights) shall remain vested in the disclosing party, and no rights in the Confidential Information are vested in the receiving party, except the limited right to use the Confidential Information solely to perform its obligations or exercise its rights under this engagement letter.

G. We will return or destroy the Confidential Information upon the disclosing party's request within a reasonable period of time, except that we will maintain any copies of the Confidential Information for the period necessary to comply with any applicable laws or professional standards and our own document retention policy (e.g. we will maintain our workpapers for seven (7) years from the date of any attest report we issue). Following such a period, we may destroy the Confidential Information without notice.

H. We may at times provide (i) documents marked as drafts or (ii) preliminary or ancillary information or advice (not included in a final deliverable). Those documents, information, and/or advice are for review and consideration purposes only and should not be relied upon or distributed, and should be destroyed, unless otherwise required by law. If further analysis, information, or advice is desired, we will be informed in writing. We may assist if the matter is within our expertise. Unless already encompassed by the scope of our engagement letter, if we agree to provide such further assistance, our services will be handled as additional services in the manner described above.

I. We may transmit and store data via email, the cloud, or other electronic and Internet-based mechanisms to facilitate this engagement. Please be aware that those mediums inherently pose a risk of misdirection or interception of Confidential Information. Any request to limit such transmissions or use a different means of transmission or storage must be made in writing and we will not be responsible for any resulting compromise in data security.

J. We do not act as the host or repository of financial or non-financial information or as an information back-up service provider for our clients. It is the responsibility of our clients to maintain a complete set of their own financial and non-financial data and records. If some portion of the data and records is contained only within our files, inform us before the issuance of our deliverable and we will provide a copy.

K. Unless otherwise stated herein or agreed in writing, neither this engagement nor engagement letter is intended for the benefit of any third party. Any party may inform us of any third party who will receive our deliverable. If we are not informed in writing by a party, we are not aware of the identity of such third parties and we do not anticipate their reliance upon our professional services or deliverable unless otherwise agreed in writing.

7. **Limitations on Liability and Indemnifications.**

A. Each party to this engagement letter other than us gives the following releases and indemnifications to us and our affiliates' partners, employees, and contractors, and each of their heirs, executors, personal representatives, successors and assigns ("Our Representatives"). We and Our Representatives are hereby released, indemnified, and held harmless, from and against any liability and costs, including related liabilities, losses, damages, costs, expenses, and attorneys' fees, resulting from or arising out of: (i) knowing misrepresentations or unintentional or unauthorized disclosures to us or Our Representatives by any party (other than us) or the officers, employees, or others acting or purporting to act on their behalf, (ii) disclosure of our work product to anyone not a party this engagement letter who we were not informed of in advance, or (iii) misdirection, interception, or failed delivery of information connected with this engagement during transmission, submission, or storage.

B. Our and Our Representatives' total aggregate liability pertaining to this engagement and engagement letter shall be limited to one (1) times the amount of our fees (excluding any reimbursable expenses) the party bringing the claim paid to us for the services in question. In no event shall we or Our Representatives be liable for indirect, incidental, consequential, special, multiple, exemplary, or punitive losses or damages—even if advised of their possible existence.

C. Satisfaction of a claim or cause of action arising from nonattest services (if any) which are part of this engagement or performed pursuant to this engagement letter shall only be sought from the limited liability partnership, Weaver and Tidwell, L.L.P. In no event will our partners, directors, employees, or agents be individually liable for any liability, damages, expenses, or losses of any nature, caused by or resulting from the engagement, engagement letter, or use of our work product. While we are entering into this engagement letter on our own behalf, this paragraph is also intended for the benefit of Our Representatives.

D. All limitations on liability and indemnifications contained herein shall apply to the fullest extent permissible by applicable laws and professional standards (including, without limitation, any applicable rules and interpretations of the AICPA, PCAOB, and SEC), regardless of the cause of action (whether contract, negligence, or otherwise), except as finally determined to have resulted solely from our fraud, gross negligence, or willful misconduct.

8. **Dispute Resolution Procedure including Jury Waiver.**

A. No claim arising out of or relating to this engagement or engagement letter shall be filed more than two (2) years after the earlier of the termination of this engagement or the date of the delivery of our work product in question, if any. This limitation applies and begins to run even if no damage or loss has been suffered, or the injured or damaged party has not become aware of the existence or possible existence of a dispute.

B. If a dispute arises out of or relates to this engagement or engagement letter, or the breach thereof, and if the dispute cannot be settled through negotiation, the parties agree first to try in good faith to settle the dispute by mediation before resorting to litigation. In such event, the parties will attempt to agree upon a location, mediator, and mediation procedures, but absent such agreement any party may require mediation in Houston, Texas, administered by the AAA under its Commercial Mediation Procedures.

C. This engagement letter and all disputes between the parties shall be governed by, resolved, and construed in accordance with the laws of the State of Texas, without regard to conflict-of-law principles. Any action arising out of or relating to this engagement or engagement letter shall only be brought in, and each party agrees to submit and consent to the exclusive jurisdiction of the federal or state courts in the State of Texas and convenience of those situated in Harris County, Texas.

D. Each party hereby irrevocably waives any right it may have to trial by jury in any proceeding arising out of or relating to this engagement or this engagement letter.

E. Whenever possible, this engagement letter shall be interpreted in such a manner as to be effective and valid under applicable laws, regulations, or published interpretation, but if any term of this engagement letter is declared illegal, unenforceable, or unconscionable, that term shall be severed or modified, and the remaining terms of the engagement letter shall remain in force. The court should in such case modify any term declared to be illegal, unenforceable, or unconscionable in a manner that will retain the intended term as closely as possible.

F. If because of a change in status or due to any other reason, any of the terms of this engagement or any contract we have now or enter into in the future with any of the other parties, would be prohibited by, or would impair our independence when required under laws, regulations or published interpretations by governmental bodies, professional organizations or other regulatory agencies, such provision shall, to that extent, be of no further force and effect and the contract shall consist of the remaining portions.

9. **Miscellaneous.**

A. We have non-CPA owners who may provide services pertaining to this engagement.

B. We do not provide legal advice or services. If necessary, refer to appropriate legal counsel for advice or services of that nature.

C. This engagement letter sets forth all agreed upon terms and conditions of our engagement with respect to the matters covered herein and supersedes any that may have come before. This engagement letter may not be amended or modified except by further writing signed by all the parties. Any provisions of this engagement letter which expressly or by implication are intended to survive its termination or expiration will survive and continue to bind the parties. The use of electronic signatures or multiple counterparts to execute this engagement letter shall have the same force and effect as a manually or physically signed original instrument.

GOVERNMENT CONTRACT (TEXAS) SUPPLEMENT

Notwithstanding anything to the contrary in the foregoing engagement letter, the following additional clauses contained in this* Government Contract (Texas) Supplement *are incorporated into our engagement letter by reference, as though restated in full.

1. **Buy Texas Affirmation.** We agree to comply with Section 2155.4441 of the Texas Government Code, relating to the use of service contracts and the purchase of products and materials produced in the State of Texas.

2. **Chapter 2260 Dispute Resolution.** Notwithstanding anything to the contrary herein, disputes arising under this contract that are governed by Chapter 2260 of the Texas Government Code shall be resolved in accordance with the dispute resolution process provided therein.

3. **Child Support Obligation Affirmation.** Under Section 231.006 of the Family Code, the vendor or applicant certifies that the individual or business entity named in this contract, bid, or application is not ineligible to receive the specified grant, loan, or payment and acknowledges that this contract may be terminated and payment may be withheld if this certification is inaccurate.

4. **E-Verify Program Participation.** We certify that we utilize and will continue to utilize the U.S. Department of Homeland Security's E-Verify system to determine the eligibility of: (1) all persons we employ to perform duties within Texas during the term of the contract; and (2) all persons, including subcontractors, assigned by us to perform work pursuant to this contract within the United States of America.

5. **Indemnification.** Nothing in this contract is intended to and nothing herein shall be construed to require us to indemnify or hold harmless the State or you for any claims or liabilities resulting from your negligent acts or omissions or those of your employees.

6. **Listed and Scrutinized Companies and Foreign Terrorists Organizations.** We certify that we: (i) are not an entity listed by the Texas Comptroller of Public Accounts under Section 2270.0201 or 2252.153, Texas Government Code; (ii) do not constitute a "scrutinized company" as defined by Section 2270.0001(9), Texas Government Code, and (iii) do not have contracts with or provide supplies or services to a foreign terrorist organization.

7. **Suspension and Debarment.** We certify that neither us nor our principals are debarred, suspended, proposed for debarment, declared ineligible, or otherwise excluded from participation in the contract by any state or federal agency.

If Tex. Gov't Code § 552.371 is applicable:

8. **Contracting Information Responsibilities.** In accordance with Section 552.372 of the Texas Government Code, we agree to (1) preserve all contracting information related to this contract as provided by the records retention requirements applicable to you for the duration of the contract, (2) promptly provide to you any contracting information related to the contract that is in our custody or possession on your request, and (3) on termination or expiration of this contract, either provide at no cost to you all contracting information related to this engagement that is in our custody or possession or preserve the contracting information related to the engagement as provided by the records retention requirements applicable to you.

If Tex. Gov't Code § 2054.5192 is applicable:

9. **Cybersecurity Training.** We represent and warrant that we will comply with the requirements of Section 2054.5192 of the Texas Government Code relating to cybersecurity training and required verification of completion of the training program.

If Tex. Govt' Code § 2155.004 is applicable:

10. **Financial Participation Prohibited Affirmation.** Under Section 2155.004, Government Code, the vendor certifies that the individual or business entity named in this bid or contract is not ineligible to receive the specified contract and acknowledges that this contract may be terminated and payment withheld if this certification is inaccurate.

If Tex. Govt' Code § 2155.0061 is applicable:

11. **No Human Trafficking.** Under Section 2155.061, Government Code, the vendor certifies that the individual or business entity named in this bid or contract is not ineligible to receive the specified contract and acknowledges that this contract may be terminated and payment withheld if this certification is inaccurate.

If Tex. Gov't Code § 2251.021 is applicable:

12. **Payment.** Our invoices are payable in accordance with Texas Government Code Section 2251.021.

If Tex. Govt' Code § 2262.056 is applicable:

13. **Assignment.** We shall not assign our rights under this contract or delegate the performance of its duties under this contract without prior written approval from you. Any attempted assignment in violation of this provision is void and without effect.

If Tex. Govt' Code § 2262.154 is applicable:

14. **State Auditor's Right to Audit.** The state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the contract or indirectly through a subcontract under the contract. The acceptance of funds directly under the contract or indirectly through a subcontract under the contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. Under the direction of the legislative audit committee, an entity that is the subject of an audit or investigation by the state auditor must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

If Tex. Govt' Code § 2271.001 is applicable:

15. **No Boycott of Israel.** We certify that we do not boycott Israel and will not boycott Israel during the term of this contract.

If Tex. Govt' Code § 2274.002 is applicable:

16. **No Discrimination against Firearm and Ammunition Industries.** We verify that: (1) we do not, and will not for the duration of the contract, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or (2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract.

If Tex. Govt' Code § 2274.002 is applicable:

17. **No Boycott against Energy Companies.** We represent and warrant that: (1) we do not, and will not for the duration of the contract, boycott energy companies or (2) the verification required by Section 2274.002 of the Texas Government Code does apply to the contract. If circumstances relevant to this provision change during the course of the contract, we shall promptly notify you.

If the contract term crosses the Legislative Biennium:

18. **Excess Obligations Prohibited.** The contract is subject to termination or cancellation, without penalty to you, either in whole or in part, subject to the availability of state funds.

If Executive Order No. 13224 is applicable:

19. **Excluded Parties.** We certify that we are not listed in the prohibited vendors list authorized by Executive Order No. 13224, *"Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten* to *Commit*, or *Support Terrorism"*, published by the United States Department of the Treasury, Office of Foreign Assets Control.

EideBailly
CPAs & BUSINESS ADVISORS

Report on Firm's System of Quality Control

September 19, 2022

To the Partners of Weaver & Tidwell, L.L.P.
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Weaver & Tidwell, L.L.P. (the firm) applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act; audits of employee benefit plans, an audit performed under FDICIA, and examinations of service organizations [SOC 1 and SOC 2 engagements].)

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Weaver & Tidwell, L.L.P. applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Weaver & Tidwell, L.L.P. has received a peer review rating of *pass*.

Eide Bailly LLP

Eide Bailly LLP

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4c **Agenda Date** 8/19/2025 **Number** Resolution R-25-5068
Type Resolution
Department City Manager

Title
Approval to donate $6,750 of the City of Colleyville's Opioid Settlement funds to the Grapevine-Colleyville Independent School District Drug Dog Program

Explanation
Reading and Public Hearing

The City of Colleyville has received a portion of money from the State of Texas related to the nation-wide opioid lawsuits against pharmaceutical companies. When considering how those funds could be best used to address the opioid crisis, partnering with the school district was identified as an obvious way to provide benefit to the entire community.

In 2023, City staff met with GCISD staff to explore ways the funding could be used to support GCISD's efforts to keep opioids off campuses, to respond to overdoses should they occur, and to educate families about the issue. In May 2023, the City provided GCISD with 48 doses of Narcan to replace their expiring supply. In June 2023, the City Council approved a donation of $6,500 for GCISD's drug dog program for the 2023-2024 school year, and $6,750 for the GCISD 2024-2025 drug dog program.

Approval of this item provides for a $6,750 donation to the GCISD drug dog program for the 2025-2026 school year.

Financial Impact
The current available balance of opioid settlement funds is $28,651.

Recommendation
Approve

Attachments

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4d **Agenda Date** 8/19/2025 **Number** Resolution R-25-5068
Type Resolution
Department City Secretary

Title

Approval of the roofing proposal from PMR Roofing for repair of all City facilities roof repair, per the City's Texas Municipal League Intergovernmental Risk Pool (TMLIRP) claim for damages incurred May 2024, authorizing utilization of the TMLIRP BEST program, authorizing vendor direct pay, establishing a $40,000 contingency, and authorizing the City Manager to execute the documents

Explanation

Reading and Public Hearing

On May 26, 2024, a large storm cell hit the City with 1-3/4 and 2-inch hail. A total of 19 City facility roofs sustained damage resulting in a claim of approximately $363,000.

Park Maintenance Building	$	11,500
City Park Structures	$	52,800
Sparger Park Pavilion	$	5,837
Fire Station #3	$	22,411
City Hall / Library	$	150,650
Central Fire Station	$	103,130
Pleasant Run Park Storage	$	900
Bidault House	$	15,479
Public Works Office	$	501

The City is insured by the Texas Municipal League Intergovernmental Risk Pool (TMLIRP). A claim was filed and an adjustor visited all the facilities, providing a comprehensive report in November. Staff has worked with TMLIRP to participate in the TML Risk Pool BEST program (Building Envelope Systems Team) which is a turnkey roof repair or replacement program, administered in cooperation with 4T Consulting.

The BEST program provides for one company to perform all the work, an on-site supervisor who updates 4T Consulting and staff twice per day on progress, needs, and any other information which needs to be communicated. There is a five-year contractor workmanship warranty, with a manufacturer’s 45-year material and 20-year workmanship warranty on the shingles. Additionally, the City may allow assignment of vendor direct pay, which provides for TMLIRP to pay vendors directly for invoices related to the loss, making the City only responsible for the $10,000 deductible, which will be billed at the conclusion of all repairs.

To utilize the BEST program, the City will enter into an agreement with Paragon Multi Family Roofing, Inc., a TIPS-vetted and TMLIRP/4T Consulting approved vendor for the replacement and repair of the City's damaged roofs, in the amount of $379,552.36, which includes the materials, and labor, plus TIPS fees, and bond ($16,345). Additionally, TMLIRP has authorized an upgrade to Class IV shingles in an amount not to exceed $15,113.21. The City will only be responsible for paying the $10,000 deductible as all damage is from one event. If any other damage is found, a supplement will be provided to TMLIRP for inclusion in the claim. At this time, the arbor shelter in the Plaza at the front of City Hall was not included; however, TMLIRP and the contractor are aware of the damage, and this repair will also be authorized.

Staff seeks approval to enter into the agreement with Paragon Multi Family Roofing, utilize the TMLIRP BEST program, the assignment for vendor direct pay, and authorization of a $40,000 contingency, over and above the $10,000 deductible, for any outstanding needs of the City which may arise during the repairs.

Financial Impact

The City is responsible for the $10,000 deductible and additional repair outside of the TMLIRP approved damages.

Recommendation

Approve

Attachments

1. Roof Repair Presentation

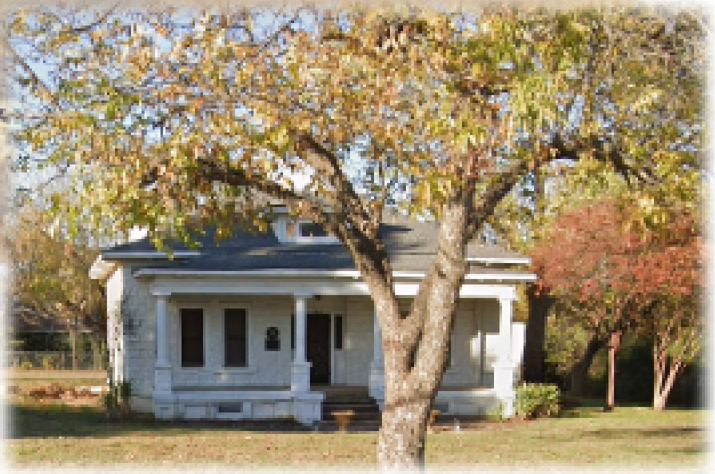
4d. City Facilities Roof Repair

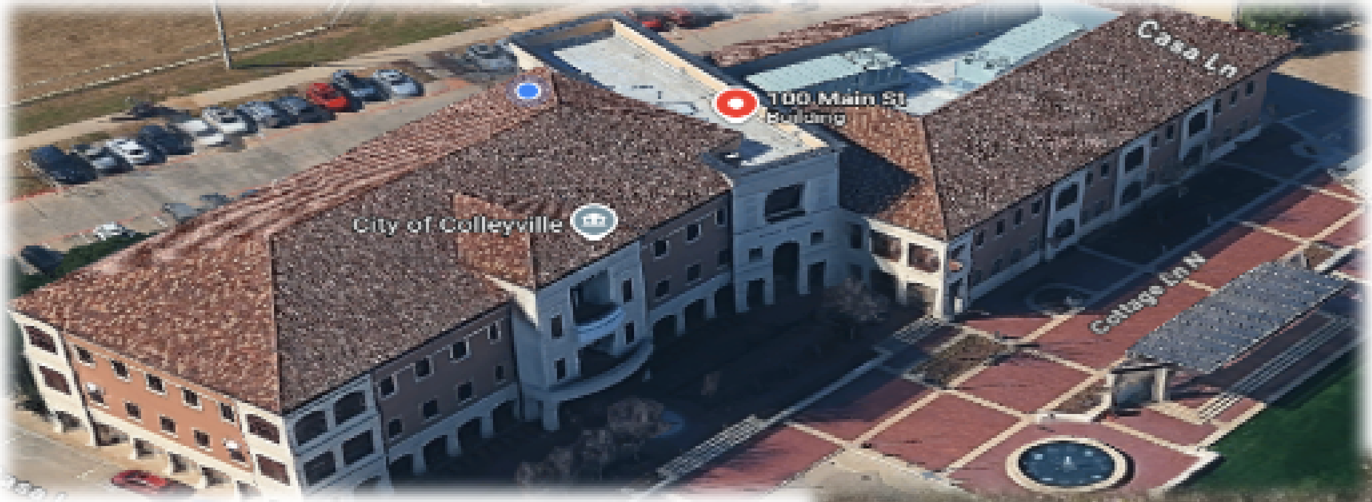
- **May 26, 2024 – Large Hail Storm**
  - **19 City-owned roofs damaged estimated at**
  - **Estimated cost of repair <$400,000**

Park Maintenance Building	$ 11,500
City Park Structures	$ 52,800
Sparger Park Pavilion	$ 5,837
Fire Station #3	$ 22,411
City Hall / Library	$150,650
Central Fire Station	$103,130
Pleasant Run Park Storage	$ 900
Bidault House	$ 15,479
Public Works Office	$ 501

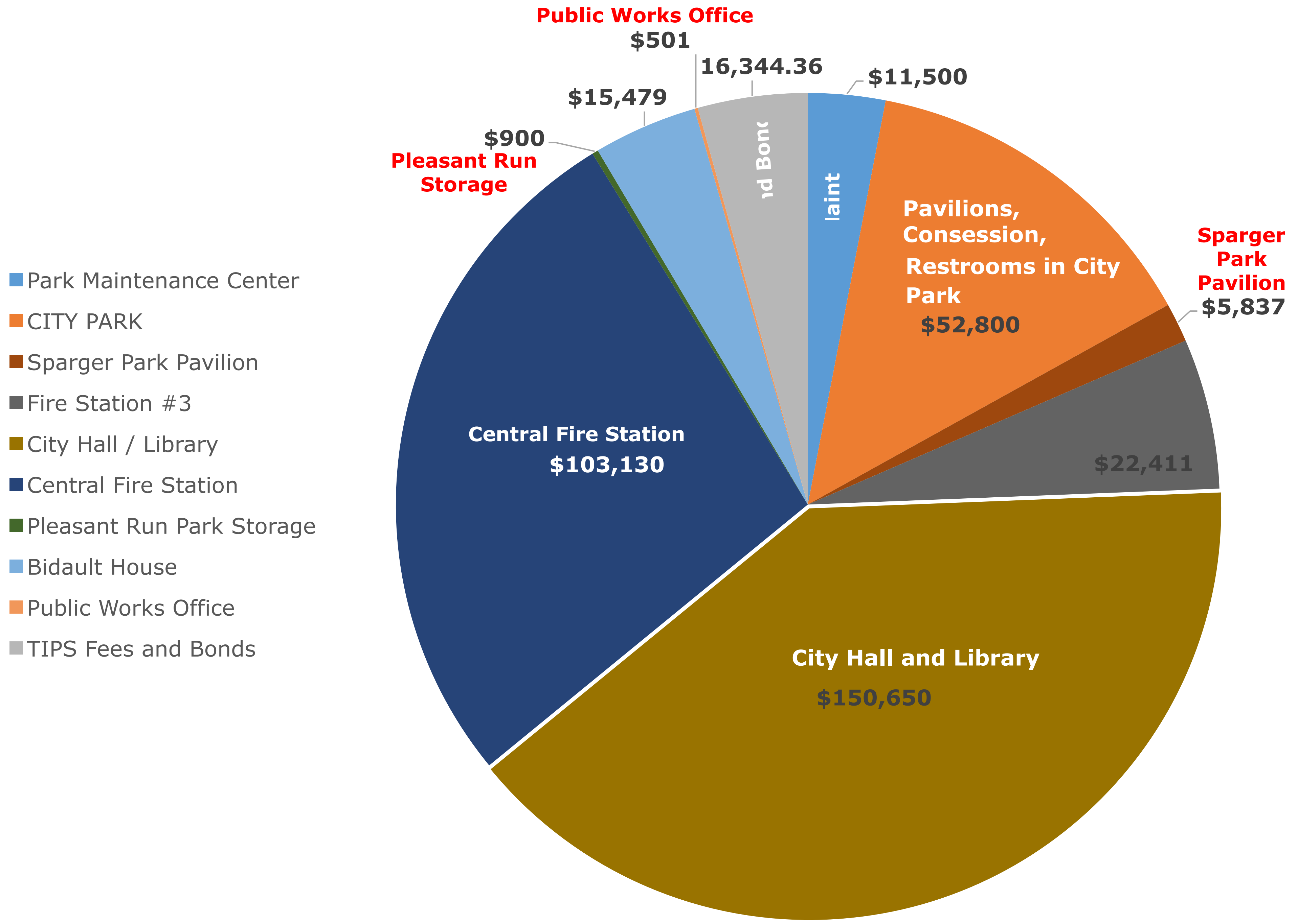
  - **Total Claim: $379,552.36**
  - **TMLIRP Upgrades Approved: $15,113.21**
  - **City Deductible: $10,000**

TML RISK POOL





Casa Ln
100 Main St
Building
City of Colleyville
Cottage Ln N



Public Works Office
$501
16,344.36
$11,500
$15,479
$900
Pleasant Run Storage
Pavilions, Consession, Restrooms in City Park
$52,800
Sparger Park Pavilion
$5,837
$22,411
Central Fire Station
$103,130
City Hall and Library
$150,650
Park Maintenance Center
CITY PARK
Sparger Park Pavilion
Fire Station #3
City Hall / Library
Central Fire Station
Pleasant Run Park Storage
Bidault House
Public Works Office
TIPS Fees and Bonds

4d. City Facilities Room Repair

Approval Provides For:

- Authorizing the agreement with 4T Consulting and PMR Roofing to repair all City roofs
- Allows City Participation in the TMLIRP BEST program
- Authorizes Assignment of the Vendor Direct Pay
- Authorizes a City-funded $40,000 Contingency
- Authorizes payment of the City Deductible of $10,000

CITY OF COLLEYVILLE

CITY COUNCIL BRIEFING

Agenda Number 5 **Agenda Date** 8/19/2025
Type Report
Department Finance

Title
Monthly Financial Report - July 2025

Explanation
Staff will present the monthly financial report for July 2025.

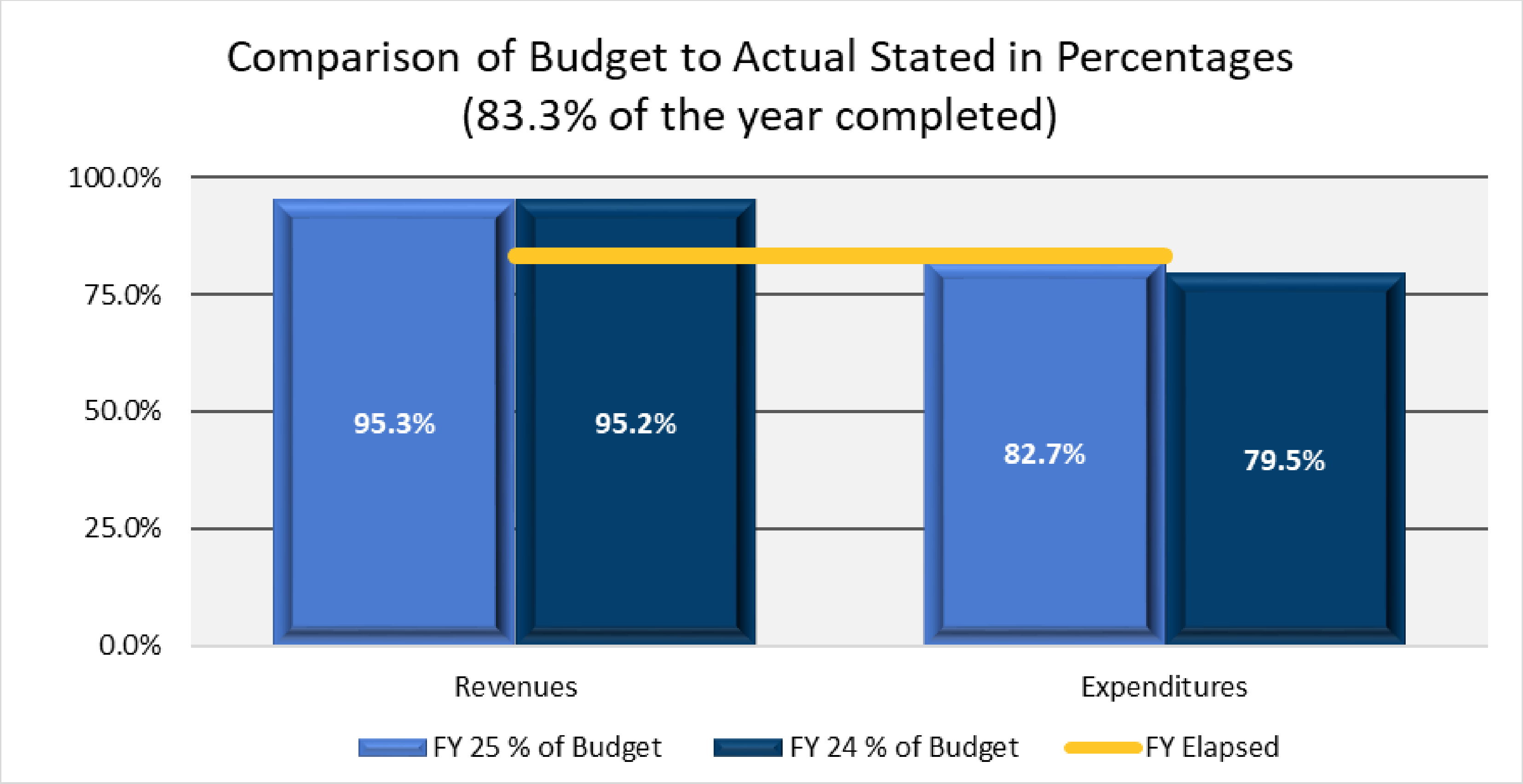
Attachments
1. July 2025 Budget Presentation
2. July 2025 Monthly Budget vs Actual

Monthly Financial Report
July 2025

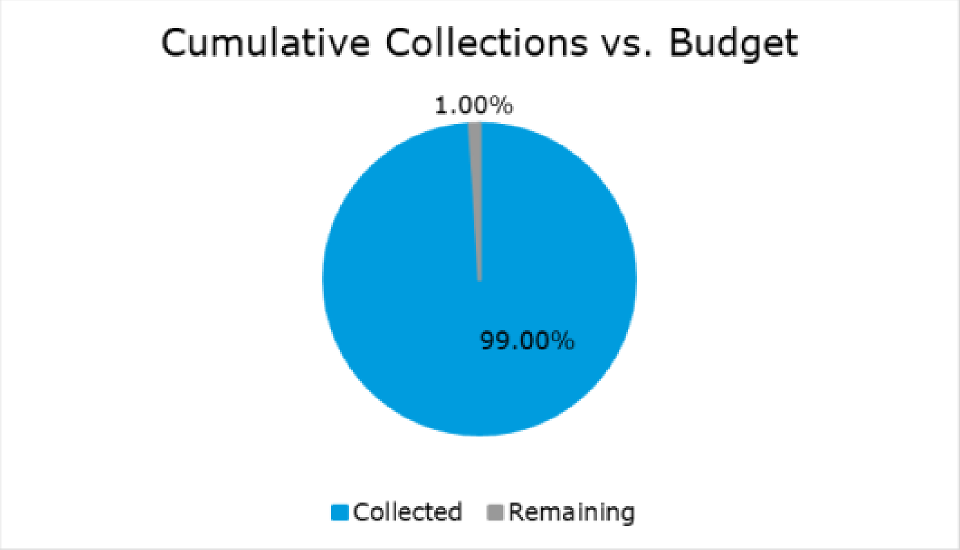
City Council Meeting
August 19, 2025

General Fund Performance

	FY 25 Budget	FY 25 YTD	FY 25 % of Budget	FY 24 YTD	FY 24 % of Budget
Revenues	$ 29,655,370	$ 28,260,547	95.3%	$ 27,195,906	95.2%
Expenditures	28,358,385	23,439,444	82.7%	21,671,472	79.5%
Total	$ 1,296,985	$ 4,821,103		$ 5,524,434	



Property Tax Collections



<u>FY 25 Rate:</u>
- M&O $0.260172
- I&S $0.016032

<u>Total Rate:</u>
$0.276204/$100

	FY 25 Budget	FY 25 YTD	% of Budget	FY 24 YTD	FY 24 % of Budget
Current Taxes	$ 18,008,973	$ 17,828,560	99.00%	$ 17,028,697	99.98%

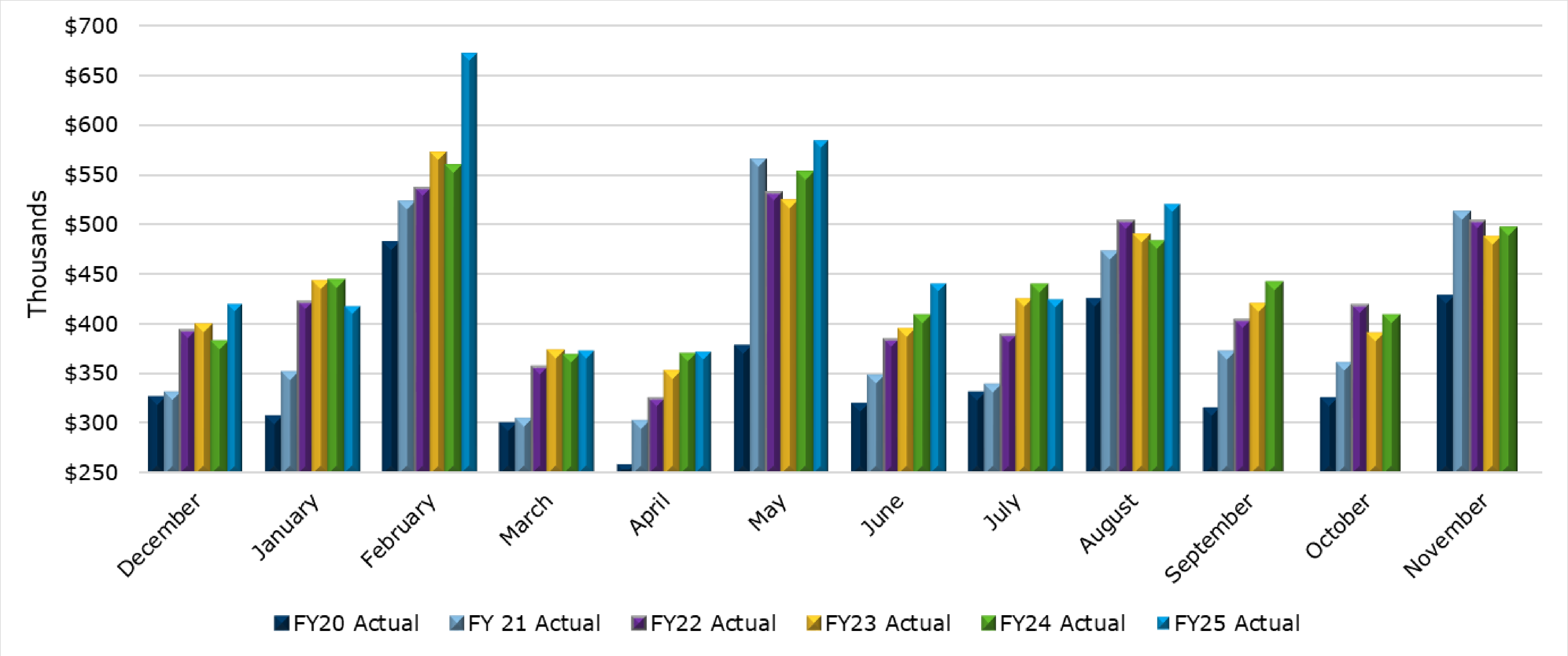
Note: *Property taxes are due in January with the majority of collections in December and January.*

Sales Tax: Current Fiscal Year Collections

Collections Month	Sales Month	FY 24 Actual	FY 25 Actual	Increase/ (Decrease)	% Change
December	October	$ 382,458	$ 420,829	$ 38,371	10.03%
January	November	443,954	418,443	(25,511)	-5.75%
February	December	559,919	672,822	112,903	20.16%
March	January	368,924	373,295	4,371	1.18%
April	February	370,650	372,227	1,577	0.43%
May	March	552,675	585,067	32,392	5.86%
June	April	409,431	440,792	31,361	7.66%
July	May	440,355	424,653	(15,702)	-3.57%
August	June	483,624	521,095	37,471	7.75%
Total		**$ 4,011,990**	**$ 4,229,222**	**$ 217,232**	**5.41%**

Per GASB rules, December is the first month of FY25 in which collections from sales taxes are recorded. October and November sales taxes are recorded in the prior fiscal year since the sales for those receipts occurred two months prior.

Sales Tax: Comparative Collections



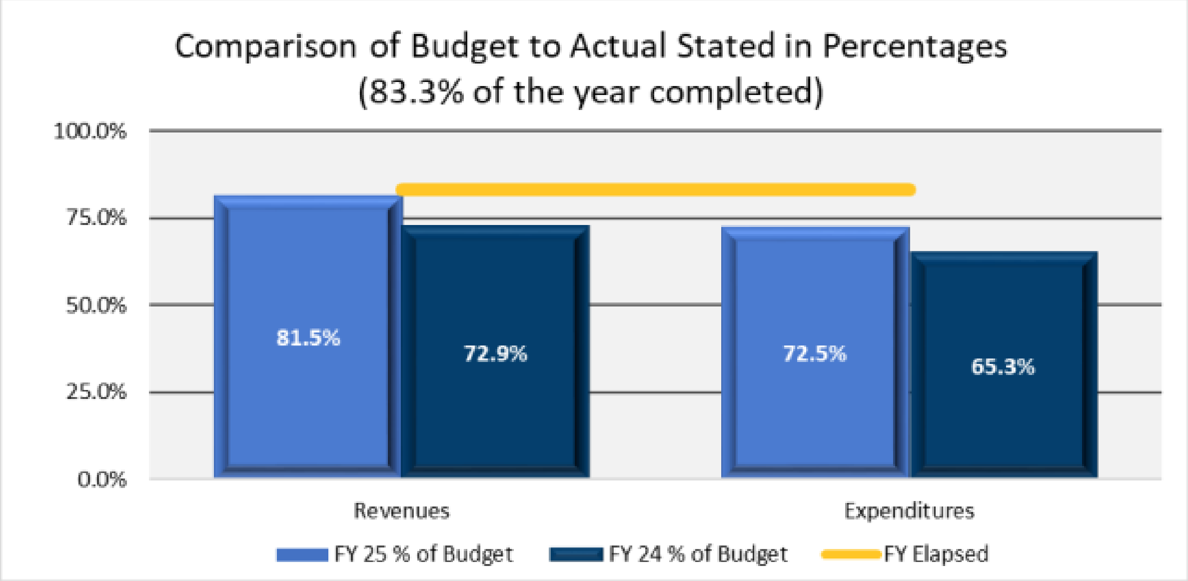
Sales Tax: Regional Benchmark

	Net Payment This Period	Comparable Payment PY	% Change	Payment YTD	PY Payment YTD	% Change YTD
Colleyville	781,251	725,073	7.75%	5,709,734	5,441,578	4.93%
North Richland Hills	2,033,175	1,940,936	4.75%	14,806,655	13,946,462	6.17%
Bedford	1,447,523	1,416,071	2.22%	10,998,304	10,793,846	1.89%
Grapevine	5,860,991	5,516,070	6.25%	44,144,661	42,835,354	3.06%
Keller	1,534,563	1,442,070	6.41%	11,443,023	11,053,581	3.52%
Hurst	1,615,544	1,629,665	-0.87%	12,820,511	12,470,303	2.81%
Euless	2,551,565	2,541,184	0.41%	18,312,710	16,853,379	8.66%
Southlake	3,466,375	3,353,269	3.37%	28,347,706	26,857,561	5.55%

Note: Colleyville Collections above include both City General Fund and CEDC collections

Utilities Fund Performance

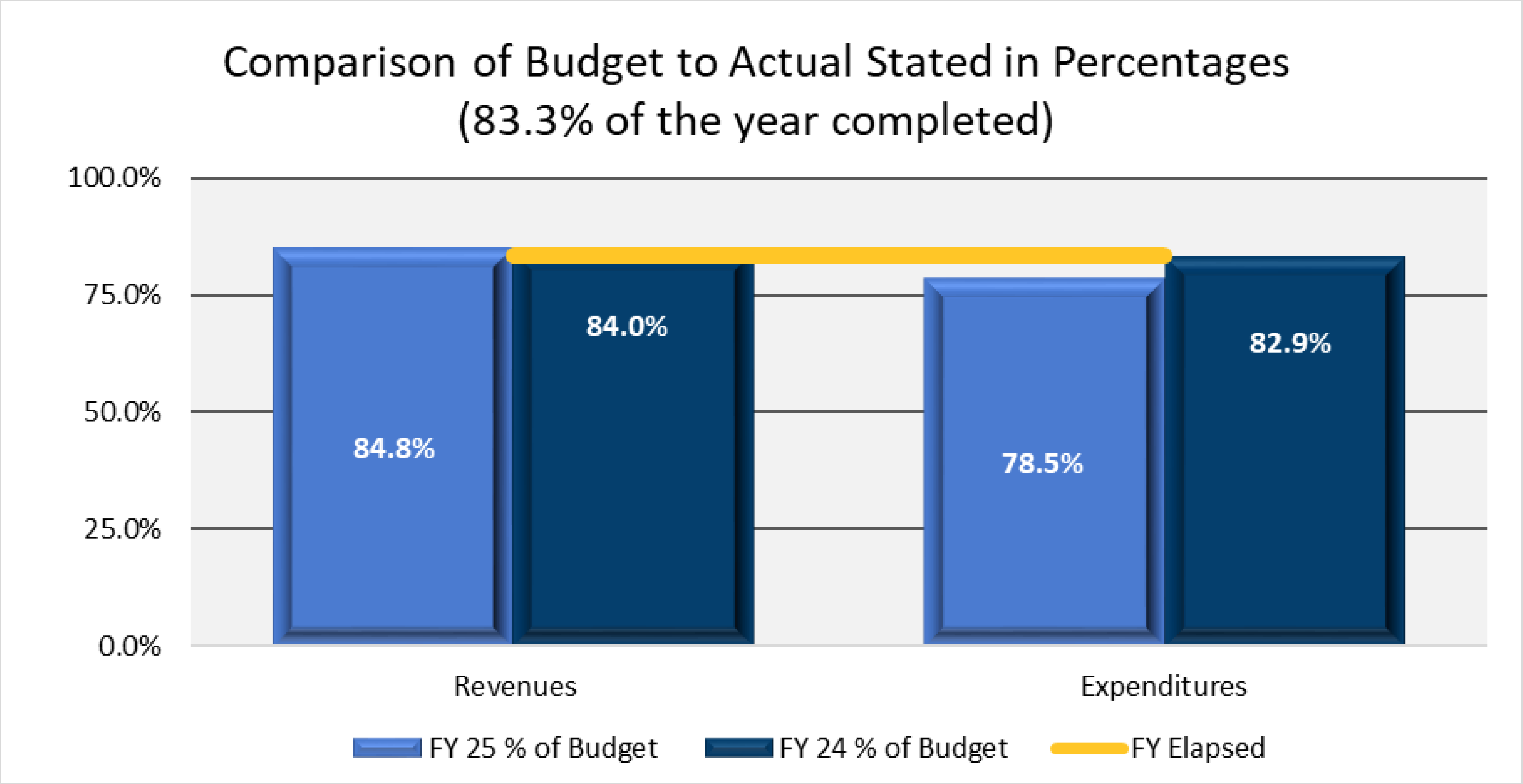
	FY 25 Budget	FY 25 YTD	FY 25 % of Budget	FY 24 YTD	FY 24 % of Budget
Revenues	$ 24,424,703	$ 19,913,860	81.5%	$ 17,574,677	72.9%
Expenditures	23,908,883	17,328,649	72.5%	15,750,795	65.3%
Total	$ 515,820	$ 2,585,211		$ 1,823,882	



TRA			City		
	FY 25 Budget	FY 25 YTD		FY 25 Budget	FY 25 YTD
Revenues	$ 19,889,768	$ 14,371,258	Revenues	$ 4,534,935	$ 5,542,601
Expenditures	19,889,768	13,577,781	Expenditure	$ 4,019,115	3,750,868
Total	**$ -**	**$ 793,478**		**$ 515,820**	**$ 1,791,733**

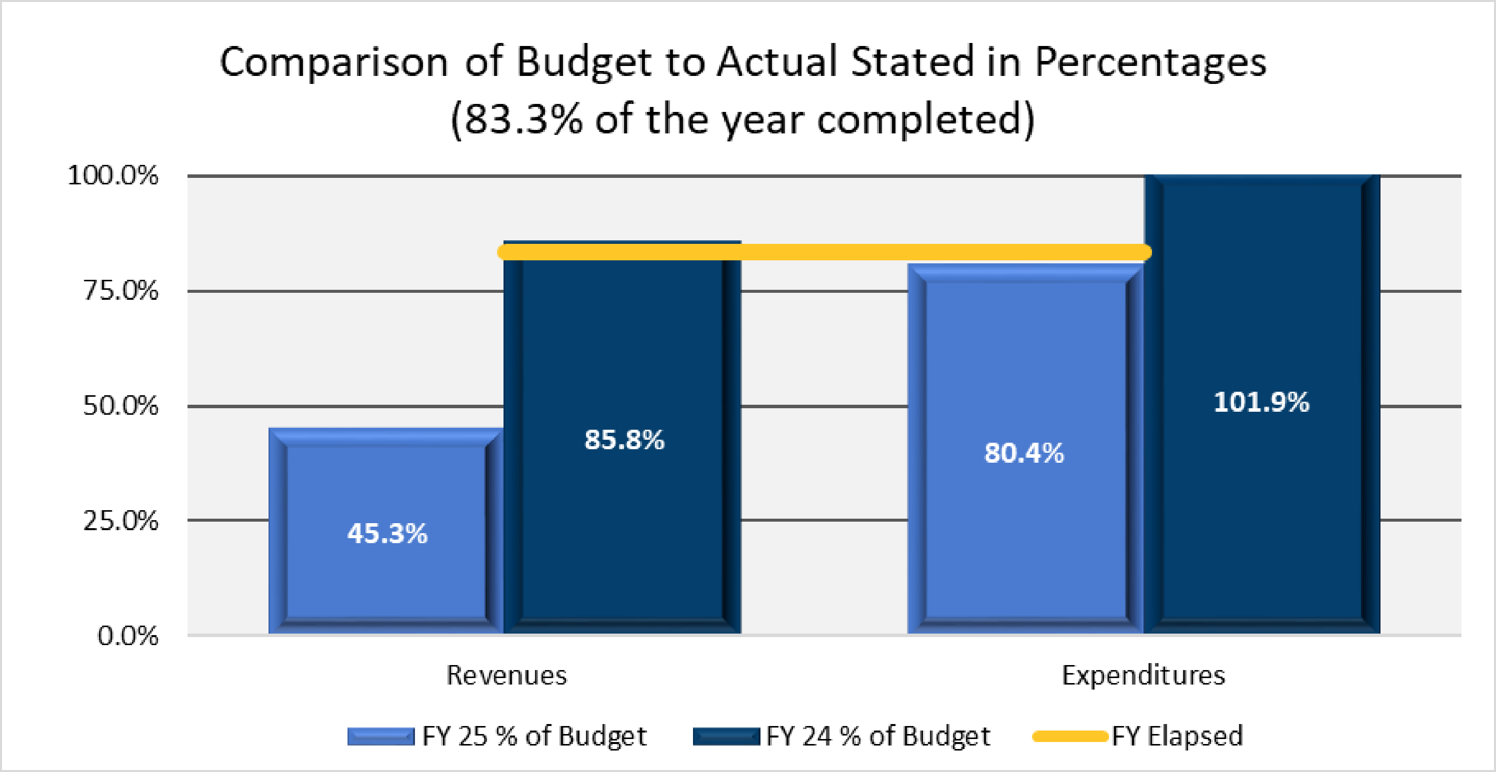
Drainage Fund Performance

	FY 25 Budget	FY 25 YTD	FY 25 % of Budget	FY 24 YTD	FY 24 % of Budget
Revenues	$ 1,758,000	$ 1,490,665	84.8%	$ 1,245,448	84.0%
Expenditures	761,805	598,022	78.5%	612,487	82.9%
Total	$ 996,195	$ 892,643		$ 632,961	



Hotel Tax (HOT) Fund Performance

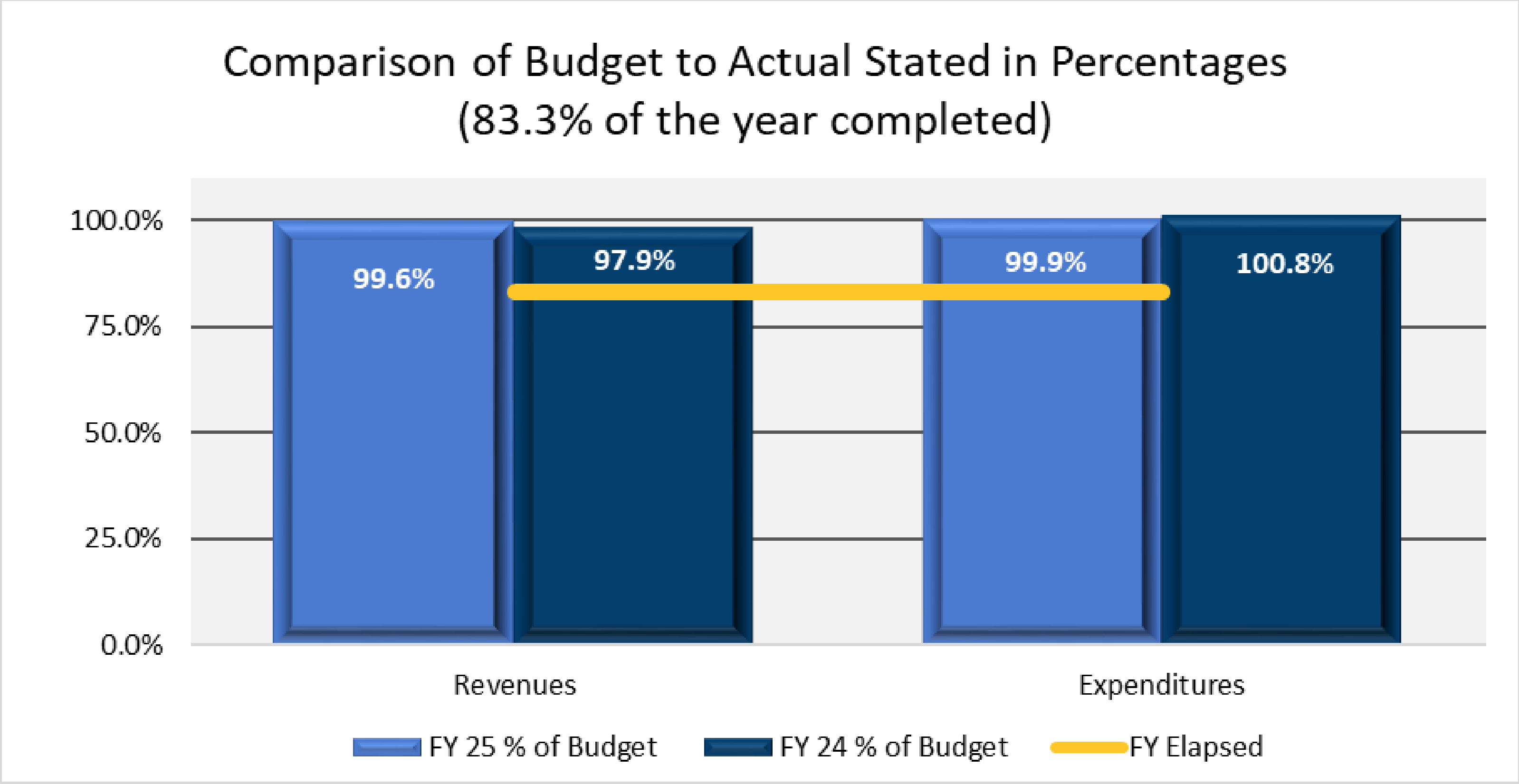
	FY 25 Budget	FY 25 YTD	FY 25 % of Budget	FY 24 YTD	FY 24 % of Budget
Revenues	$ 230,000	$ 104,227	45.3%	$ 173,368	85.8%
Expenditures	285,827	229,873	80.4%	192,141	101.9%
Total	$ (55,827)	$ (125,646)		$ (18,773)	



Hotel occupancy tax revenues are due quarterly.

Debt Service Fund Performance

	FY 25 Budget	FY 25 YTD	FY 25 % of Budget	FY 24 YTD	FY 24 % of Budget
Revenues	$ 1,477,283	$ 1,470,946	99.6%	$ 1,212,917	97.9%
Expenditures	1,540,894	1,539,395	99.9%	1,245,535	100.8%
Total	$ (63,611)	$ (68,448)		$ (32,618)	



Questions & Discussion

City of Colleyville
Monthly Budget vs Actual Report
July 31, 2025

	FY 2025				FY 2024				
	Annual Budget	Actual Thru Mth	Variance Annual	% of Annual Bdg	Annual Actual YTD	Actual Thru Mth	Variance Annual	% of Annual Act	% chg from PY
General Fund									
Current Taxes	18,008,973	17,828,560	180,413	99.0%	17,108,374	17,028,697	79,677	99.5%	4.7%
Delinquent	30,000	26,270	3,730	87.6%	8,013	4,012	4,000	50.1%	554.7%
P&I	60,000	78,730	(18,730)	131.2%	89,261	75,886	13,375	85.0%	3.7%
Property Tax Total	18,098,973	17,933,560	165,413	99.1%	17,205,647	17,108,595	97,052	99.4%	4.8%
Sales Tax	5,200,000	3,708,127	1,491,873	71.3%	5,359,899	3,528,367	1,831,532	65.8%	5.1%
Oncor Electric	910,000	887,583	22,417	97.5%	915,334	915,334	-	100.0%	-3.0%
Tri-County Electric	185,000	172,925	12,075	93.5%	191,546	191,546	-	100.0%	-9.7%
Atmos Gas	600,000	682,980	(82,980)	113.8%	629,385	629,385	-	100.0%	8.5%
AT&T	15,000	9,534	5,466	63.6%	11,582	11,582	-	100.0%	-17.7%
Verizon/Others	12,000	6,015	5,985	50.1%	9,655	8,195	1,460	84.9%	-26.6%
Refuse/Recycling	300,000	252,417	47,583	84.1%	320,936	239,746	81,191	74.7%	5.3%
Cable TV	200,000	143,329	56,671	71.7%	224,807	171,763	53,045	76.4%	-16.6%
Network Nodes	250	250	-	100.0%	250	250	-	100.0%	0.0%
Franchise Fees	2,222,250	2,155,032	67,218	97.0%	2,303,496	2,167,800	135,695	94.1%	-0.6%
GF Revenues	29,655,370	28,260,547	1,394,823	95.3%	30,324,385	27,195,906	3,128,478	89.7%	3.9%
GF Expenditures	28,358,385	23,439,444	4,918,941	82.7%	26,735,539	21,671,472	5,064,067	81.1%	8.2%
Utilities Fund									
Water - Base Rate	2,373,871	1,993,971	379,900	84.0%	2,277,212	1,759,148	518,064	77.3%	13.3%
Sewer - Base Rate	1,722,064	1,445,774	276,290	84.0%	1,682,758	1,366,647	316,110	81.2%	5.8%
Water - Volumetric Rate	16,027,206	10,603,858	5,423,348	66.2%	13,333,796	9,034,364	4,299,432	67.8%	17.4%
Sewer - Volumetric Rate	3,862,562	3,767,400	95,162	97.5%	3,998,532	3,291,694	706,838	82.3%	14.5%
Water & Sewer	23,985,703	17,811,003	6,174,700	74.3%	21,292,298	15,451,854	5,840,445	72.6%	15.3%
Utilities Revenues	24,424,703	19,913,860	4,510,844	81.5%	23,744,620	17,574,677	6,169,944	74.0%	13.3%
Utilities Expenditures	23,908,883	17,328,649	6,580,234	72.5%	20,950,125	15,750,795	5,199,330	75.2%	10.0%
Debt Service Fund									
Current Taxes	911,283	911,283	-	100.0%	652,761	649,721	3,040	99.5%	40.3%
Delinquent	2,000	1,004	996	50.2%	453	245	207	54.2%	309.6%
P&I	2,000	4,552	(2,552)	227.6%	3,488	2,951	538	84.6%	54.3%
Property Tax Total	915,283	916,839	(1,556)	100.2%	656,702	652,917	3,785	99.4%	40.4%
DS Revenues	1,477,283	1,470,946	6,337	99.6%	1,216,702	1,212,917	3,785	99.7%	21.3%
DS Expenditures	1,540,894	1,539,395	1,499	99.9%	1,245,535	1,245,535	-	100.0%	23.6%
Drainage Fund									
Drainage Fee	1,733,000	1,443,820	289,180	83.3%	1,463,341	1,203,889	259,452	82.3%	19.9%
Drain Revenues	1,758,000	1,490,665	267,335	84.8%	1,513,213	1,245,448	267,766	82.3%	19.7%
Drain Expenditures	761,805	598,022	163,783	78.5%	742,737	612,487	130,250	82.5%	-2.4%
Hotel Occupancy Tax (HOT) Fund									
HOT Tax	230,000	104,213	125,787	45.3%	219,059	173,368	45,690	79.1%	-39.9%
HOT Revenues	230,000	104,227	125,773	45.3%	219,059	173,368	45,690	79.1%	-39.9%
HOT Expenditures	285,827	229,873	55,954	80.4%	239,527	192,141	47,386	80.2%	19.6%

Note: *The financial figures presented are unaudited and subject to change pending final audit adjustments.*

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 6a **Agenda Date** 8/19/2025 **Number** Ordinance O-25-2337
Type Ordinance
Department Community Development

Title
Consideration of a Special Use Permit for a fence on Lot 24, Block 1, of the Ross Downs Estates, located at 2400 Broadoak Way, Case ZC25-015

Explanation
Second Reading and Public Hearing

Staff presented the request to the City Council. No one came forward during the public hearing to speak on the item.

First Reading and Public Hearing

Arye Jackont, the applicant, has submitted a request for a Special Use Permit (SUP) for a fence on Lot 24, Block 1, Longwood Estates at Ross Downs, being approximately 0.28 acres, and zoned Planned Unit Development – Residential (PUD-R). The SUP request is to allow for an 8-foot wooden fence to replace an existing fence and be placed within the required street side yard setback.

Existing Conditions/Background: The subject property, 2400 Broadoak Way, resides at the intersection of Broadoak Way and Wandering Way and has Planned Unit Development - Residential zoning. The property has an existing single-family home that has a wooden fence previously existing. The applicant has requested an SUP to replace it with a new wooden fence that does not meet current requirements.

SUP Request: The applicant is requesting approval of an SUP to allow for a wood fence 8-foot in height to encroach into the required street side yard setback. Wood fences are greater than 25% opaque construction and cannot be placed within the required street side yard setback without the approval of an SUP.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

"E. Fence and Free-Standing Wall Setback Requirement:

2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or freestanding wall greater than thirty (30) inches in height and greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. A fence that is greater than thirty (30) inches in height and no greater

than twenty-five (25) percent opaque construction may extend into the required street yard and be located not less than ten (10) feet from the side property line. The regulations of 1.a through 1.d above shall apply."

Regulation “2” above applies in this case requiring that no fence be greater than twenty-five (25) percent opaque and built within the required street side yard setback.

Special Use Permit Provision: Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: The applicant is requesting an SUP to allow for an 8-foot wood fence to replace an existing wood fence and be built within the street side yard setback on a corner lot approximately 14 feet from the property line. The fence is greater than 25% opaque construction and would need to be placed at a 30 foot street side yard setback to be compliant with the regulations of the Land Development Code.

Plat Status: The property is platted as Lot 24, Block 1, Longwood Estates at Ross Downs.

DRC Review: The DRC reviewed the request during their June 23, 2025, meeting and determined the case would be scheduled for the July 14, 2025, Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, east, south, and west are zoned Planned Unit Development - Residential and improved with single-family homes.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the fence to be replaced at its current location at their July 14, 2025 meeting by a vote of 7-0.

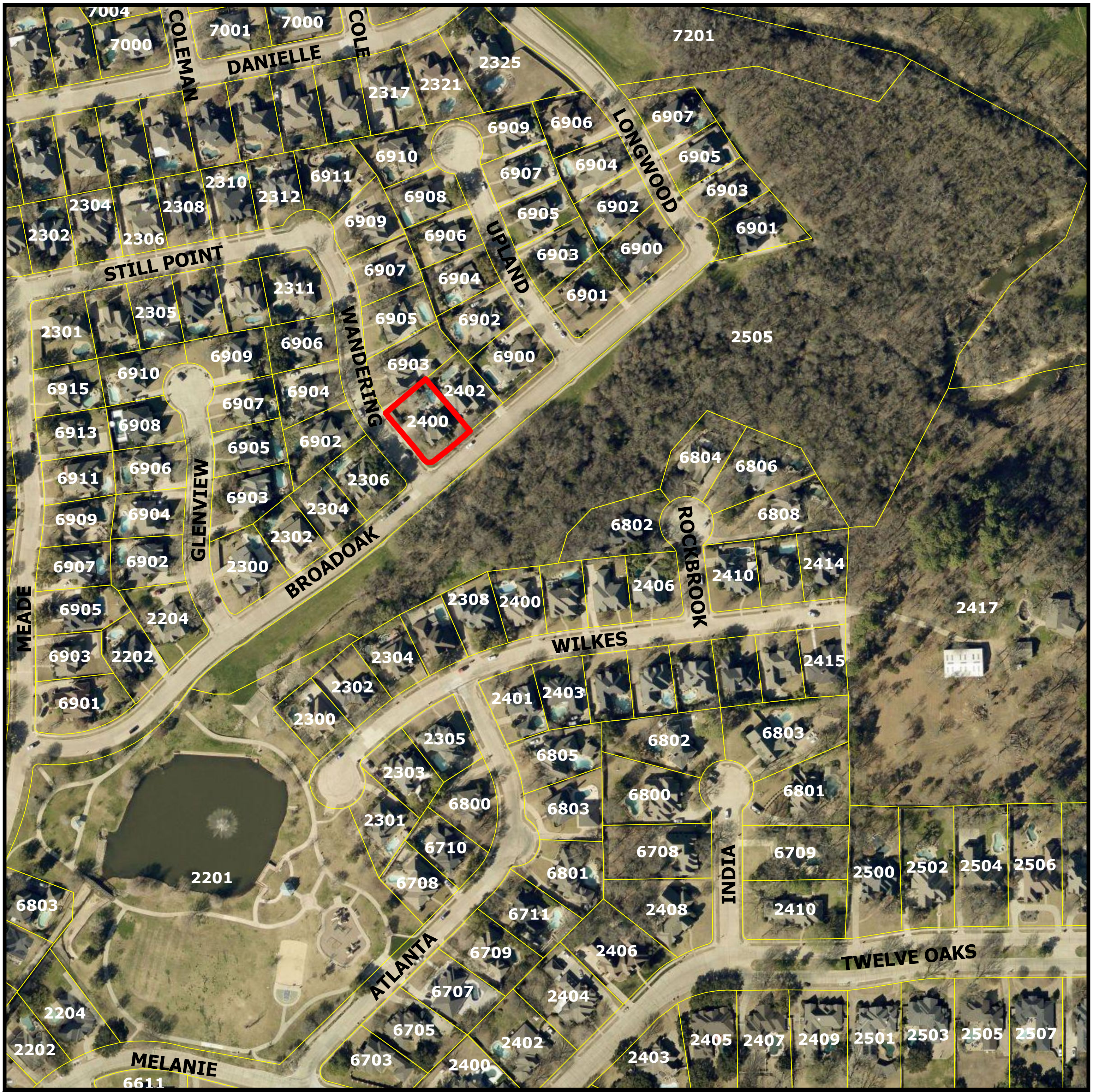
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Fence Exhibit
5. Streetview Images
6. Notification Map
7. Notification Letter
8. Letter Received
9. Ordinance O-25-2337

Aerial Map

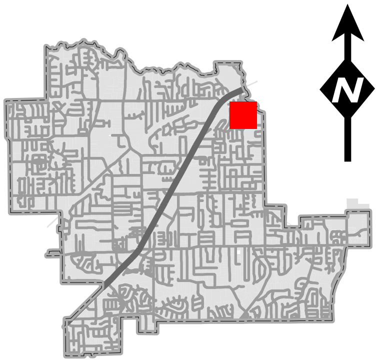


ZC25-015

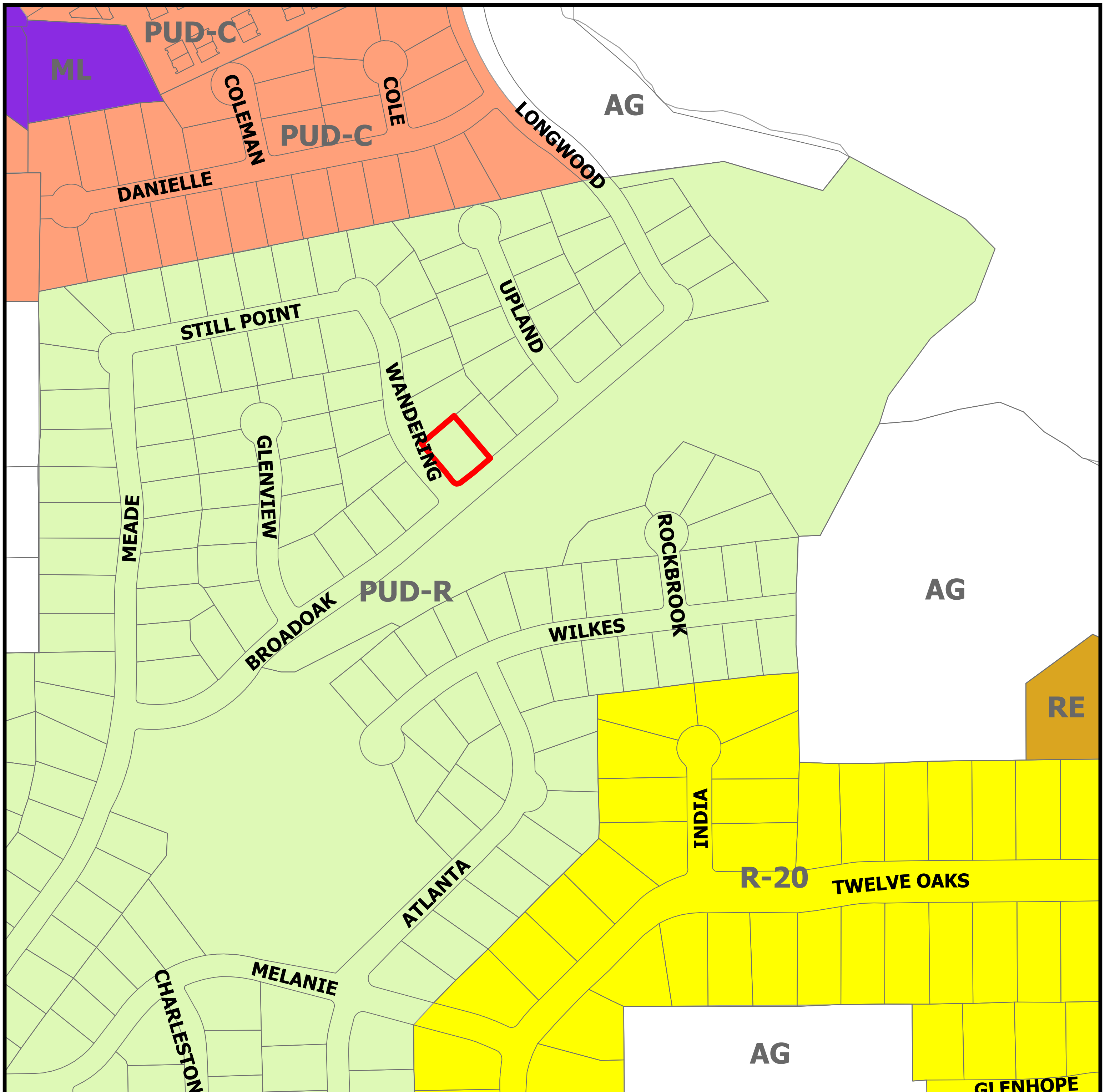
2400 Broadoak Way

DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

Subject Property

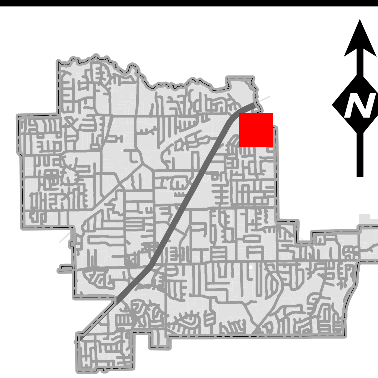


Zoning Map



ZC25-015

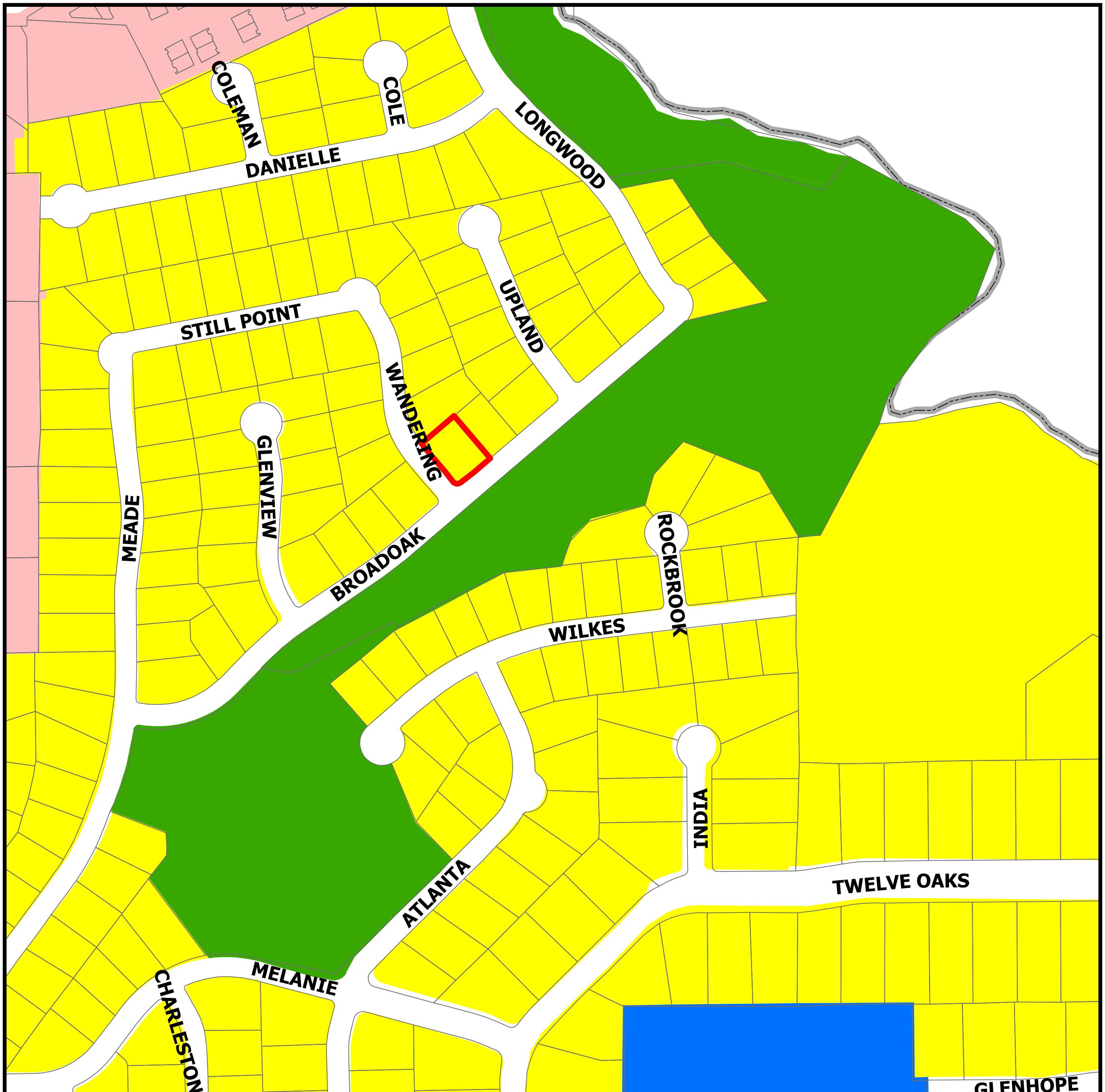
2400 Broadoak Way



DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

Subject Property

Future Land Use Map



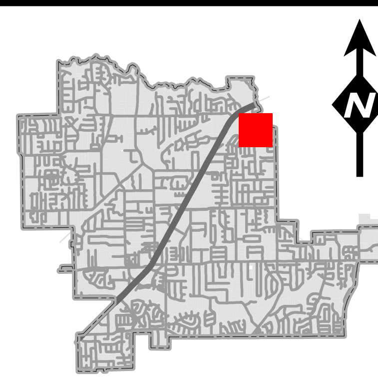
CITY OF COLLEYVILLE TEXAS

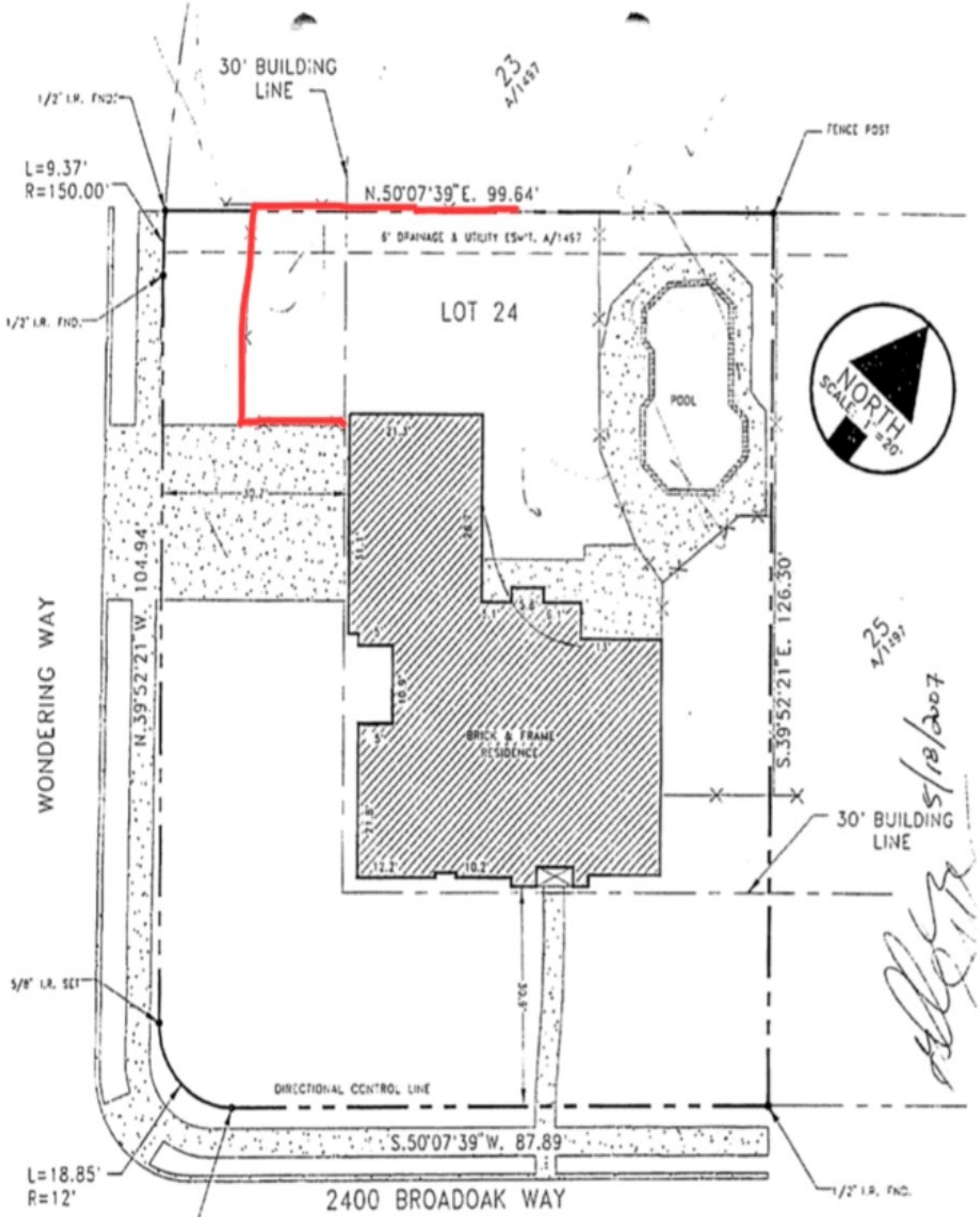
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

ZC25-015

2400 Broadoak Way

- Residential
- Institutional
- Colleyville Blvd Corridor
- Open Space; Parks
- Subject Property



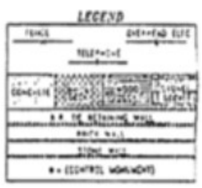


SUBJECT TO RESTRICTION RECORDED IN 10940/2158, DRTCT.

SUBJECT TO AIRPORT ZONING ORDINANCE NO. 71-100
RECORDED IN 7349/1106, DRTCT.

The following easements do not affect:
952/616, 1403/194, 1878/504, 3309/41, 4389/568.

* 1/2" I.R. FND.



PROPERTY DESCRIPTION: Being Lot 24, Block 1 of LONGWOOD ESTATES AT ROSS DOWNS, PHASE II, an Addition to the City of COLLEYVILLE, TARRANT County, Texas, according to the Final Plat thereof recorded in Cabinet A, Page 1497, Plat Records, TARRANT County, Texas.

According to the FIRM Map 48439C0165 H Dated: 8-2-95, this property is not located in a special flood hazard area. This property is located in zone "X".

REFERENCE NO 55358

LENDER FAIRWAY MORTGAGE

TITLE CO AMERICAN TITLE

PURCHASER STEVENS GF# 97 HD 457462-Y (00554)

DATE 1-5-97

Kathy J. Vick

SURVEYORS CERTIFICATION

The undersigned Registered Professional Land Surveyor certifies to purchaser, Lender and Title Company as named that: (A) this plat of survey and the property description set forth heron are a true representation to facts found at the time of an actual on-the-ground survey; (B) such survey was concucted by the surveyor or under his supervision; (C) there are no visible encroachments, conflicts, shortages in area or boundary line, except as shown; (D) the property has access to a public street unless otherwise noted; (E) the flood statement based on the most recent data available to the surveyor, and while this survey may show the property not to be in a special flood hazard area, all zones may be subject to some degree of flooding, for more information contact your local flood plain administrator or the Federal Emergency Management Agency; (F) reflects easements affecting the property, evidence of which is visible on the ground, or of which the surveyor has legal notice.

James H. Dowdy Land Surveyors, Inc.

ROLAND RODRIGUEZ, R.P.L.S. No. 4987

6850 MANHATTAN BLVD. SUITE 310
FORT WORTH, TEXAS 76120
(817) 429-9898

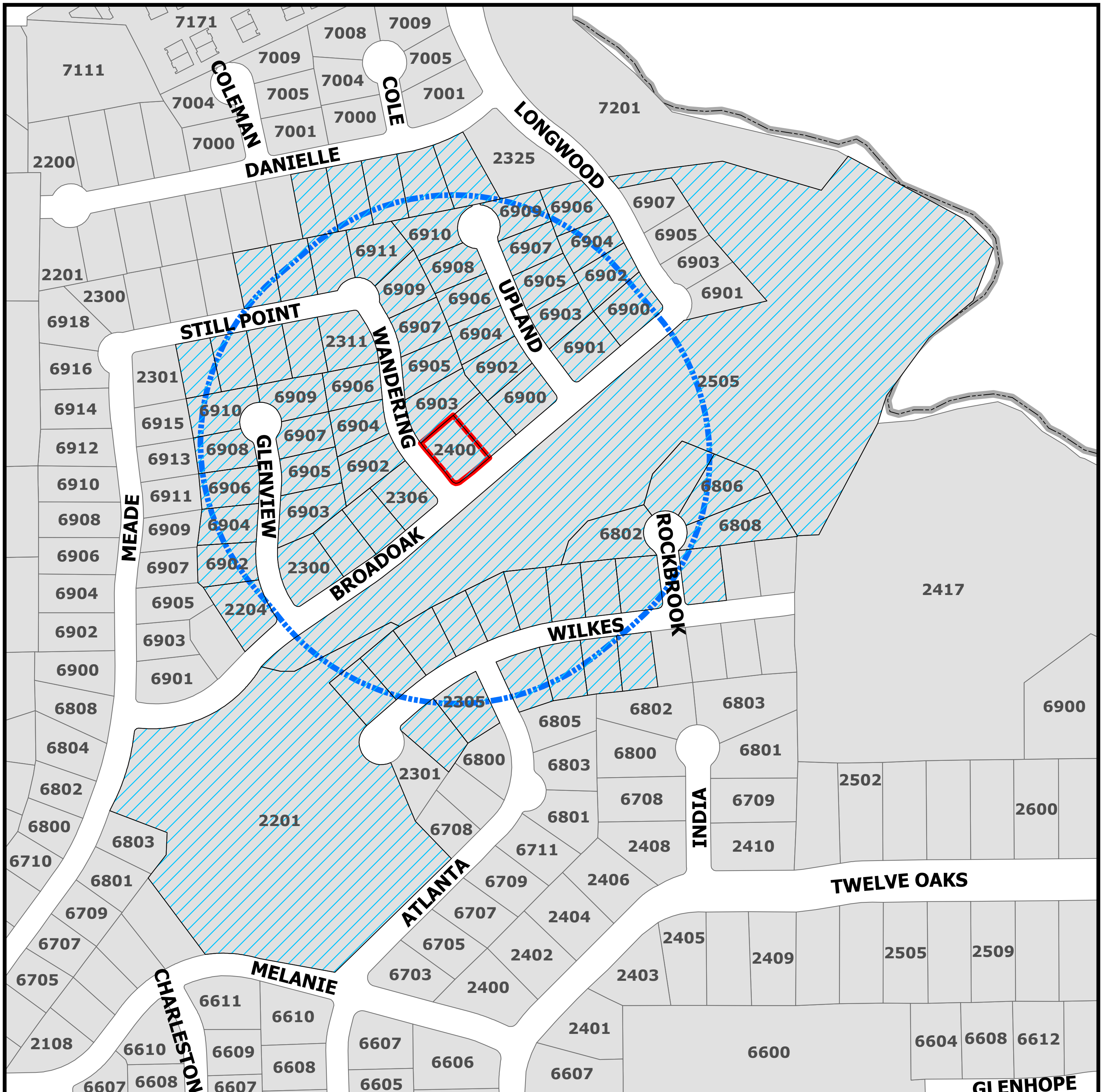
STATE OF TEXAS
REGISTERED PROFESSIONAL
ROLAND RODRIGUEZ
4987
LAND SURVEYOR


2400 Broadoak Way
6902 Wandering Way
Colleyville, Texas
Google Street View
Dec 2023
See more dates
Share
Google


2400 Broadoak Way
6902 Wandering Way
Colleyville, Texas
Google Street View
Dec 2023
See more dates
Share
STOP
Google

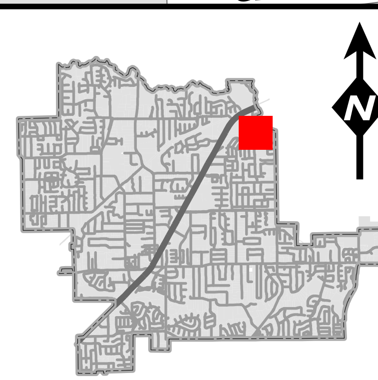

2400 Broadoak Way
6902 Wandering Way
Colleyville, Texas
Google Street View
Dec 2023
See more dates
Share
Wandering
Google

Notification Map



ZC25-015

2400 Broadoak Way



Parcels to be notified

Buffer

Subject Property

DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, July 14, 2025 at 7:00 p.m.
City Council Meetings: Tuesday, August 5, 2025 & Tuesday, August 19, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

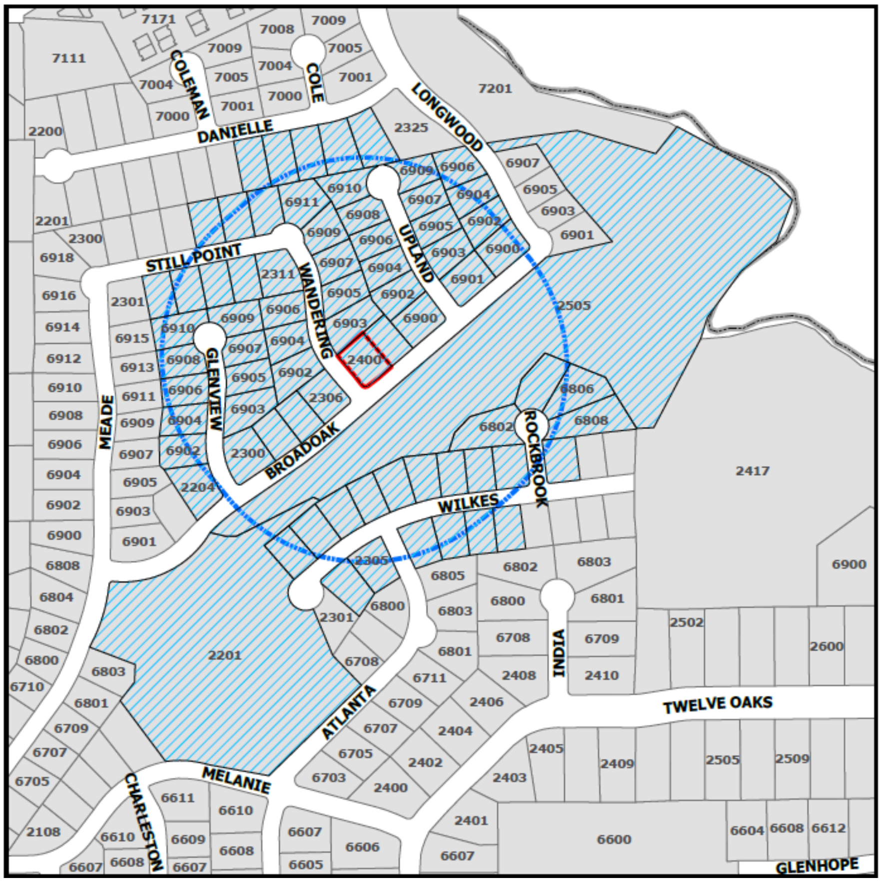
Request:	Consideration of a Special Use Permit for a fence on Lot 24, Block 1, of the Longwood Estates at Ross Downs Addition, located at 2400 Broadoak Way, Case ZC25-015. The applicant is requesting to relocate the existing wood fence to be located on the property line adjacent to the sidewalk along Wandering Way. The request is to allow for a 8-foot wooden fence to be placed within the required street side yard setback.
Zoning Case:	ZC25-015
Applicant:	Arye Jackont
Owner:	Arye Jackont
Location:	2400 Broadoak Way
Property Description:	Lot 24, Block 1, Longwood Esates at Ross Downs Addition
Present Zoning:	PUD-R, Planned Unit Development Residential

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address or email below:

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):

For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Kristopher Potts

Kristopher Potts
Planner

From: [redacted]
To: Citizen Letters
Subject: Zoning Case ZC25-015 (Arye Jackont)
Date: Sunday, July 13, 2025 1:11:37 PM

Community Development Department
City of Colleyville
100 Main Street
Colleyville,TX

I am writing in response to the Zoning Request ZC25-015 submitted by Arye Jackont. I am against the request for two reasons. First is the aesthetics of an eight foot fence extending out to and adjacent to the sidewalk. I am not aware of a fence extending to the side walk throughout Longwood Estates, Rossdowns or Highland Meadows. More importantly, beyond the aesthetics is the safety concern caused by the fence. The fence will be close enough to the corner of Broadoak and Wandering Way to cause somewhat of a blind spot for cars turning on to Wandering Way. The main safety factor is for pedestrians walking on the sidewalk next to the fence. The driveway for the neighboring at 6903 Wandering Way is adjacent to the fence. I walk our dogs and grandkids along this sidewalk and the fence would be a safety hazard, hindering the view of both the pedestrian and a car backing out of the adjacent driveway. This is especially true when little kids are allowed to walk 10 to 15 feet ahead of the parent. I would think this would also be a liability for the city of Colleyville.

The zoning requirements are well thought out and are established for a reason. I am not aware of the need for this request, but I feel the safety far outweighs the need for an exception.

Respectfully submitted
Ron Burkhardt
6910 Upland Lane
Colleyville, TX

ORDINANCE O-25-2337

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.28 ACRES, BEING LOT 24, BLOCK 1, LONGWOOD ESTATES AT ROSS DOWNS, LOCATED AT 2400 BROADOAK WAY, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR AN 8-FOOT WOODEN FENCE TO BE PLACED WITHIN THE REQUIRED STREET SIDE YARD SETBACK; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for an 8-foot wooden fence to be placed within the required street side yard setback and be located approximately 14 feet from the property line under Case No. ZC25-015; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a fence to be placed within the required street side yard setback and be located approximately 14 feet from the property line on 0.28 acres, being Lot 24, Block 1, Longwood Estates at Ross Downs, located at 2400 Broadoak Way, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall allow an 8-foot wood fence to be placed within the required street side yard setback and be located approximately 14 feet from the property line.

b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".

c. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. 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 Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of August 2025.

The second reading and public hearing being conducted on the 19th day of August 2025.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF AUGUST 2025.

Mayor Bobby Lindamood	______	Mark Alphonso, Place 2	______
Mayor Pro Tem Brandi Elder	______	Ben Graves, Place 4	______
Deputy Mayor Pro Tem Scotty Richardson	______	Tim Raine, Place 6	______
Kimberly Holt Gunderson, Place 5	______		

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

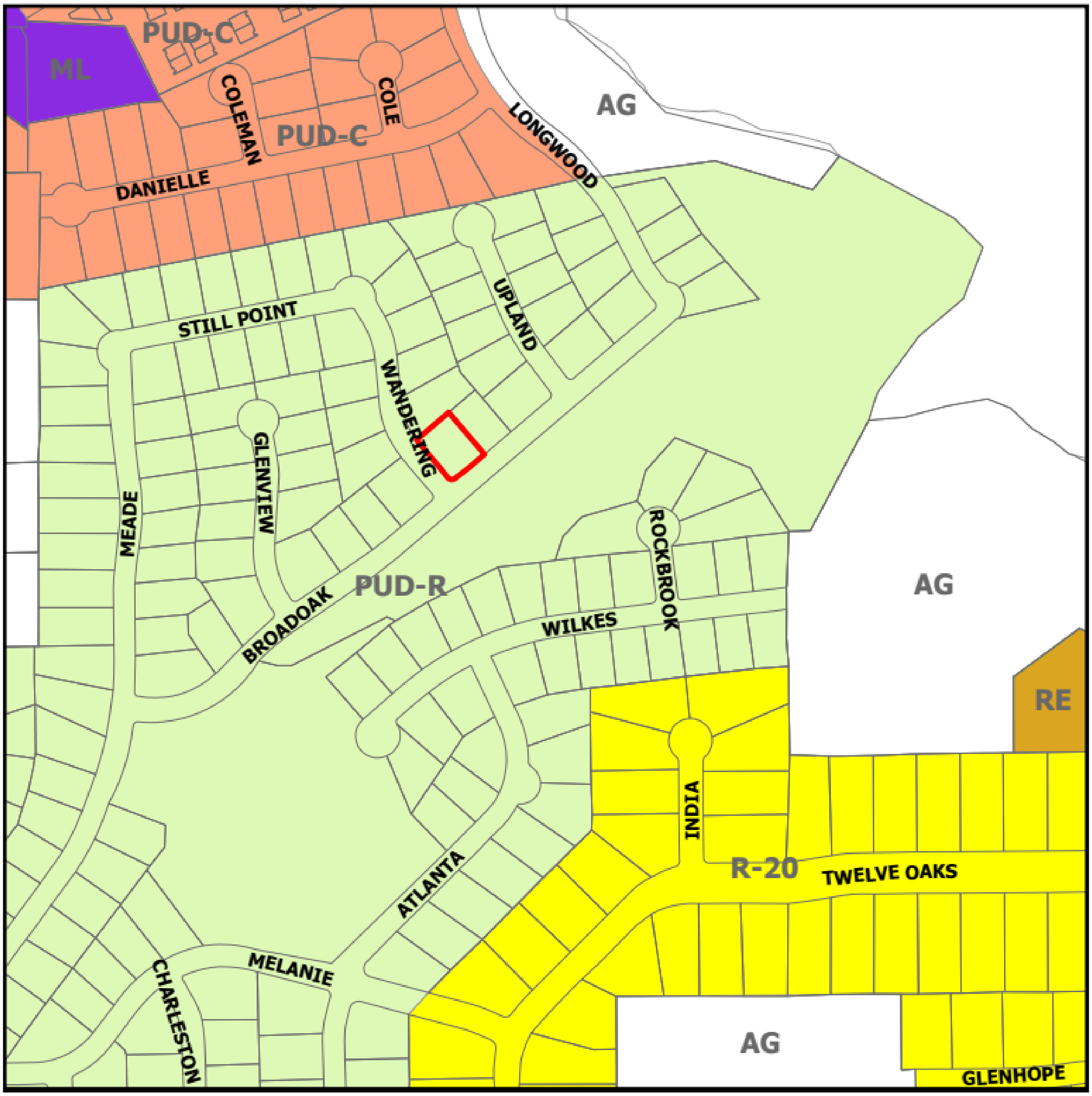
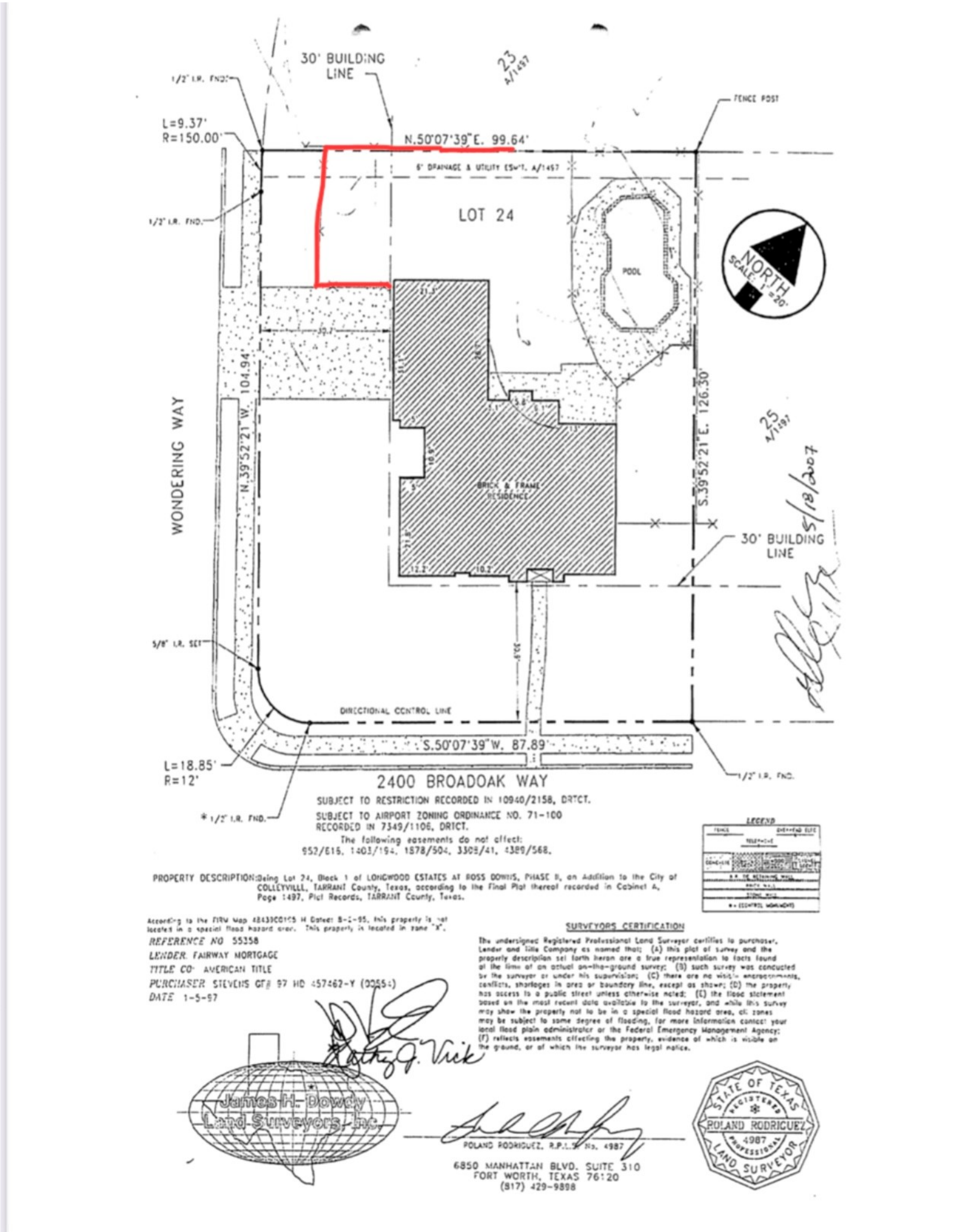


Exhibit "B" – Fence Exhibit



CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 7a **Agenda Date** 8/19/2025 **Number** Resolution R-25-5069
Type Resolution
Department Finance

Title
Approval of a proposal to set the ad valorem tax rate for Fiscal Year 2026 at $0.311931 per hundred dollars of valuation

Explanation
Reading and Public Hearing

In compliance with the Texas Property Tax Code, Chapter 26, taxing units must adhere to "Truth-in-Taxation" laws when setting tax rates and calculating the effective tax rate. The proposed property tax rate for the City of Colleyville's Fiscal Year 2026 budget is $0.311931 per $100 of valuation. This rate is higher than the calculated no-new-revenue rate of $0.290965 but not higher than the calculated voter-approval rate of $0.311931.

To comply with Chapter 26 of the Texas Property Tax Code, the City of Colleyville is required to publish the "Notice of 2025 Tax Year Proposed Property Tax Rate for the City of Colleyville." This notice will be published in the *Fort Worth Star-Telegram* within the next week. Since the proposed tax rate exceeds the no-new-revenue rate, a public hearing is required and is scheduled for September 3, 2025, at 7 p.m. on the third floor of 100 Main Street, Colleyville, TX 76034. The second and final reading and vote are scheduled for September 16, 2025, at 7 p.m. at the same location.

To inform the citizens of Colleyville about the proposed 2025 tax rate, the attached resolution reflects the City Council's intention to adopt the tax rate of $0.311931 per $100 of valuation, using the July 25, 2025, certified tax roll provided by TAD as the basis for the proposed rate. Formal City Council action is required to publish the Notice of 2025 Tax Year Proposed Property Tax Rate for the City of Colleyville, as mandated by Section 140.010 of the Local Government Code.

Financial Impact
The average residential property value for 2024 was $738,456, and for 2025, it is $705,492. If the proposed tax rate is adopted, it will result in an average annual property tax payment of $2,201 to support City services. For tax year 2025, the City of Colleyville passed a 14% general residential homestead exemption to provide property tax relief to residents.

Recommendation
Approve

Attachments
1. Proposed Property Tax Rate Presentation
2. Draft 2025 Notice of Public Hearing on Tax Increase
3. Resolution R-25-5069

FY 2026
Proposed Property Tax Rate

City Council
August 19, 2025

Property Tax – Rates/Calculations

Operations & Maintenance (O&M)
- Ongoing General Fund operations

+

Interest and Sinking (I&S)
- Payments on debt for general government improvements

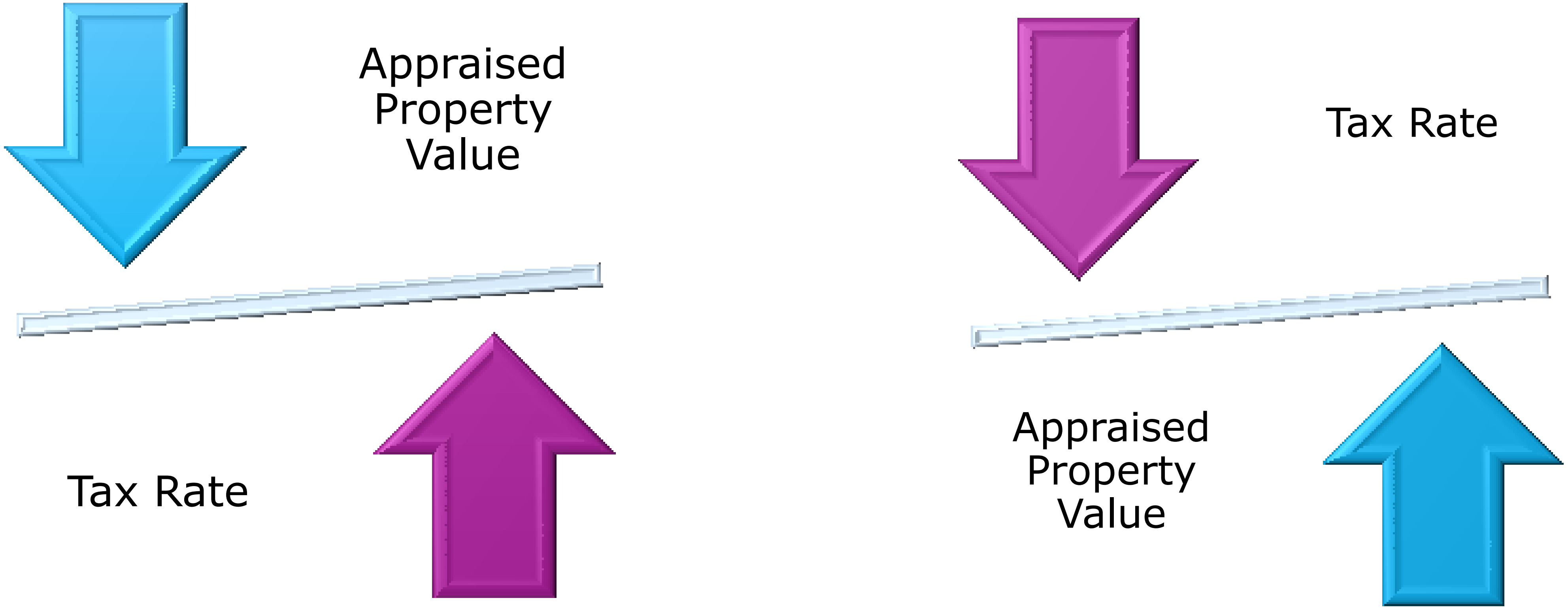
=

Tax Rate

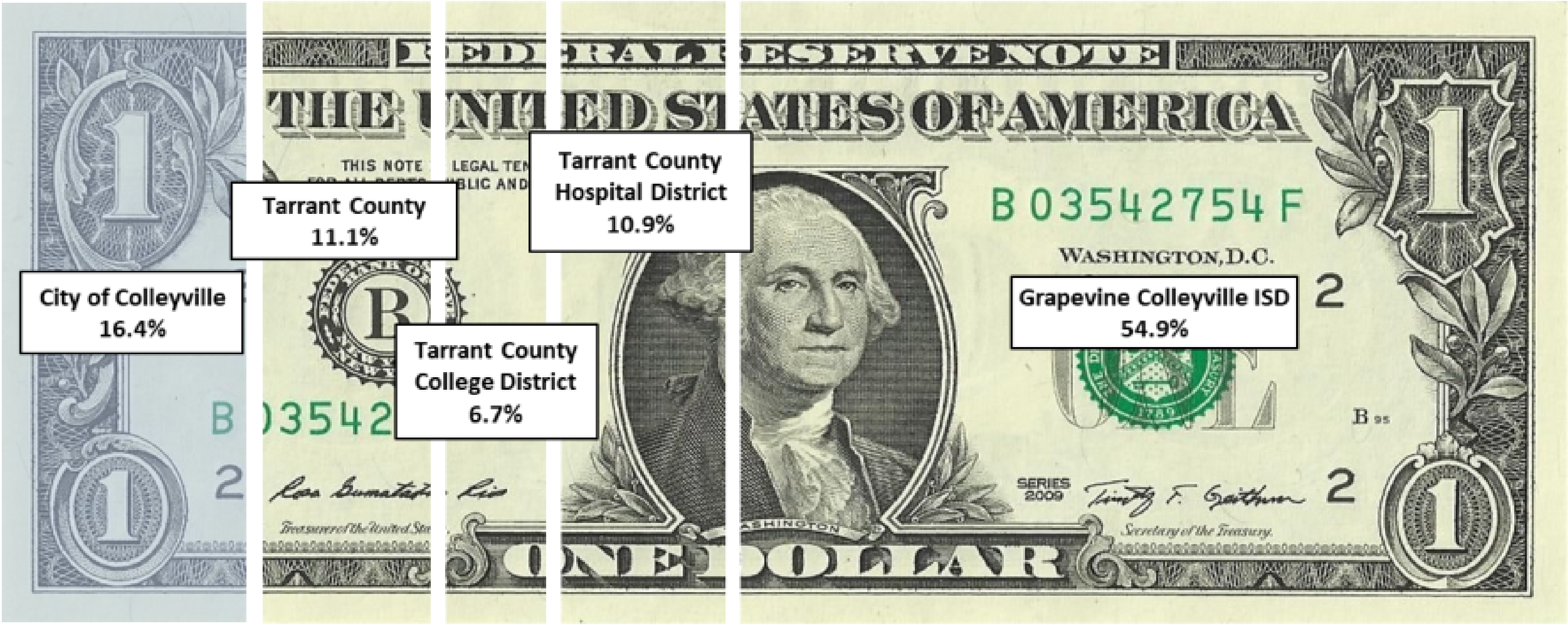
No-New-Revenue Tax Rate (NNR)
- "…tax rate that would produce the same amount of taxes if applied to the same properties taxed in both years."
- Essentially the tax rate the City would pass to collect the same tax revenue as last year using this year's appraised values.

Voter-Approval Tax Rate (VATR)
- Provides a taxing unit with about the same amount of tax revenue it spent the previous year for day-to-day operations, plus an extra 3.5% increase
- While the O&M part of the calculation is capped at 3.5%, plus any unused increment from the past 3 years, the debt service portion of the overall rate may rise as high as necessary to cover debt expense in the coming year.
- If the City approves a tax rate over the voter-approval tax rate, a mandatory election is required in November.

Property Tax – Seesaw Effect



Property Tax – Total Tax Bill (2024)



- A taxpayers total tax bill is made up of five taxing entities.
- For most taxpayers in the City of Colleyville, your tax bill is split five ways.
- The City of Colleyville, on average, makes up about 16% of your total tax bill with the majority, over 50%, going to whichever ISD you live in.

Property Tax – Appraised Values

Appraised Vales	2024	2025	Change	Chg %
Residential	7,916,374,478	8,117,740,324	201,365,846	2.54%
Commercial/Non-residential[1]	1,033,973,411	1,079,691,243	45,717,832	4.42%
Total	**8,950,347,889**	**9,197,431,567**	**247,083,678**	**2.76%**

New Construction	2024	2025	Change	Chg %
Residential	80,836,401	74,139,462	(6,696,939)	-8.28%
Commercial	6,909,744	431,567	(6,478,177)	-93.75%
Total	**87,746,145**	**74,571,029**	**(13,175,116)**	**-15.02%**

Exemptions	2024	2025	Change	Chg %
Residential - Other	308,809,964	321,289,401	12,479,437	4.04%
Residential - Local Homestead[2]	471,092,266	964,033,432	492,941,166	104.64%
Commercial/Non-residential[1]	295,470,522	292,755,326	(2,715,196)	-0.92%
Total	**1,075,372,752**	**1,578,078,159**	**502,705,407**	**46.75%**

Tax Ceiling	2024	2025	Change	Chg %
Taxable Value Lost	2,252,116,544	2,256,507,752	4,391,208	0.19%
Ceiling Amount (Taxes Received)	5,021,258	5,354,217	332,959	6.63%

Average Value Single-Family	2024	2025	Change	Chg %
Value	738,456	705,492	(32,964)	-4.46%

- 24.5% of Value is Frozen
  - 98% is due to over 65

Note: Based on July Certified Values provided by Tarrant Appraisal District (TAD) and is subject to change.
[1] – Includes commercial, personal property, and agriculture.
[2] – 2025 figures includes the additional 7% for a 14% general homestead exemption.
[3] – 2024 figures are revised as of July 2025.

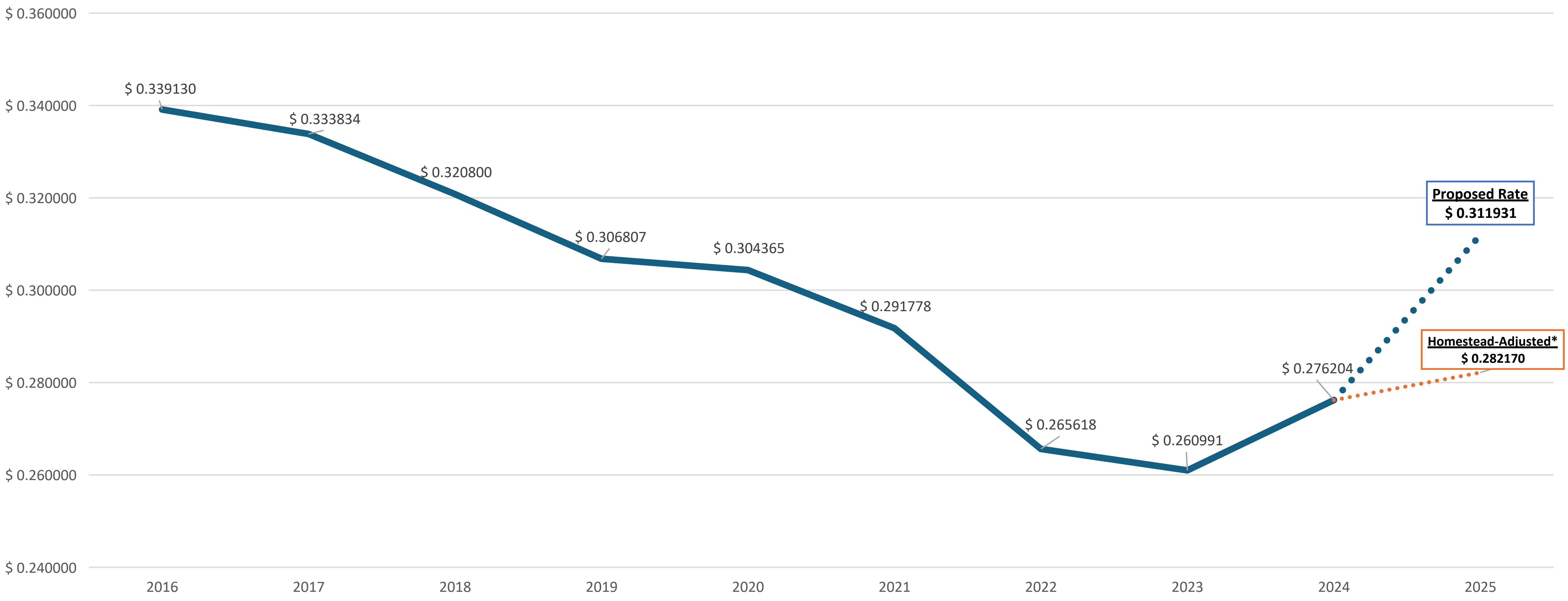
Property Tax – Tax Rates

2024 Rate		
M&O	$	0.260172
I&S	$	0.016032
2024 Rate	$	0.276204

2025 Calculated Rates		
No-New Revenue Rate (NNR)	$	0.290965
Voter Approval Tax Rate (VATR)	$	0.311931
I&S Rate	$	0.017699

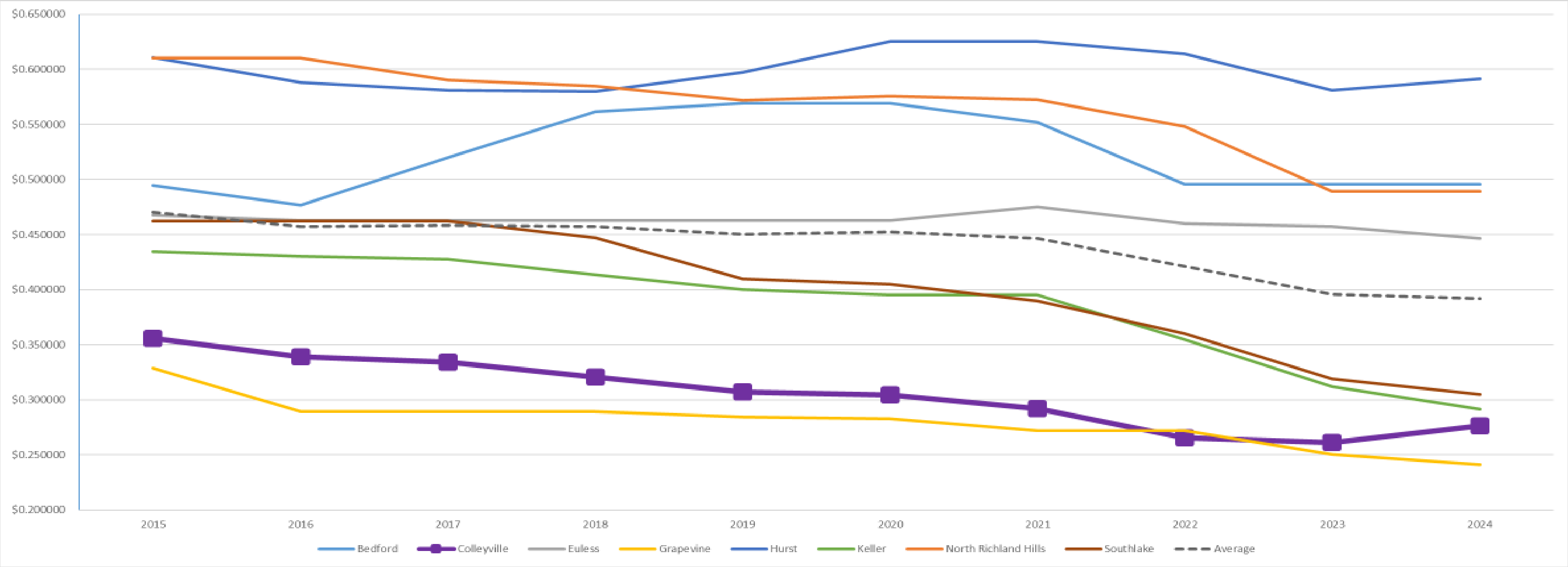
2025 Proposed Rate		
M&O	$	0.294232
I&S	$	0.017699
2025 Rate	**$**	**0.311931**

Property Tax – Historic Tax Rates

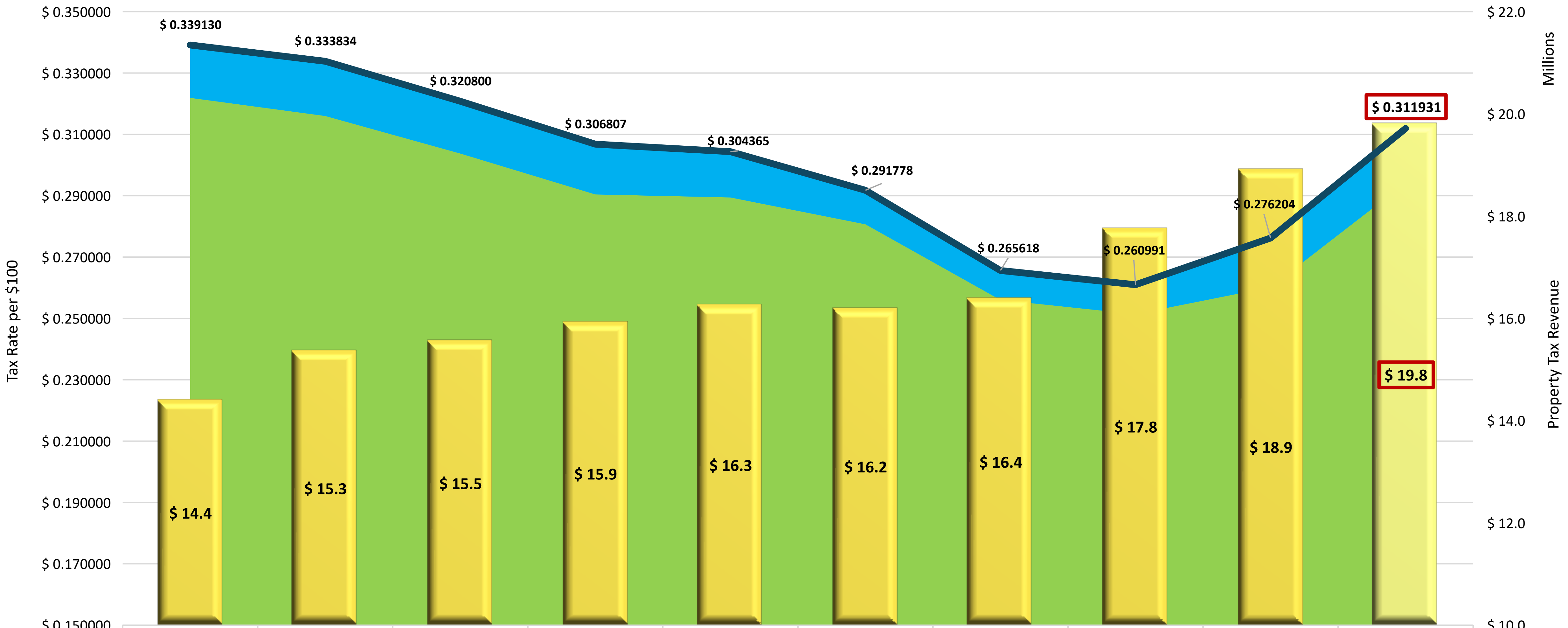


Property Tax – Rate Comparison

	2024 Tax Rate	Homestead %	Over 65	Disabled Person
Bedford	$ 0.495726	No	Yes	No
Colleyville	$ 0.276204	7%	Yes	Yes
Euless	$ 0.446700	20%	Yes	No
Grapevine	$ 0.241165	20%	Yes	Yes
Hurst	$ 0.591324	20%	Yes	Yes
Keller	$ 0.291120	20%	Yes	Yes
North Richland Hills	$ 0.489389	20%	Yes	Yes
Southlake	$ 0.305000	20%	Yes	Yes



Property Tax – Historic Tax Rates & Revenue



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
M&O	$ 0.321910	$ 0.316000	$ 0.303760	$ 0.290428	$ 0.289441	$ 0.280687	$ 0.256026	$ 0.251399	$ 0.260172	$ 0.294232
I&S	$ 0.017220	$ 0.017834	$ 0.017040	$ 0.016379	$ 0.014924	$ 0.011091	$ 0.009592	$ 0.009592	$ 0.016032	$ 0.017699
Revenue	$ 14,389,436	$ 15,349,619	$ 15,546,919	$ 15,921,497	$ 16,257,757	$ 16,198,895	$ 16,384,367	$ 17,761,135	$ 18,920,256	$ 19,794,951
Total	$ 0.339130	$ 0.333834	$ 0.320800	$ 0.306807	$ 0.304365	$ 0.291778	$ 0.265618	$ 0.260991	$ 0.276204	$ 0.311931

M&O I&S Revenue Total

Next Steps

8/19/2025
Discuss Tax Rate, take record vote on proposed rate, and schedule public hearing

9/3/2025
Tax Rate Hearing and Budget Hearing with first vote

9/16/2025
Tax Rate and Budget Adoption, second and final vote

10/1/2025
FY2026 Budget Starts

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of $0.311931 per $100 valuation has been proposed by the governing body of City of Colleyville.

PROPOSED TAX RATE	$0.311931 per $100
NO-NEW-REVENUE TAX RATE	$0.290965 per $100
VOTER-APPROVAL TAX RATE	$0.311931 per $100

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of $0.311931 per $100 valuation has been proposed by the governing body of City of Colleyville.

PROPOSED TAX RATE	$0.311931 per $100
NO-NEW-REVENUE TAX RATE	$0.290965 per $100
VOTER-APPROVAL TAX RATE	$0.311931 per $100

The no-new-revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for City of Colleyville from the same properties in both the 2024 tax year and the 2025 tax year.

The voter-approval rate is the highest tax rate that City of Colleyville may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Colleyville is proposing to increase property taxes for the 2025 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 3, 2025 AT 7:00 PM AT City Hall, 100 Main Street, 3rd floor, Colleyville, Texas 76034.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Colleyville is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council of City of Colleyville at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

FOR the proposal:

Mayor Lindamood
Mayor Pro Tem Elder, Place 1
Deputy Mayor Pro Tem Richardson, Place 3
Councilmember Alphonso, Place 2
Councilmember Graves, Place 4
Councilmember Gunderson, Place 5
Councilmember Raine, Place 6

AGAINST the proposal:

PRESENT and not voting:

ABSENT:

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Colleyville last year to the taxes proposed to be imposed on the average residence homestead by City of Colleyville this year.

	2024	2025	Change
Total tax rate (per $100 of value)	$0.276204	$0.311931	increase of 0.035727 per $100, or 12.94%
Average homestead taxable value	$738,456	$705,492	decrease of 4.46%
Tax on average homestead	$2,039.65	$2,200.65	increase of 161.00, or 7.89%
Total tax levy on all properties	$14,251,463	$14,592,655	increase of 341,192, or 2.39%

For assistance with tax calculations, please contact the tax assessor for City of Colleyville at 817-481-1242 or colette.ballinger@gcisd.net, or visit https://www.gcisd.net/page/tax-office for more information.

RESOLUTION R-25-5069

A RESOLUTION OF THE CITY OF COLLEYVILLE, TEXAS PASSED PURSUANT TO SECTION 26.04 AND 26.05, OF THE PROPERTY TAX CODE OF THE STATE OF TEXAS, APPROVING A PROPOSAL OF THE INTENT TO SET PROPERTY TAX RATES AT $0.311931 PER ONE HUNDRED DOLLARS VALUATION FOR FISCAL YEAR 2026; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the designated Taxing Unit Representative for the City of Colleyville, Texas (the "City"), has calculated the amount of the no-new-revenue tax rate and the voter-approval tax rate pursuant to Section 26.04(c) of the Property Tax Code of the State of Texas (the "Property Tax Code"); and

WHEREAS, pursuant to Section 26.04(e) of the Property Tax Code, the said tax rates have been submitted to the City Council; and

WHEREAS, pursuant to Section 26.05(a) of the Property Tax Code, a taxing unit other than a water district must adopt a tax rate before the later of September 30th or the 60th day after the date of the certified appraisal roll is received by the taxing unit; and

WHEREAS, it appears necessary to adopt a tax rate of $0.311931 per one hundred dollars of valuation.

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

Sec. 1. THAT the City Council does, by the approval of this resolution, state its intention to adopt a tax rate for Fiscal Year 2026 of $0.311931 per one hundred dollars of valuation. The Fiscal Year 2026 tax rate will be adopted at the City Council meeting to be held on September 16, 2025, following a public hearing scheduled for September 3, 2025, at 7 p.m.

Sec. 2. THAT the 2025 tax roll as certified on July 25, 2025, by the Chief Appraiser of Tarrant Appraisal District is adopted and is the basis for the Fiscal Year 2026 proposed tax rate.

Sec. 3. THAT this resolution shall take effect from and after the date of its passage.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF AUGUST 2025.

Mayor Bobby Lindamood	______	Mark Alphonso, Place 2	______
Mayor Pro Tem Brandi Elder	______	Ben Graves, Place 4	______
Deputy Mayor Pro Tem Scotty Richardson	______	Tim Raine, Place 6	______
Kimberly Holt Gunderson, Place 5	______		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 9 **Agenda Date** 8/19/2025
Type Report
Department City Secretary

Title
Colleyville Center Advisory Committee Minutes - May 19, 2025
Colleyville Library Board Minutes - June 9, 2025
Planning and Zoning Commission Minutes - July 14, 2025
Planning and Zoning Commission Worksession Minutes - July 28, 2025

Attachments
1. Colleyville Center Advisory Minutes - May 19, 2025
2. Colleyville Library Board Minutes - June 9, 2025
3. Planning and Zoning Commission Minutes - July 14, 2025
4. Planning and Zoning Commission Worksession Minutes - July 28, 2025

CITY OF COLLEYVILLE
COLLEYVILLE CENTER ADVISORY COMMITTEE MINUTES

5301 Riverwalk Drive

MONDAY, MAY 19, 2025 - 5:30 PM

PRESENT: Fred Mills; Lee Koch; Tina Anderson; Alex Thomas; Ann Morgan; Louis Miller; Jessica Harig; Darla Dennison; Kristi Isbell, Colleyville Center Sales & Hospitality Coordinator

ABSENT: Emily Aguilar; Judith Goodwin; Paul Vigiletti; Chelsea Rose

1. CALL TO ORDER

The meeting was called to order by Fred Mills at 5:34 p.m.

2. APPROVAL OF MINUTES

Louis Miller motioned for approval of the February 10, 2025 minutes. Darla Dennison seconded the motion. The motion was approved with no dissension.

3. REGULAR AGENDA ITEMS

3a Election of Chair and Vice Chair

A motion was made by Ann Morgan to elect Fred Mills as Chair and Tina Anderson as Vice Chair. Louis Miller seconded the motion. The motion was approved with no dissention.

3b Budget and Utilization Update

Kristi Isbell provided information on Center utilization between February 2025 – April 2025 and noted 80% utilization of bookable days and 37% of these events were Colleyville non-profit use, with a total guest count of 4,844. Isbell compared the February – April 2025 utilization and guest count to the same period in 2024 and observed there were fewer weekend events booked and the recurring weekday events had fewer guests than the year prior.

Jessica Harig asked if 2025 utilization was affected by raised fees at the Colleyville Center, and Isbell explained that the fees were raised prior to February 2024, so they would not have accounted for a difference between February – April 2024 and the same months in 2025.

Isbell showed pictures from recent events, including Colleyville Woman's Club, Colleyville Garden Club, and Colleyville Chamber events. Ann Morgan mentioned the Garden Club's plant sale was one of their largest events.

3c Community Engagement and Marketing Update

Kristi Isbell discussed marketing opportunities for the Colleyville Center, including advertisements with the Colleyville Woman's Club Fashion Show, Colleyville Chamber of Commerce Awards Banquet, and Miss Grapevine Colleyville Pageant. Fred Mills asked if the Colleyville Business Center has moved, and Isbell confirmed and explained the move. Chris Carlson commented that the CBC will have a ribbon cutting and open house in June.

Isbell showed a link to a new virtual tour of the Colleyville Center and explained that the virtual tour had been added to the Colleyville Center website. Isbell also explained that more adjustments would be made to the web page with the goal of the page to become a planning tool for clients with floorplan and décor ideas.

Isbell presented information on the winter Restaurant Gift Card program, which brought 1,078 total visitors to the Colleyville Center in February. Isbell also provided information on other City events held at the Center, including a seminar led by the Colleyville Police Department with 110 attending; the State of the City events with almost 400 in attendance at all events; and Valentines Yoga, which had double the attendance of last year's event at 58 guests.

Ann Morgan asked if staff was still sending out surveys after every events. Isbell explained that surveys are sent out after larger events and that QR codes with short surveys are all around the venue. Isbell also mentioned sending review and photo requests to clients for weekend events. Tina Anderson provided feedback on Google reviews and reasons why some are not comfortable with them and suggested sending Google Form in request reviews instead. Isbell confirmed that the QR Code and email link is to a Google Form for collection and indicated that the review request is difficult because the reviews are needed across a variety of sites but few are given. Alex Thomas suggested use of NextDoor and the use of LinkTree as a way to put links to all review possibilities in one place. Discussion ensued on reviews and encouraging a good response and provision of event photos. Tna Anderson suggested using client testimonials in social media.

3d Update on Facility Maintenance and Improvements

Kristi Isbell announced that the audio-visual installation has been complete and a final walk-through is coming soon.

Isbell shared updates on a cooperative outdoor project with the Colleyville Parks Department and the Colleyville Garden Club for a north lawn landscape feature. Ann Morgan mentioned the Garden Club is waiting on budget approval for the Parks plan.

Isbell announced that the Center is still gathering quotes for repairs of the windows in the Grand Hall and that the process is being coordinated by the Colleyville Capital Improvements team. Isbell noted the window repair is postponed to July or August of 2026 to include architect input and the initial meeting is scheduled for May 15, 2025.

3e Sister Property Update

Kristi Isbell announced the Colleyville Business Center is now open at 35 Veranda Lane and gave details about the promotion of the new CBC location at the Chamber Luncheon on May 1st, as well as the ribbon cutting and open house on June 3. Isbell explained that the Colleyville Chamber will be managing mailboxes and two rental offices, while the Center Team will manage six rental offices and the Board Room. Isbell indicated that due to scheduling conflicts at the Colleyville Center, some upcoming Advisory Committee meetings may be held in the Board Room of the Colleyville Business Center.

3f Discussion of Items for Future Agendas

Ann Morgan suggested having Joe Flynn, with Colleyville Parks Department, present at a future meeting on plans for the North Lawn, a cooperative project with the Colleyville Garden Club. No other items were presented for future agendas. Staff provided additional dates for Colleyville Center Advisory Committee meetings: August 11, and November 17, 2025.

4. ADJOURNMENT

Louis Miller motioned to adjourn the meeting. Chris Carlson seconded the motion. The motion was approved with no dissension. The meeting was adjourned at 6:25 p.m.

APPROVED BY A VOTE OF 8 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 11TH DAY OF AUGUST, 2025.

CITY OF COLLEYVILLE
COLLEYVILLE LIBRARY BOARD MINUTES

110 Main Street, Colleyville, Texas, 76034

MONDAY JUNE 9, 2025 - 6:00 PM

1. CALL TO ORDER

Chair Al Cain called the meeting of the Colleyville Library Board to order at 6:03 p.m.

Present: Chair Al Cain, and Board members: Wanda Cotter, Kay Newton, Molly Skinner, Joseph Stout, Darrell Brown, David Thach, Merry Graves. City staff: Library Director Jack Pawlowski and Library Outreach and Program Coordinator Dina Bayles.

Absent: NA

2. APPROVAL OF MINUTES

April 14, 2025

A motion was made by Kay Newton and seconded by Molly Skinner to approve the April 14, 2025, minutes. The motion was approved unanimously.

3. REGULAR AGENDA ITEMS

3a Overview of the Makerspace Project

Jack Pawlowski introduced the plans for the Maker Space; a dedicated space with laser engravers, sewing machines, and 3D Printers. Director Pawlowski explained that the project began in November as a potential off-site location however the cost feasibility was not there. The Maker Space project was in cooperated within the existing Library which was more cost effective. The construction started in early June and is set to be completed by August or September. Director Pawlowski stated how the audiovisual collection was relocated throughout the first floor to make room for the Make Space. More details on day to day operations, policies, and procedures would be established closer to the opening of the space which is projected for the month of December.

3b Update on the Collection Development Policy

Director Pawlowski discussed the Collection Development Policy review and revisions were on pause to see if any bills from the 89th Texas Legislature have any impact on the policy. Since nothing came into passing, collection Development Policy re-evaluation will resume and should be complete by August.

3c Update on Digital Content Platforms

Boundless, funded by the State Library as part of E-Read Texas, will continue as a platform for 2026 calendar year and new content will be added quarterly. Hoopla is the new digital platform being added, which includes e-books, e-audiobooks, comics, music, movies, and television shows. A soft launch would start on Monday, June 16, and a wide spread promotion of the service would start in July.

3d Discussion of Items for Future Agendas

Wanda Cotter requested a new member list via email or hard copy.

4. REPORTS

4a Librarian's Report

A. Monthly Statistics

Director Pawlowski noted the circulation statistics were strong, while program attendance was down in May due to limited school visits. School visits being restricted due to school safety/security concerns. Remote locker usage up to 50-100 transactions per month as opposed to the average 30 per month. The restaurant gift card promotion increased its usage during that time and the statistics have remained high since that campaign. Increased traffic in the Rec Center has helped usage as well. Voting number still skewing patrons visiting the library numbers, but overall statistics are good minus voting outlier.

B. Donations

The library received a donation of $500 from Friends of the Library for summer reading prizes. Gift cards have been purchased utilizing these funds for the Adult and Teen programs.

C. Library Programs

Summer Reading Kick-off saw 180 kids claiming their first prizes at the party, and 525 patrons using the Library in two hours. 1,026 people as of this meeting participating in the Summer Reading Challenge: 157 adults and 17 teens already participating, and 852 kids registered for the reading challenge.

4b Friends of the Colleyville Public Library Report

Merry Graves reported that there are 21 members and invited the board to join. Donations continue to be accepted and donated items are still being sold inside the Library as well as online to Better World Books and Thrift Books. The Friends will be selling ice cream on Thursday after performer programs. Some of the donated and withdrawn books were given to Ellery Arbor Memory Care to support their book exchange and in-house Library for residents and families. Annual Friends meeting is tomorrow, with Dina Bayles presenting Library initiatives regarding Memory Care Fidget Mats and Memory Care Kits. Family service project day is on Saturday with sewing and attaching fidget items to come in the near future.

4c Colleyville Public Library Foundation Report

No Foundation members present.

5. ADJOURNMENT

A motion was made by Wanda Cotter and seconded by Kay Newton to adjourn the meeting of the Colleyville Library Board at 6:39 p.m. The motion was approved unanimously.

APPROVED BY A VOTE OF _8_ AYES, __0__ NAYS, AND __0__ ABSTENTIONS ON THIS THE __11th__ DAY OF __August_____.

Minutes taken and prepared by:

Dina Bayles

Dina Bayles
Library Outreach and Program Coordinator

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, JULY 14, 2025

CALL MEETING TO ORDER
EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on July 14, 2025 at 6:16 p.m.

Roll Call

Present: Claudia Bevill, Jerry Savoie, David Groves, David Ebert, Richard Remley, Jerome Obinabo, and Brandon Arnold

Absent:

Staff Present: Community Development Director Ben Bryner, Planning Manager Daniel Ponder, Planner Kristopher Potts, Planner Bethany Lopez, and Fire Marshal Rob Mckeown

Community Development Director Ben Bryner briefed the Commission on the items that would be presented on tonight's agenda. There was general discussion regarding the updates to the cases the Commission would be voting on.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:22 p.m.

An Executive session began at 6:23 P.M.

The Executive session ended at 7:00 P.M.

CALL MEETING TO ORDER
CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on July 14, 2025, at 7:03 p.m.

Roll Call

Present: Claudia Bevill, Jerry Savoie, David Groves, David Ebert, Richard Remley, Jerome Obinabo, and Brandon Arnold

Absent:

Staff Present: Community Development Director Ben Bryner, Planning Manager Daniel Ponder, Planner Kristopher Potts, Planner Bethany Lopez, and Fire Marshal Rob Mckeown

1. APPROVAL OF MINUTES

1a June 9, 2025 Planning and Zoning Commission Meeting Minutes

June 23, 2025 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Savoie made a motion to approve the June 9, 2025 Planning and Zoning Commission Meeting Minutes and the June 23, 2025 Planning and Zoning Worksession meeting minutes.

Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Bevill, Savoie, Remley, Obinabo, Arnold, Ebert, and Groves
Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a Consideration of a Special Use Permit for a fence on Lot 24, Block 1, of the Ross Downs Estates, located at 2400 Broadoak Way, Case ZC25-015

Community Development Director Ben Bryner presented case ZC25-015 and briefed the Commission on the request. The special use permit is needed to approve the fence as it is in front of the front façade of the home, and within the required front yard setback.

The applicant, Arye Jackont, 2400 BroadOak, stated he made a mistake on the fence exhibit and the proposed fencing would just be a replacement of the existing fence in the existing location.

The public hearing was opened at 7:16 p.m.

With no one wishing to speak, the public hearing was closed at 7:16 p.m.

Commissioner Savoie made a motion to approve Case ZC25-015, with the condition that the fence stays in the same location and has the same height as the existing fence. This was seconded by Vice-Chair Groves.

The motion was carried by the following vote:

Aye: 7 – Bevill, Savoie, Remley, Obinabo, Arnold, Ebert, and Groves
Nay: 0

2b Consideration of a rezoning from R-15 Single Familiy Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1, of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive, Case ZC25-016

THE APPLICANT REQUESTED TO TABLE TO THE AUGUST 11, 2025, PLANNING AND ZONING COMMISSION MEETING.

Commissioner Arnold made a motion to table case ZC25-016 to the August 11th Planning and Zoning Commission meeting. This was seconded by Commissioner Ebert.

The motion was carried by the following vote:

Aye: 7 – Bevill, Savoie, Remley, Obinabo, Arnold, Ebert, and Groves
Nay: 0

2c Consideration of a rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 5 and 6, Block 2, of Lavaca Trail Addition, located at 8086 and 8078 Precinct Line Road, Case ZC25-017

THE APPLICANT REQUESTED TO TABLE TO THE AUGUST 11, 2025, PLANNING AND ZONING COMMISSION MEETING.

Commissioner Remley made a motion to table case ZC25-017 to the August 11th Planning and Zoning Commission meeting. This was seconded by Commissioner Obinabo.

The motion was carried by the following vote:
Aye: 7 – Bevill, Savoie, Remley, Obinabo, Arnold, Ebert, and Groves
Nay: 0

3. CITIZEN COMMENTS

The public hearing was opened at 7:18 P.M.

John McDaniel, 3609 Cliffwood Drive spoke regarding case ZC25-016, and stated the neighborhood was upset the Commission did not make a vote on the case tonight as they made time for this meeting. The Commission stated that they will have to honor the applicants request to table as they do with all cases.

With no one wishing to speak the public hearing was closed at 7:20 P.M.

4. ADJOURNMENT

The meeting adjourned at 7:21 p.m.

The minutes were written and prepared by:

Kristopher Potts

Kristopher Potts
Planner / Urban Forester

The meeting minutes were approved on August 11, 2025, by a vote of 5-0.

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, JULY 28, 2025

CALL MEETING TO ORDER
EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on July 28, 2025, at 6:16 p.m.

Roll Call

Present: David Groves, David Ebert, Brandon Arnold, Jerome Obinabo, and Claudia Bevill

Absent: Jerry Savoie, Richard Remley

Staff Present: Community Development Director Ben Bryner, Planning Manager Daniel Ponder, Planner Kristopher Potts, and Fire Marshal Rob Mckeown.

2. WORKSESSION AGENDA ITEMS

2a Presentation and discussion of a rezoning from R-15 Single Family Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1, of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive, Case ZC25-016. THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.

Planning Manager Daniel Ponder presented the case and briefed the Commission on the withdrawal.

2b Presentation and discussion of a rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 5 and 6, Block 2, of Lavaca Trail Addition, located at 8086 and 8078 Precinct Line Road, Case ZC25-017. TABLED FROM THE JULY 14 PLANNING AND ZONING COMMISSION MEETING.

Planning Manager Daniel Ponder presented and briefed the Commission on the case, advising no new files have been received since the last meeting.

2c Presentation and discussion of a rezoning from PUD-R Planned Unit Development – Residential to RE Single Family Estate Residential on Lot 1, Block 1, of the McCrary Addition, located at 1516 McCain Lane, Case ZC25-018

Planning Manager Daniel Ponder presented the case and briefed the Commission on the rezoning request. There was discussion regarding the proposed accessory dwelling and the trees on the property.

2d Presentation and discussion of a rezoning from AG Agricultural to PUD-C Planned Unit Development – Commercial on Tract 1A01, Abstract 798, Joseph H Harrell Survey, located at 1212 W Murphy Road, Case ZC25-019

Planner / Urban Forester Kristopher Potts presented the case and briefed the Commission on the rezoning request. There was discussion regarding the proposed site plan and how the existing building would come into commercial compliance. There was also brief discussion regarding the platting of the lot.

2e Presentation and discussion of a Special Use Permit for a Veterinarian Clinic to operate on Lot 1R1, Block 1, Town Center Colleyville, located at 5615 Colleyville Boulevard, Suite 120, Case ZC25-020

Planner / Urban Forester Kristopher Potts presented the case and briefed the Commission on the special use permit request. There was discussion regarding the proposed plan, types of services the veterinarian would offer, and hours of operation.

2f Consideration of code amendments to the Land Development Code, Chapter 7, Sign Regulations, Case GC25-004

Community Development Director Ben Bryner presented the case and briefed the Commission on the potential code change. There was discussion regarding the proposed code changes, notably on the sizing requirements for commercial real estate signage.

3. ADJOURMENT

The meeting adjourned at 6:56 p.m.

The minutes were written and prepared by:

Kristopher Potts

Kristopher Potts
Planner / Urban Forester

The meeting minutes were approved on August 11, 2025 by a vote of 5-0.

RESOLUTION R-25-5070

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF AUGUST 19, 2025

WHEREAS, City Council has taken action on certain items on the agenda under Business.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 19TH DAY OF AUGUST 2025.

Mayor Bobby Lindamood	______	Mark Alphonso, Place 2	______
Mayor Pro Tem Brandi Elder	______	Ben Graves, Place 4	______
Deputy Mayor Pro Tem Scotty Richardson	______	Tim Raine, Place 6	______
Kimberly Holt Gunderson, Place 5	______		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor