



City of Colleyville City Council Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817.503.1000
www.colleyville.com

Tuesday, March 22, 2016

City Council Chambers

**PRE COUNCIL MEETING
EXECUTIVE SESSION
6:00 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

PC-1 Discussion, consideration, and direction regarding complaint - alleged conflict of interest (City Manager) 14.02 City Charter

PC-2 Discussion of the March 22, 2016, City Council regular agenda items

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

Section 551.071 - Legal - Consultation with attorney on legal issues raised by public hearing or action items on the agenda

Section 551.071 - Legal - Consultation with and legal advice from the attorney regarding the City's regulation of alcoholic beverages ordinance and ratio

Section 551.071 - Legal - Consultation with attorney on contemplated litigation (Camden Lock LLC)

Section 551.071 - Legal - Consultation with attorney regarding litigation - Lincoln et al v. City of Colleyville

Section 551.071 - Legal - Consultation with attorney regarding litigation - Jane Doe v. City of Colleyville

Section 551.071 - Legal - Consultation with attorney regarding litigation - Billy McCullough v. City of Colleyville

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 that the City has received from business prospects that 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

RESUME REGULAR MEETING

7:30 P.M.

CITY COUNCIL CHAMBERS

INVOCATION: Pastor Dave Toney, Compass Christian Church

PLEDGE OF ALLEGIANCE: Assistant City Attorney Ben Stool

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-16-3973

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

In recognition of Colleyville's featured business - Bahama Buck's, Austin Burton, General Manager, 4605 Colleyville Boulevard - Mayor David Kelly and Economic Development Director Marty Wieder

Recognition of employees' years of service

Recognition of employee achievements

4. CONSENT: READING AND PUBLIC HEARING- Resolution R-16-3974

4a Approval of the minutes of the regular City Council meeting of March 8, 2016

4b Approval of a contract with Castro Roofing of Texas, L.P., through the TIPS/TAPS Cooperative Purchasing Program, in an amount not to exceed \$120,151, for roof repairs to the Justice Center, located at 5201 Riverwalk Drive, and authorize the city manager to execute the contract

5. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**5a Ordinance O-16-1976**

Consideration of a zoning change from the R-40-Single Family Residential zoning district to the R-30-Single Family Residential zoning district on Lot 1, Block 1, of the Harden Addition, located at 4916 Behrens Road, Case ZC15-021

5b Ordinance O-16-1977

Consideration of a Special Use Permit for a day care center on Lot 3, Block 6R, of the Woodbriar Estates West Addition, located at 300 West Greenbriar Lane, Case ZC15-023

6. RESOLUTION(S): READING AND PUBLIC HEARING**6a Resolution R-16-3975**

Approval of a resolution accepting the annual audit for Fiscal Year ended September 30, 2015

7. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA**8. REPORTS**

Planning and Zoning Commission Meeting Minutes - February 8, 2016

Monthly Financial Report - February 2016

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR March 22, 2016 - READING AND PUBLIC HEARING - RESOLUTION R-16-3976**10. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards Friday, March 18, 2016 by 5:00 p.m.

Amy Shelley, 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 817.503.1133, and reasonable accommodations will be made to assist you.



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number PC-1

Agenda Date 03/22/2016

Type Pre Council

Department City Secretary

Title

Discussion, consideration, and direction regarding complaint - alleged conflict of interest (City Manager) 14.02 City Charter

Strategy Map Connection

B4- Cultivate a culture of transparency and consistent communication

Explanation

The City received a complaint from Mr. Nelson Thibodeaux on January 5, 2016, attached, based on an alleged conflict of interest issue involving the city manager. The complaint was filed pursuant to Section 14.02(f) of the City's Charter, excerpt attached. That section provides that the City Council, or its designee, shall respond in writing to a timely filed statement.

On January 19, 2016, the City Council reviewed the complaint filed by Mr. Thibodeaux, and provided direction to the city attorney to begin an independent investigation of such.

On January 20, 2016, Mr. Thibodeaux filed an amendment to the original complaint, attached.

On January 28, 2016, the city attorney provided a memo, attached, providing independent attorney options for City Council's consideration.

On February 2, 2016, City Council advised the city attorney to retain a third party counsel (Mr. Ted Steinke) on City Council's behalf, and report to City Council his findings.

This item allows City Council to review Mr. Steinke's attached memo.

Attachments

1. Memorandum from Ted Steinke Dated March 15, 2016
2. Memo from City Attorney Dated January 28, 2016
3. Complaint Filed January 20, 2016
4. Complaint Filed January 5, 2016
5. City Charter Excerpt

The Law Office of
Ted Steinke

770 Founders Square
900 Jackson Street
Dallas, Texas 75202-4427

Office: (214) 747-7148
Fax: (214) 747-7170
e-mail: ts@tedsteinke.com

March 15, 2016

MEMORANDUM

To: The Colleyville City Council

From: Ted Steinke

**Re: Allegations of Conflict of Interest on the part of Colleyville City
Manager Jennifer Fadden**

On February 5, 2016, I was retained by the Law Firm of Boyle & Lowry, LLP, on behalf of the Colleyville City Council, to investigate allegations of conflict of interest on the part of Colleyville City Manager Jennifer Fadden, regarding her purchase of a townhouse located at 59 Piazza Lane, No. 410, Colleyville, Texas.

I was specifically asked to investigate the following issues:

- 1. Does the City Manager's purchase of real estate (for other than personal occupancy) in the City constitute a violation of either the City Charter, City Personnel Policy, or State Law?**
- 2. Does a City employee's purchase of real estate (for other than personal occupancy) in the City constitute a violation of either the City Charter, City Personnel Policy, or State Law?**
- 3. Was the City Manager's purchase of real estate (for other than personal occupancy) made at arm's length based on publically available information (i.e., not based on "insider information" she would have based on her position as City Manager)?**

The **Colleyville City Charter** does not *specifically* address the issue of *real estate ownership by City employees*, other than requiring the City Manager to reside in the City (unless approved by the City Council); see Section 7.01 (A).

In general, Section 14.02(A) of the Charter, effective May 7, 2005, provides as follows:

"Misuse of Office: No person shall use his office, position or employment in an unlawful manner, or in a manner calculated to obtain a financial benefit or a commercial benefit, that would not be available to someone not holding such office or position."

As to real estate purchases by City employees, this provision would only apply *if the employee gained some type of "insider information" as a result of their job, which was not available to the general public, and then made the real estate purchase.*

For example, if an employee learned from internal City documents that the City was thinking of building the new Jail at a certain location (before that location had been released to the general public), and the employee then bought several parcels of land near the location (with the intent to later sell it to bail bond companies), this would be a clear violation of Section 14.02(A) of the Charter.

Without such "misuse of insider information," the City Charter does NOT prohibit the purchase of real estate in the City by City employees, including the City Manager, regardless of whether the ownership is for personal occupancy or investment purposes.

Colleyville City Personnel Policy does not *specifically* address the issue of *real estate ownership by City employees.*

In general, Chapter II, Section F(1) of the Personnel Rules, titled "Conflicts of Interest," dated December 9, 2009, provides that an employee of the City of Colleyville may not, among other things,

"Make any personal investment that might reasonably be expected to create a substantial conflict between the employee's private interest and duties for the City."

Thus, if the purchase of real estate for investment purposes *somehow conflicted* with the duties owed by the employee to the City, this provision might come into play. Unfortunately, the term "substantial conflict" is not defined.

Without such a conflict, the City Personnel Policy does NOT prohibit the purchase of real estate in the City by City employees, including the City Manager, regardless of whether the ownership is for personal occupancy or investment purposes.

There are several **Texas Statutes** that might affect the legality of certain City employees purchasing real estate in the City of Colleyville:

The "Conflict of Interest" statute is found in **Section 171 of the Texas Local Government Code**, which requires a local public official to abstain from participation in the vote or decision on any matter involving real property in which that public official has a substantial interest.

Section 171.001(1) defines "local public official" to include an appointed/paid officer of a municipality who exercises responsibilities beyond those that are advisory in nature. Although the term "officer" is not defined, it would seem to include the City Manager. The definition of "local public official" also includes members of the governing body of the municipality, i.e., the City Council.

Section 171.002 defines "substantial interest in real property" as an equitable or legal ownership with a fair market value of \$2,500 or more.

Section 171.004(a)(2) states that if a local public official has a substantial interest in real property, he/she shall *file an affidavit* stating the nature and extent of the interest, and shall *abstain* from further participation in the matter, if

"it is reasonably foreseeable that an action on the matter will have a special economic effect on the value of the property, distinguishable from its effect on the public."

Section 171.003(a)(1) provides that a knowing violation of Section 171.004 is a class A misdemeanor, punishable by confinement in jail for up to one (1) year and/or a fine of up to \$4,000, or both.

Accordingly, if the employee is considered an "officer" of the City, he/she is *prohibited* from participating in a vote or decision involving real estate in which that employee has a substantial interest, *if it is reasonably foreseeable that the vote or decision would have a special economic effect on the real estate*. However, such a special economic effect must be *distinguishable* from the effect on the general public.

For example, if a City officer owns a piece of commercial property within the City, and thereafter participates in a zoning change that affected **ONLY** that property, and no other, then this statute might come into play.

But if that zoning change also affected other pieces of commercial property in the City, there would be no violation.

The "Financial Disclosure" statute is found in **Section 145 of the Texas Local Government Code**, which requires certain "Municipal Officers" (Mayor, City Councilperson, City Attorney, and City Manager) to file financial statements disclosing ownership in, among other things, real property, shares of stock, and business interests. However, this *applies ONLY to municipalities with a population of over 100,000*, so it does not apply to the City of Colleyville.

The "Misuse of Official Information" statute is found in **Section 39.06 of the Texas Penal Code**, which generally prohibits public servants from using insider information to acquire financial interests in property, transaction, or enterprises that might be affected by the information.

"Public Servant" is defined in Section 1.07(41) as an officer or employee of a governmental body, including a municipality.

Section 39.06(a) provides that

"A public servant commits an offense if, in reliance on information to which the public servant has access by virtue of the person's office or employment and that has not been made public, the person:

- (1) acquires or aids another to acquire a pecuniary interest in any property, transaction, or enterprise that may be affected by the information.

Violation of this statute is a third degree felony, punishable by confinement in the penitentiary for not less than two (2) years, nor more than ten (10) years, with an optional fine of up to \$10,000.

Section 39.06(d) defines "information that has not been made public" as any information to which the public does not generally have access, and that is prohibited from disclosure under Chapter 552, Texas Government Code, the Texas Open Records Act.

Accordingly, if a City employee gains access to certain specific information about a piece of property by virtue of his/her employment, and thereafter uses that knowledge to purchase that property, he/she has committed a felony.

By way of example, let's go back to the employee who learned from internal City documents that the City was thinking of building the new Jail at a certain location, before that location had been released to the general public. If the employee then bought several parcels of land near the location (with the intent to later sell it to bail bond companies), this would be a clear violation not only of Section 14.02(A) of the Colleyville City Charter, but also a violation of this particular Penal Code provision.

Finally, there is a new "Disclosure of Interested Parties" provision found in **Section 2252.908 of the Texas Government Code**. Effective September 1, 2015, for any contract with a governmental entity (including a municipality) that must *first be approved* "by action or vote of the governing body" before signing, the contracting party must submit a Texas Ethics Commission "Disclosure Form" [**exhibit 1**], identifying each person with a controlling interest in the entity, and identifying each person who facilitates in negotiating the terms of the contract, including brokers, advisors, or attorneys.

In a situation where a City employee was part of a group of investors who wanted to purchase real estate owned by the City, his/her name might have to be disclosed on the form, depending on whether or not the employee had a "controlling interest" in that investor group.

With those limited exceptions and provisions, Texas State Law does NOT prohibit the purchase of real estate in the City by City employees, including the City Manager, regardless of whether the ownership is for personal occupancy or investment purposes.

With regards to the City Manager's purchase of the property located at 59 Piazza Lane, No. 410, in the City of Colleyville, here is a chronological history of what occurred:

1. According to realtor Jennifer Luu, formerly of Prudential Texas Properties, and now with Sophie Tel Diaz Real Estate, this townhouse was first put on the market in November of 2010. Prudential was the listing broker, and the property was entered into the Multiple Listing Service (MLS). Luu placed a "For Sale" sign in the front yard, and in January of 2011, Jennifer Fadden contacted her and inquired about the property. Fadden obtained a copy of the MLS listing [**exhibit 2**], dated January 30, 2011, which reflected that the property was available to an owner who would *take over payments and assume the current loan*. The sales price was \$379,000.

2. Luu prepared and submitted a written offer on behalf of Jennifer and her husband Mark, but very soon thereafter, the home was foreclosed on by Deutsche Bank National Trust Company, and their offer was not accepted.

3. On March 25, 2011, the property went back on the market, and the listing broker was REAL Home Services and Solutions of Spring, Texas, as reflected on the MLS listing [**exhibit 3**]. The sales price had been reduced to \$370,000.

4. Luu submitted a new offer on behalf of the Faddens, and on April 2, 2011, eight (8) days after the property went back on the market, the contract was signed. The property closed on May 16, 2011, with a purchase price of \$362,699.

Based upon the foregoing, the City Manager's purchase of 59 Piazza Lane, No. 410, in Colleyville, Texas, was made at arm's length based on publically available information. There is absolutely no evidence that she acted on some type of "insider information" in purchasing the property. To the contrary, when the property was first put on the market in November 2010, a "For Sale" sign was placed in the front yard. It doesn't get much more public than that.

During the course of my investigation, I reviewed the 1998, 2004, and 2015 Comprehensive Plans of the City of Colleyville, in order to put the original conflict of interest complaint into some historical perspective. In doing so, I interviewed a number of persons, including the complainant, and consulted with an expert in the area of zoning and land use.

The original complaint made against City Manager Jennifer Fadden was that when she participated in the preparation of the 2015 Comprehensive Plan, she had a conflict of interest because she owned property in at least one high density development in the City; and because the new Plan was perceived by some to be favorable to high density development (in that it was a departure from the 1998 and 2004 Comprehensive Plans), she somehow benefitted financially from this.

That original complaint, which contained some procedural and substantive defects and was deemed by the City Attorney to be untimely filed, was later *withdrawn* by the complainant. In its place, an amended complaint was then lodged against the City Manager, this time focusing specifically on the townhouse at 59 Piazza Lane, No. 410, and questioning whether Jennifer Fadden learned of it thru some sort of "insider information" she had access to as City Manager. I have concluded that she did not.

And while I believed it was important to gain a better understanding of the differences between "gross density" and "net density," and to do a comparison of the three (3) Comprehensive Plans, it is not my place to comment on them in this report. I have my own *personal* and *professional* opinion as to whether the 2015 Comprehensive Plan substantially changed the two (2) prior Plans. However, I believe those matters are better left to the City Council and the City Staff to decide. As I said, I only reviewed them to gain a better understanding of the underlying issues related to the complaints.

In summary, I have concluded that City Manager Jennifer Fadden's purchase of 59 Piazza Lane, No. 410, in the City of Colleyville was based upon information that was *readily available to the general public*, and not upon some "insider information." And because any perceived change in "density" in the 2015 Comprehensive Plan potentially affected not only her property value, but many other residents' property values as well, *there was no conflict of interest on her part*, and there was no violation of the Colleyville City Charter, the Colleyville Personnel Policy, or any applicable State Law. She was not required to file an affidavit of property ownership, nor was she required to abstain from working on the Comprehensive Plan.

I would also make the observation that Chapter II, Section F(1) of the Personnel Rules, titled "Conflicts of Interest," *is very vague*, and the City Council might want to revisit that provision, possibly adding a definition of "substantial conflict." This might give greater guidance to City employees on what is or is not a true conflict of interest.

I hope that I have adequately answered these three (3) questions, and if the Council has any further questions or concerns, please do not hesitate to contact me.

I appreciate the opportunity to have been of service to the City of Colleyville.

Sincerely,

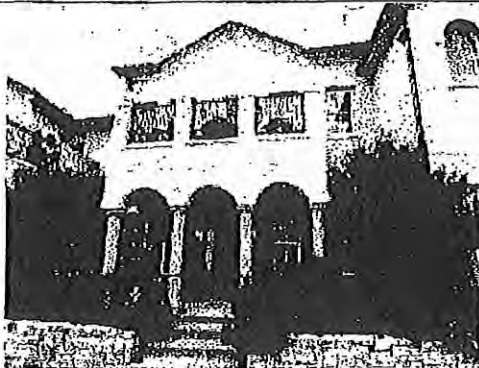


Ted Steinke
TS/attachments

CERTIFICATE OF INTERESTED PARTIES			FORM 1295	
Complete Nos. 1 - 4 and 6 if there are interested parties. Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.			OFFICE USE ONLY	
1 Name of business entity filing form, and the city, state and country of the business entity's place of business.				
2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.				
3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.				
4	Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
			Controlling	Intermediary
5 Check only if there is NO interested party. ☐				
6 AFFIDAVIT I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.				
_____ Signature of authorized agent of contracting business entity				
AFFIX NOTARY STAMP / SEAL ABOVE				
Sworn to and subscribed before me, by the said _____, this the _____ day of _____, 20____, to certify which, witness my hand and seal of office.				
_____ Signature of officer administering oath Printed name of officer administering oath Title of officer administering oath				
ADD ADDITIONAL PAGES AS NECESSARY				

EXHIBIT 1

MLS# 11502775 Active 59 Plaza Lane #410 Colleyville* 76034-2922* LP: \$379,000



Category: Residential Type: Condo
Area: 123*/1* Map: FW*/0039*/M* Also For Lease: No
Subdv: Village At Colleyville Condos* Lst \$ / SqFt: \$ 137.57
County: Tarrant* Plan Dvlpmnt:
Parcel ID: 40946142* Legal: Village At Colleyville Condos
Lot: Blk: Multi Prcl: Yes MUD Dst: Yes Unexempt Taxes: \$10,642*
Bedrooms: 3 Tot Baths: 3.1 Liv Areas: 2 Dining Area: 2 Story: 2 Pool: Yes
Fireplaces: 2 Full Baths: 3 Levels-1st: 1 2nd: 2 3rd: Bsm: Yes
Half Baths: 1 Levels-1st: 1 2nd: 3rd: Bsm:
SqFt: 2,755* / Tax Yr Bt: 2004* / Preowned HdcpAm: No
Gar Spaces: 2 Gar Size: # Carport Cvr'd Park: 2
0X0 Spaces: 0
Acres: 0.000 Lot Dimen: Will Subdiv: No
Media: 25 / 1 / 1 Property HOA: Mandatory HOA: \$361 /
History: Y Dues: Quarterly
Documents: 0 / 0 / 0

Click on image for More Options

School Dist: Grapevine-Colleyville ISD*

Bus: No	Type: E	Name: BRANSFORD	Living 1: 13X14 / 1	F Dining: 10X10 / 1	Mstr BR: 15X25 / 1
Bus: No	Type: M	Name: COLLEYVILL	Living 2: 15X16 / 2	Breakfast: 10X10 / 1	Bedroom 2: 13X14 / 2
Bus:	Type: H	Name: GRAPEVINE	Living 3: 14X15 / 2	Kitchen: 11X15 / 1	Bedroom 3: 12X14 / 2
Bus:	Type:	Name:	Study:	Other Rm:	Bedroom 4:
			Utility:	Other Rm:	Bedroom 5:

Housing Type	Opener	Linen Closet	Granite/Granite Type	Special Notes
Condo/Townhome	Rear	Separate Shower	Countertop	Deed Restrictions
Style of House	Street/Utilities	Separate Vanities	Walk-In Pantry	Proposed Financing
Mediterranean	City Sewer	Sitting Area in Master	Utility Room	Cash
Lot Size/Acreage	City Water	Split Bedrooms	Built-In Cabinets	Contact Agent
Zero Lot Line	Community Mailbox	Walk-In Closets	Drip/Dry Area	Conventional
Lot Description	Sidewalk	Specialty Rooms	Dryer Hookup-Elec	FHA
Interior Lot	Common Features	Gameroom	Fullsize W/D Area	Private Assumable
Irregular	Club House	Media Room	Separate Utility Room	Texas Vet
Some Trees	Community Pool	Fireplace Type	Sink In Utility	VA
Subdivision	Other	Gas Logs	Washer Hookup	Other
Exterior Features	HOA Includes	Gas Starter	Alarm/Security Type	Possession
Balcony	Exterior Maintenance	Masonry Box	Burglar	Closing/Funding
Covered Porch	Front Yard Maintenance	Kitchen Equipment	Carbon Monoxide Detector	Negotiable
(es)	Full Use of Facilities	Built-In Ice Maker	Exterior Security Light(s)	Showing
Gutters	Management Fees	Built-In Microwave	Fire Sprinkler System	Appointment Service
Lighting System	Sprinkler System	Built-In	Fire/Smoke	Centralized Showing
Patio Open	Interior Features	Refrigerator/Freezer	Owned	Service
Soil	Cable TV Available	Cooktop-Gas	Smoke Detector	Complex Approved For
Unknown	Decorative Lighting	Dishwasher	Flooring	Unknown
Construction	Dry Bar	Double Oven	Carpet	
Common Wall	High Speed Internet	Drop-In Range/Oven-	Terrazzo	
Stucco	Available	Gas	Wood Floor	
Foundation	Sound System Wiring	Oven-Gas	Heating/Cooling	
Slab	Vaulted Ceilings	Plumbed for Gas in	Central Air-Elec	
Roof	Wainscoting	Kitchen	Central Heat-Gas	
Tile/Slate	Bed/Bath Features	Water Line to	Energy Efficiency	
Parking/Garage	Built-ins	Refrigerator	Ceiling Fans	
Attached	Jelited Tub	Kitchen Other	Electric Water Heater	
		Breakfast Bar		
		Butlers Pantry		
		Eat-In Kitchen		

Complex Name: Village at Colleyvil **FHA/VA Approved Complex #:**

Building Number: **Building Stories:** **Floor Location:**

Property Description: TAKE OVER PAYMENTS AND ASSUME CURRENT LOAN PROGRAM. This is your opportunity to own one of the finest townhouses at Village at Colleyville. Granite in kitchen & bathrooms, newly up-dated stainless steel appliances, hand scraped hardwood floors throughout, textured walls & faux finishes. Media-room and oversized game room with fireplace and wet bar overlooking a large balcony. Several balconies & covered porches create a great outdoor living space.

Directions: From 121: Exit and take Hall Johnson, L on 26 (Colleyville Blvd), R on Main at traffic light, L on Pleasant Run, R on Plaza.

Property on left.

LO: PRUD01CV Prudential Texas Properties **LA: 0495997** Sophie Diaz

Prepared By: Jennifer Wilson / Prudential Texas Properties

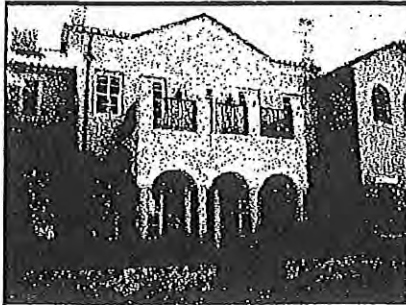
Information herein deemed reliable but not guaranteed.

Copyright: 2011 by North Texas Real Estate Info. Systems, Inc. Sun, Jan 30, 2011 11:29 AM

EXHIBIT 2

Agent Full Report

MLS#: 11565461 Sold B9 Plaza LN #410 Colleyville 76034-2922 LP: \$370,000



Category: Residential
Area: 123/1
Subdv: Village At Colleyville
County: Tarrant
Parcel ID: 40946142
Lot: Block:
Multi Prcl: No

Type: RES-Condo
Also for Lease: N
Lease MLS#: N

Lake Name:
Plan Dvlpmnt:
Legal: Village At Colleyville Condos
MUD Dst: No Unexempt Taxes: \$10,642

Bedrooms: 3
Fireplaces: 2
Sec Sys: No

Tot Baths: 3.1
Full Baths: 3
Half Baths: 1

Liv Areas: 2
Dining Areas: 1

Stories: 2
Pool: No

SqFt: 2,755 / Appraiser
Gar Spaces: 2
Corpr Spcs: 0
Acres: 0.055
HOA: Mandatory
HOA Co:
Accessory Unit:

Appraiser Name:
Cvrd Park: 2
Garage Size: 20 x 22
Lot Dimen:
HOA Dues: \$120 / Monthly
HOA Co. Phone:
Accessory Unit Type:

Hdcp Am: No
Yr Built: 2004 /
Preowned
Will Subdiv: No

School Dist: Grapevine-Colleyville ISD
Elementary School: Dransford

Middle School: Colleyville

High School: Grapevine

Bedroom: 13 x 12 / 2
Dining Room: 10 x 10 / 1
Living Room: 15 x 16 / 2
Master Bedroom: 15 x 25 / 1

Bedroom: 12 x 14 / 2
Kitchen: 11 x 15 / 1
Living Room: 13 x 14 / 1

Built-In Cabinets, Medicine Cabinet, Walk Utility Room:
-In Closets

Dryer Hookup- Electric, Washer Hookup

Housing Type: Condo/Townhome
Style of House: Traditional
Lot Size/Acreage: Less Than .5 Acre (not Zero)
Lot Description: Subdivision
Exterior Features:
Construction: Brick
Foundation: Slab
Roof: Composition
Backyard Pool Feat:
Type of Fence:
Parking/Garage: Attached
Street/Utilities: City Sewer, City Water, Concrete, Curbs
HOA Includes: None
Interior Features: Cable TV Available, Window Coverings

Fireplace Type:
Kitchen Equipment: Dishwasher, Disposal
Alarm/Security:
Flooring: Carpet, Wood
Heating/Cooling: Central Air-Elec, Central Heat-Gas
Green Features:
Green Certification:
Handicap Amenities:
Special Notes: Deed Restrictions, Special Contracts/Provisions
Proposed Financing: Cash, Conventional
Possession: Closing/Funding
Showing: Go - Key Box
Proposed Use:

Complex Name:
Building Number:

Building Stories:

FHA/VA Approved Complex #:
Floor Location Number:

Property Description: FORECLOSURE--- CHECK THIS PRICE!!!! 3 BEDROOM 2 AND HALF BATH AND 2 CAR GARAGE HOME BUILT IN 2004!!! THIS COULD BE THE FORECLOSURE YOU ARE LOOKING FOR!!! BUYER OR BUYER'S AGENT TO VERIFY ALL INFORMATION: SCHOOLS, TAXES, RESTRICTIONS AND ROOM SIZES, ETC. SOLD AS IS

Public Driving Directions: From 121 Exit and take Hall Johnson, L on 26 (Colleyville Blvd), R on Main at traffic light, L on Pleasant Run, R on Plaza, Property on left.

Private Remarks: REO PROPERTY- PROPERTY SOLD AS-IS. LOCK BOX CODE -6731- HOME IS VACANT - NO APPOINTMENT NECESSARY. PER SELLER ALL OFFERS MUST BE SUBMITTED VIA: WWW.GOHOMING.COM. QUESTIONS CALL: 1-888-876-3372. TRANSACTION GUIDE IN DOCS MEDIA. BUYER IS RESPONSIBLE FOR UTILITY ACTIVATION FOR INSPECTIONS.

Loan Type: Treat As Clear
Lender:Bal:
Orig Date:Equity: \$370,000
2nd Mortg: NoInt Rate:
Possible Short Sale:

Pmt Type:

Payment:

SUB: \$0 BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease CDOM: B DOM: B LD: 03/25/2011 XD:
LO: ALSO001 REAL Home Services and Solution (832) 631-6380 Fax: (832) 631-6001 Off Website: www.Hubzu.com
LO Addr: 24624 I-45 North, Ste. 200 Spring, TX 77386 Office Email: michael.sweat@rhss.com Off Supervisor:
LA: 0462588 Michael Sweat (888) 876-3372 Fax: Brk Lic#: 0462588
LA Cell:
LA Email: michael.sweat@rhss.com LA Other: www.Hubzu.com
LA 2:
Pref Title Co: Seller to determine LA 2 Contact:
Location:

Call:
Keybox #:

000

Appt:
Keybox Type:

Combo

Owner Name:
Seller Type:OCWEN
Lender/REO
Vacant

Show Instr:

FORECLOSURE NO APPOINTMENT REQUIRED- GO AND SHOW LOCK BOX CODE-Occupancy:

Contract Date: 04/02/2011 Opt Exp Date:
SO: PRUD01CV Prudential Texas Properties (817) 268-5000
SA: 0571427 Jennifer Luu (817) 705-7580
Closing Title Co:
Thrd Party AP: No
1st Fin: Cash
2nd Fin:

Sold Date: 05/16/2011 Sir Paid: \$0 Sld\$/Acre: \$6,594,527 SP: \$362,699
Sld\$/SqFt: \$131.65

SA Email: jennifer@sophieteldiaz.com
Mortgage Co:

Loan 1 Amount:
Loan 2 Amount:

Int Rt:
2nd Int Rt:

Prepared By: Jennifer Luu / Sophie Tel Diaz Real Estate on 2016-03-12 23:12

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EXHIBIT 3

MEMO

4201 WINGREN, SUITE 108
IRVING, TEXAS 75062-2763
(972) 650-7100 telephone
(972) 650-7105 facsimile
www.boyle-lowry.com

DATE: January 28, 2016

TO: Honorable Mayor Kelly and the City Council
c/o Chris Fuller, Assistant City Manager

FROM: Matthew Boyle, City Attorney

RE: Complaint- Alleged Conflict of Interest (City Manager)

Pursuant to the direction provided by the City Council at its January 19, 2016, meeting Ben Stool in our office has sought out independent counsel options to investigate the complaint from Mr. Nelson Thibodeaux. Mr. Thibodeaux has amended his complaint and a copy of the new complaint is provided herewith. As you will see, the new complaint changes the focus of the allegations away from the recently adopted Comprehensive Plan to “what circumstances the City Manager acquired investment properties in Colleyville.” Mr. Thibodeaux further clarifies that the new complaint was “clearly re-stated in public during Citizen Comments at the January 19, 2016, City Council Meeting.” A review of the video from that meeting shows Mr. Thibodeaux inquiring whether or not the City Manager bought investment property “at a ‘short sale’ when other people did not know about it or was it a public record?” A brief internet search reveals that the property in question was foreclosed upon by Deutsche Bank National as of February 1, 2011. The property was listed on MLS prior to its purchase.

All of the above being said, in the event the City Council wishes to pursue additional investigation, the following options are provided for your consideration and direction:

1. Theodore ‘Ted’ Steinke- \$300/hour
The Law Office of Ted Steinke
900 Jackson St. Suite 770
Dallas TX 75202-4461
214-747-7148

Assistant District Attorney, Dallas County, Texas (1976-1994): Misdemeanor Trial Section 1976-1977; Commercial Fraud Section, Specialized Crime Division, 1977-1980; Chief, Public Integrity Section, Specialized Crime Division 1980-1986; Division Chief, Specialized Crime Division, 1986-1994; Special Assistant U.S. Attorney, Northern District, Texas, 1984-1986.

Notes and Comments Editor, Baylor Law Review, 1974-1975.

Author: "White Collar Crime: A Texas Perspective," 17th Annual Advanced Criminal Law Course, State Bar of Texas, 1991; "The Summary Evidence Rule," The Practical Prosecutor, National College of District Attorneys, 1993.

Lecturer: State Bar of Texas; National College of District Attorneys; Texas District and County Attorneys Association; Texas Department of Human Services; Texas Department of Public Safety. Fellow: Texas Bar Foundation; Texas Criminal Defense Lawyers Association; Dallas Criminal Defense Lawyers Association.

2. Bradley Smyer- \$625/hour
DLA Piper
1717 Main Street, Suite 4600
Dallas, Texas 75201-4629
214-743-4534

Brad has broad experience helping clients resolve business and commercial disputes, whistleblower suits, and government enforcement actions, investigations, and audits. Brad regularly helps clients conduct internal investigations and address corporate compliance issues. Before joining DLA Piper, Brad served as a law clerk to the Honorable Lloyd D. George, Chief Judge Emeritus of the United States District Court for the District of Nevada. Brad also clerked on assignment with the Ninth Circuit Court of Appeals. While clerking, Brad supervised the court's legal externship program. Prior to practicing law, Brad worked as an advisor to state legislators. Brad was recently featured in a cover article by the Dallas Bar Association for his pro bono efforts in the Dallas community.

We will look to the City Council for further direction at your February 2, 2016, meeting. Thank you for your attention.

Cc: Amy Shelley, City Secretary

Complaint Filed January 20, 2016

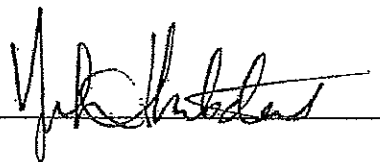
To Amy Shelly, City Secretary, City of Colleyville, Texas

REF: Status of Complaint Filed on January 5, 2016

Since the City Attorney's opinion, as provided at the January 19, 2016 Pre-Council Meeting, was that a segment of the referenced complaint, e.g. the Comprehensive Plan, could be dismissed because technically it was filed 5 days passed the 15 day statutory time to file, further that the Plan as passed affected not just the City Manager but, "everyone in Colleyville; I hereby amend and clarify the complaint as follows:

- 1.) The primary issue, as previously stated in the January 5, 2016 complaint, remains under what circumstances the City Manager acquired investment properties in Colleyville.**
- 2.) As the City Attorney determined the aforementioned "Plan," "affected everyone in Colleyville;" the question remains of the original complaint did everyone in Colleyville have the same information available to them via public display, AT THE SAME TIME, with the same opportunity to purchase said properties.**
- 3.) This aspect of the Complaint was clearly re-stated in public during Citizens Comments at the January 19, 2016 City Council Meeting.**

By the complainant Nelson Thibodeaux
Date: January 20, 2016



Complaint Filed January 5, 2016

To City Secretary: Amy Shelly

January 5, 2016

REF: Colleyville City Charter Section 14.01

F: Citizen Complaints. Any citizen of the City may file with the City Secretary a statement of suspected conflict of interest. Such statement of suspected conflict of interest shall be filed within fifteen (15) days of the decision, vote, or other event giving rise to an asserted violation of paragraph C above, and shall describe the complained of conflict in reasonable detail. The City Council, or its designee, shall respond in writing to a timely filed statement of suspected conflict of interest, and the statement of suspected conflict of interest and response of the City Council shall be maintained in the public records of the City.

As per the City Charter all of the potential conflict of interests extends to "City Employees."

As a Citizens of the City of Colleyville, I believe there is a clear potential of Conflict of Interest with City Manager Jennifer Fadden and her financial interest in properties located in the Village of Colleyville and Heritage Oaks, both High Density properties.

Whereas, the City Council debated for months concerning a change in the Comprehensive Plan that is perceived by hundreds of Colleyville Citizens to be favorable to high density development in the City of Colleyville, and

Whereas, the City Manager supervised City of Colleyville Employees in the preparation of the Comprehensive Plan, had ongoing dialog with the Mayor; with full knowledge of the provisions of the plan in favor of high density development, and

Whereas, the City Manager owns property in at least one high density development that is likely to have more robust development as a result of the passage of the Comprehensive Plan to her financial benefit,

Now Therefore, it is with the belief that the City Manager engaged in conversations with City Council Members, Staff and legal representatives, with full knowledge of a potential conflict of financial interest, and at no time revealed to the Citizens of her financial interests that could be impacted by the passage or failure of the heretofore referenced Comprehensive Plan. To have erred on the side of caution the City Manager should have in the past and should in the future recuse herself from negotiations regarding the properties that could be impacted in any City Staff Activities and/or potential decisions by the City Council.

Nelson Thibodeaux

City Charter Excerpt

Section 13.04 Franchises:

Within six (6) months after the effective date of the adoption of the original Charter, every public utility and every owner of a public utility franchise shall file with the City certified copies of all franchises owned or claimed, or under which such utility is operated in the City.

ARTICLE XIV GENERAL PROVISIONS

Section 14.01 Publicity of Records:

All record and accounts of every office, department, or agency of the City shall be open to inspection by any individual subject to public inspection as provided by State law .
(Amended May 7, 2005)

Section 14.02 Personal Financial Interest: (Amended May 7, 2005)

This section shall apply to all elected and appointed City officials, members of commissions, boards, committees and City employees.

(A) Misuse of Office. No person shall use his office, position or employment in an unlawful manner or in a manner calculated to obtain a financial benefit or a commercial benefit that would not be available to someone not holding such office or position

(B) Contracts. A person, who is subject to this section and has a direct interest in any proposed or existing contract, purchase, work, sale or service to or by the City, shall not participate in discussions thereon, render a decision thereon, or vote thereon.

(C) Discretionary Authority. No person shall make a decision or exercise their discretionary authority with regard to an entity in which he or she has a financial interest as prohibited by State law.

(D) No person shall grant, accept or solicit in the discharge of his official duties any favor or personal benefit, service or thing of value to any person or entity in violation of State law.

(E) Notice. Any person who shall have a conflict of interest under paragraph B above shall file a sworn statement describing in reasonable detail such conflict with the City Secretary no later than either the beginning of the meeting at which the matter will first be discussed or acted upon, or the time at which the potential conflict first becomes known to the person, whichever occurs first.

(F) Citizen Complaints. Any citizen of the City may file with the City Secretary a statement of suspected conflict of interest. Such statement of suspected conflict of interest shall be filed within fifteen (15) days of the decision, vote, or other event

giving rise to an asserted violation of paragraph C above, and shall describe the complained of conflict in reasonable detail. The City Council, or its designee, shall respond in writing to a timely filed statement of suspected conflict of interest, and the statement of suspected conflict of interest and response of the City Council shall be maintained in the public records of the City.

(G) Oath. Upon the election, appointment, or employment of any person by the City, they shall sign a statement acknowledging that they have read and are familiar with the provisions of this Section of the Charter, and all other sections of State law pertaining to the conflict of interest, and these statements shall be maintained as public record of the City.

(H) Removal from Office. Failure to comply with any of the provisions of this Section shall constitute malfeasance in office and upon a finding by a Court of competent jurisdiction of said violation, the person shall immediately forfeit their position or office and such position or office shall be deemed vacant.

(I) Contracts Voidable. Any violation of part C of this Section in the approval process of any contract shall make said contract voidable by the City.

(J) The City Council may adopt by ordinance, a code of ethics and conduct that is consistent with the provisions of this Charter.

Section 14.03 Nepotism:

No person related within the second degree by affinity, or within the third degree by consanguinity to any elected officer of the City, or to the City Manager, shall be appointed to any office, position or clerkship or other service to the City. This prohibition shall not apply; however, to any person who shall have been continuously employed by the City for a period of two (2) years prior to the election of the Mayor, City Council Person or appointment of the City Manager so related to him. This provision shall not apply to volunteer services to the City.

Section 14.04 Official Bond for City Employees:

The City Council shall require bonds of all municipal officers and employees who receive or disburse any funds of the City. The amount of such bonds shall be determined by the City Council and the cost thereof shall be paid by the City.

Section 14.05 Tort Liability:

Before the City shall be liable for damages for the death or personal injuries of any person or for damages to or destruction of property of any kind, which does not constitute a taking or damaging of property under the Constitution of the State of Texas, the person injured, if living, or his representatives, if deceased, or the owner, his agent or attorney of the property damaged or destroyed shall give the City Manager or City Secretary notice in writing of such death, injury, damage or destruction, duly verified by affidavit, within one hundred twenty (120) days after same has been sustained, stating specifically in such written notice when, where, and how the death, injury, damage or destruction occurred,



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number PC-2

Agenda Date 03/22/2016

Type Pre Council

Department City Secretary

Title

Discussion of the March 22, 2016, City Council regular agenda items



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 1

Agenda Date 03/22/2016

Type Executive Session

Department City Secretary

Title

Section 551.071 - Legal - Consultation with attorney on legal issues raised by public hearing or action items on the agenda

Section 551.071 - Legal - Consultation with and legal advice from the attorney regarding the City's regulation of alcoholic beverages ordinance and ratio

Section 551.071 - Legal - Consultation with attorney on contemplated litigation (Camden Lock LLC)

Section 551.071 - Legal - Consultation with attorney regarding litigation - Lincoln et al v. City of Colleyville

Section 551.071 - Legal - Consultation with attorney regarding litigation - Jane Doe v. City of Colleyville

Section 551.071 - Legal - Consultation with attorney regarding litigation - Billy McCullough v. City of Colleyville

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 that the City has received from business prospects that 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-16-3973

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF
MARCH 22, 2016**

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, AND ____ ABSTENTIONS ON THIS THE 22ND DAY OF MARCH 2016.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 3

Agenda Date 03/22/2016

Type Announcements, Proclamations, and Presentations

Department City Council

Title

In recognition of Colleyville's featured business - Bahama Buck's, Austin Burton, General Manager, 4605 Colleyville Boulevard - Mayor David Kelly and Economic Development Director Marty Wieder

Recognition of employees' years of service

Recognition of employee achievements

Attachments

1. Recognition of employees' years of service
2. Recognition of employee achievements

Employee Recognition - Years of Service

Second Quarter - FY2016

1 YEAR

John Baker
ISM

Donald Skellie
Public Works

Carlie Dorshaw-Moe
Economic Development

Shaila Quoreshi
Community
Development

Anthony Wragg
Parks

Michael Knowles
Parks

**Clinton "CC"
Segroves**
Public Works

Joshua Pittman
Public Works

Erin Adair
Library

5 YEARS

Tracy Glidewell
Library

10 YEARS

Brian Wilson
Police

Marilyn Gilbert
Colleyville Center

Kase Williams
Fire

Patrick Starrett
Police

Michael Almy
Parks

Employee Accomplishments – Second Quarter – FY2016

Lauren LeCren, Geographic Information System (GIS) Program Administrator, recently earned the ESRI ArcGIS Desktop Associate Certification. The ESRI Technical Certification recognizes qualified individuals who are proficient in best practices for using ESRI software. The hard work of preparing for, and earning, a certification hones time-management, analytical, and problem-solving skills. ESRI Certified ArcGIS Desktop Associates are adept at applying GIS and ArcGIS concepts and processes to workflows and are skilled at using ArcGIS for Desktop to visualize, manage, and analyze geospatial data.

Jeremy H. Lewis, Fire Captain, earned a Master's Degree in Business Administration on August 15, 2015 from American Public University. American Public University is accredited by the Higher Learning Commission (North Central Association of Colleges and Schools).

Carlie Dorshaw-Moe, Economic Development Coordinator, has been selected to serve as the 2016 Communications Chair for the Urban Management Assistants of North Texas (UMANT). This position is part of the Executive Committee and is responsible for creating the organization's internal and external messaging, event promotions, and communication strategies.

RESOLUTION R-16-3974

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF
MARCH 22, 2016**

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 March 8, 2016
 - b. Approval of a contract with Castro Roofing of Texas, L.P., through the TIPS/TAPS Cooperative Purchasing Program, in an amount not to exceed \$120,151, for roof repairs to the Justice Center, located at 5201 Riverwalk Drive, and authorize the city manager to execute the contract

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS
ON THIS THE 22ND DAY OF MARCH 2016.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor



City of Colleyville City Council Minutes - Draft

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Tuesday, March 8, 2016

City Council Chambers

Mayor David Kelly called the Pre Council meeting of the Colleyville City Council to order on March 8, 2016, at 5:30 p.m.

ROLL CALL: Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Carol Wollin, Chuck Mogged, Chris Putnam, and Nancy Coplen

Absent: Councilmember Jody Short

City Manager Jennifer Fadden, Deputy City Manager Chris Fuller, Assistant City Manager/Director of Public Safety Mike Holder, Fire Chief Brian Riley, Assistant Police Chief Robert Hinton, Chief Financial Officer Brian Hogan, Human Resources Director Rachel Huitt, Public Works Director Jeremy Hutt, City Engineer Cheryl Taylor, Community Development Director Abra Nusser, Principal Planner Shane Pace, Recreation and Library Director Mary Rodne, Economic Development Director Marty Wieder, Colleyville Center Manager Leslie Hill, Accounting Manager Karen Hines, Parks Manager Heather Dowell, SH26 Coordinator James Hubbard, Strategic Services Manager Adrienne Lothery, Information Systems Manager Chris Pena, City Attorney Matthew Boyle, and City Secretary Amy Shelley

PC-1 Update regarding activities and programs from the Colleyville Area Chamber of Commerce

Colleyville Area Chamber of Commerce President Connie Hanner, and Chairman of the Board Matt Eiserloh, presented this item and informed the City Council of Chamber activities.

Councilmember Putnam asked Ms. Hanner about the Chamber's role in the SH26 listening sessions, has some thought been given to how you can assist those businesses? Ms. Hanner replied they are developing a tool kit for businesses to use, whether they are a member or not, with opportunities to help businesses save money on their bottom line. She stated they would stay in contact with the City, as well as TxDOT, so that businesses are heard during those communication opportunities.

PC-2 Presentation and discussion of the City's wellness program

Human Resources Director Rachel Huitt presented this item and briefed the City Council. Becky Hall and Paige Weaver, Baylor Scott & White, and Julie Richmond, Holmes & Murphy, were also available to answer any questions.

Mayor Kelly asked staff if there have been some medical events which have not been related to wellness. Director Huitt replied yes, there have been a few catastrophic events that could not have been averted through wellness.

Councilmember Mogged asked staff if we have plateaued, or is there something else. Director Huitt replied we experience good and bad years, especially with significant events. She stated there may be double digit increases next year. She added if it is truly cyclical, then these numbers will decrease in future years.

PC-3 Discussion of an electronic voting system for the Council Chambers

City Secretary Amy Shelley presented this item and briefed the City Council.

Councilmember Coplen stated being interested in a voting system as it would help to shorten the meetings. Councilmember Putnam concurred, and stated a system ensures voter integrity and eliminates any ambiguity with a roll call sequence.

Councilmember Coplen stated she would like to see different examples.

Mayor Kelly asked staff if the surrounding cities do have a voting system. City Secretary Amy Shelley replied yes.

Councilmember Wollin asked staff about errors and how those are recorded. City Secretary Amy Shelley stated she did not know if errors are recorded since systems she has seen, a button actually has to be pushed.

Mayor Kelly asked staff about making everyone aware of the "ayes" and "nays", relative to Charter requirements. City Attorney Matthew Boyle replied the voting results would need to be displayed in the Chambers and on the broadcast.

Councilmember Coplen asked staff if you have to have the speaker queuing option. City Secretary Amy Shelley replied no.

Mayor Pro Tem Taylor stated he would like to know what the value to the taxpayer would be. He stated he heard consistently, during the comprehensive plan discussions, that citizens in the Chambers could not hear. He stated he believes the sound system needs to be addressed.

Councilmember Putnam stated it is voter integrity, and a voting system provides structure. He stated when each speaker votes separately, voting can be influenced by other voters. He stated Colleyville is a minority because we do not currently have a voting system. He stated he believed it is a transparency issue, and for the cost is very minimal in this budget.

Mayor Pro Tem Taylor asked Councilmember Putnam about the integrity of voting, when the votes are being recorded and verbally stated. Councilmember Putnam replied he has made the argument.

Councilmember Coplen stated it is a time saver, especially with what she has experienced with other meetings she has attended.

Councilmember Putnam stated there are times when open discussion takes place, when the vote should take place. Mayor Kelly stated the discussion is allowed. Mayor Pro Tem Taylor stated a point of order can be called at any time.

Councilmember Coplen stated being in favor of having the simplest thing, to record the vote but not for discussion. She stated this will simplify moving through the agenda.

Mayor Pro Tem Taylor stated the sound system needs to be fixed. Information Systems Manager Chris Pena explained the sound system is currently being audited.

Mayor Pro Tem Taylor asked staff about the latest update. Manager Pena replied the equipment has been replaced, and there were improvements to the sound system, but with the recent filling up of the Chambers, the volume has been exposed.

Mayor Pro Tem Taylor asked staff about why this was not addressed then. Manager Pena replied staff did ask about it at the time, but it was not discussed at length. Councilmember Putnam stated the question was asked, but we are just now discussing it. Manager Pena stated staff has looked at about five different systems, and we feel we can address something to fit this need.

Mayor Kelly stated if we move forward, the sound needs to be addressed first, and the voting system would need to be the simplest, most effective, but the least costly of the taxpayer's funds.

Mayor Kelly asked staff if the Charter currently requires individual voting versus raising their hand with a vote. City Attorney Matthew Boyle replied yes.

Mayor Kelly asked staff if hitting a button to vote is acceptable. City Attorney Matthew Boyle replied yes, because it is recordable.

Councilmembers agreed to the least costly system without speaker queuing, and with maybe two or three options.

City Manager Jennifer Fadden suggested packaging this together with the sound system as it seems there may be some integration. Mayor Pro Tem Taylor stated he would prefer not using the same sound vendor.

Mayor Pro Tem Taylor asked staff why the viewers at home have issues hearing the meeting. Manager Pena replied staff works with Verizon and Time Warner Cable when they are made aware of the volume issues. He stated both staff members work together to fix the issues.

Councilmember Wollin stated she sometimes has issues with the clarity of the webcast too.

PC-4 Discussion of the March 8, 2016, City Council regular agenda items

There was no discussion of this item.

Mayor Kelly adjourned the Pre Council meeting at 6:39 p.m.

The regular meeting of the Colleyville City Council was called to order by Mayor Kelly at 7:30 p.m.

ROLL CALL: Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Carol Wollin, Chuck Mogged, Chris Putnam, and Nancy Coplen

Absent: Councilmember Jody Short

City Manager Jennifer Fadden, Deputy City Manager Chris Fuller, Assistant City Manager/Director of Public Safety Mike Holder, Fire Chief Brian Riley, Assistant Police Chief Robert Hinton, Chief Financial Officer Brian Hogan, Public Works Director Jeremy Hutt, City Engineer Cheryl Taylor, Community Development Director Abra Nusser, Principal Planner Shane Pace, Recreation and Library Director Mary Rodne, Economic Development Director Marty Wieder, Parks Manager Heather Dowell, SH26 Coordinator James Hubbard, Information Systems Manager Chris Pena, City Attorney Matthew Boyle, and City Secretary Amy Shelley

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

Section 551.071 - Legal - Consultation with attorney on legal issues raised by public hearing or action items on the agenda

Section 551.071 - Legal - Consultation with attorney on contemplated litigation (Camden Lock LLC)

Section 551.071 - Legal - Consultation with attorney regarding litigation - Lincoln et al v. City of Colleyville

Section 551.071 - Legal - Consultation with attorney regarding litigation - Jane Doe v. City of Colleyville

Section 551.071 - Legal - Consultation with attorney regarding litigation - Billy McCullough v. City of Colleyville

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 that the City has received from business prospects that 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

Mayor Kelly explained the Executive Session had been called in accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.071, Legal, Section 551.072, Real Estate, and Section 551.087, Economic Development. He further explained there would be no decisions made or action taken during this time. The meeting was recessed at 6:39 p.m. and reconvened at 6:40 p.m.

INVOCATION: Pastor Kerry Reynolds, Colleyville Covenant Church

PLEDGE OF ALLEGIANCE: City Attorney Matthew Boyle

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-16-3969

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS
Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition

Mayor Kelly stated there are a few spots remaining for the Colleyville Fire Academy, which will be held every Thursday for seven weeks beginning March 10, 2016.

Presentation of a donation to the Colleyville Public Library for the 2016 Summer Reading Program from the Robert J. & Helen H. Glaser Family Foundation in the amount of \$10,000 - by the Colleyville Public Library Foundation, Cecilia Monacelli, President

On behalf of the Robert J. and Helen H. Glaser Family Foundation, Colleyville Public Library Foundation President Cecilia Monacelli, presented a \$10,000 donation to the Library for the 2016 Summer Reading Program. Library and Recreation Director Mary Rodne expressed her appreciation to the Robert J. and Helen H. Glaser Family for the annual donation in support of the Summer Reading Program and stated the Summer Reading Program would not be possible without this donation.

Proclamation in recognition of the Robert J. & Helen H. Glaser Family Foundation – Mayor David Kelly and Library Director Mary Rodne

Mayor David Kelly and Library and Recreation Director Mary Rodne presented the Robert J. and Helen H. Glaser Family Foundation a proclamation in recognition of the support and donations provided by the Foundation. The Robert J. and Helen H. Glaser Family expressed their appreciation for the recognition.

Recognition of achievement for earning a fifth consecutive Texas Municipal League Institute certificate, Councilmember Carol Wollin - Mayor David Kelly

Mayor Kelly congratulated Councilmember Wollin for being recognized as a Certified Municipal Official, and receiving the Award of Excellence at the Texas Municipal League – Texas Association of Mayors, Councilmembers, and Commissions Elected Officials Conference in Bastrop, February 18-20, 2016. The Certified Municipal Official designation is the highest award one can earn in a given year and acknowledges Councilmember Wollin's dedication to having earned 72 continuing education units, with two hours of open government training. Councilmember Wollin is one of six Councilmembers or Mayors in the state of Texas to have received the Award of Excellence this year, which recognizes having earned a certificate for five consecutive years from the Texas Municipal League Institute.

Recognition for the City of Colleyville earning the Award of Leadership through the Texas Municipal League Institute - Mayor David Kelly and Councilmember Carol Wollin

Councilmember Wollin presented Mayor Kelly the Award of Leadership to the City of Colleyville from the Texas Municipal League Institute (TMLI), which recognizes

Councilmember Wollin's achievements for earning a TMLI certificate for five consecutive years. Colleyville is one of six cities in the state to receive the award.

4. CONSENT: READING AND PUBLIC HEARING- Resolution R-16-3970

4a Approval of the minutes of the regular City Council meeting of February 16, 2016

4b Approval of the Sign Board of Appeals bylaws

Mayor Kelly read Resolution R-16-3970 in its entirety.

Councilmember Mogged asked staff about item 4b. City Secretary Amy Shelley presented this item and briefed City Council.

Mayor Kelly opened the public hearing at 7:49 p.m.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 7:49 p.m.

Mayor Pro Tem Taylor made a motion to approve Resolution R-16-3970. Councilmember Wollin seconded the motion.

The motion to approve carried by the following vote:

Aye: 6 – Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, Chris Putnam, and Nancy Coplen

Absent: 1 – Councilmember Jody Short

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

5a Ordinance O-16-1975

Consideration of a Special Use Permit for alcohol beverage sales (on-premises consumption) on Lot 23, of the Village at Colleyville Addition, located at 62 Main Street, Case ZC16-001

Mayor Kelly read the caption of Ordinance O-16-1975.

There were no updates to this item.

Mayor Kelly opened the public hearing at 7:50 p.m.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 7:50 p.m.

Mayor Kelly made a motion to approve Ordinance O-16-1975. Councilmember Mogged seconded the motion.

The motion to approve carried by the following vote:

Aye: 6 – Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, Chris Putnam, and Nancy Coplen

Absent: 1 – Councilmember Jody Short

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

6a Ordinance O-16-1976

Consideration of a zoning change from the R-40-Single Family Residential zoning district to the R-30-Single Family Residential zoning district on Lot 1, Block 1, of the Harden Addition, located at 4916 Behrens Road, Case ZC15-021

Mayor Kelly read the caption of Ordinance O-16-1976.

Community Development Director Abra Nusser presented this item and briefed the City Council.

Mayor Kelly opened the public hearing at 7:56 p.m.

Judy Chappell, applicant and property owner, presented this item and briefed the City Council.

Kevin Coplon, 4905 Behrens Road, spoke in support of the request.

Lisa Pomroy, 4712 Behrens Road, spoke in opposition to the rezoning request with concerns of the preservation of the neighborhood.

Homer Hine, 4716 Behrens Court, spoke in opposition to the rezoning request with concerns of the preservation of the neighborhood.

Robert Curtis, 4709 Behrens Court, spoke in opposition to the rezoning request with concerns of the preservation of the neighborhood.

Kathy Hadley, 204 Timberline Drive North, spoke in opposition to the rezoning request with concerns of the preservation of the rural feel of Colleyville.

Ann Hammond, 4801 and 4809 Manning Drive, spoke in opposition to the rezoning request with concerns of the preservation of the neighborhood and rural feel.

The following persons did not wish to speak, but did wish to register their opposition of this request: Sabrina Weiss, 4709 Behrens Road; Tracy Glidewell, 1908 Renfro Road; Ann Hammond, 4801 and 4809 Manning Drive; and Ken von Storch, 4713 Behrens Court.

The following persons did not wish to speak, but did wish to register their support of this request: John and Amy Arcuri, 2703 Jackson Court; Johnny and Rebekka Reynolds, 412 Riverpath; Nick Lara, 4221 Green Meadow; Madison Young, 2706 Red Oak Court West; Robert and Dana Gallagher, 1301 Chatsworth Court East; Jeff Moore, 2304 Tarleton; Mark and K. Megan Crouser, 2621 Independence Road; Marshall and Margie Ryan, 4208 Cheshire; Thomas and Kelly Peck, 6701 Ethridge Court; John and Elizabeth Zeitlin, 1800 Glade Road; Howard Sr. and Roxanne O'Shell, 5012 Copperglen Circle; Scott Frechette, 6748 St. Moritz Parkway; James Hess, 6740 St. Moritz Parkway; Baylor and Carolyn Peak, 1708 Glade Road; Gene Parks, 2705 Summertree Lane; Mike and Cathy Neece, 1700 Oak Knoll Drive; Terri and Dan Deneui, 4505 Bowman Drive; Joyce McCollough, 4912 Behrens Road; Richard Smith, 4901 Manning; Lacy Bessinakis, 1712 Oak Knoll Drive; Gerald McNutt, 4601 Stafford Drive; Richard and Annella Didier, 1712 Glade Road; Bill Adams, 6301 Edinburgh; Melissa and Jacob Conklin, 6302 Kenshire Drive; AC Kerfe, 4713 Manning; Pete DiBella, 5101 Oak Timbers Court; Jerry Brogdon, 4916 Behrens; Marilyn Novak, 3304 Queensbury Way; Cindi Moore, 2304 Tarleton Avenue; Howard Clinton O'Shell III, 5056 Copperglen Circle; Neil Hart, 1600 Glade Road; Kelye and Cindy Stites, 4501 Bowman Drive; Gregory Ricks, 1604 Glade Road; and Conrade and Jackie Rodgers, 1213 Garry Lynne Drive.

Mayor Kelly stated the opposition petition submitted will also be included in the public record. The following persons signed this petition in opposition: W.S. and Sarah Huggins, 4707 Behrens Road; Wes Poole, 4609 Behrens Road; Demetri Jobe, 1916 Renfro Road; Gary and Phyllis Veach, 4709 Manning Drive; Bryce Leigh, 4509 Manning Drive; WM Craig and Elizabeth Cummings, 4800 Behrens Road; Mark Davidson, 4708 Behrens Road; Thomas Cowley, 4604 Behrens Road; Jollie and Rita Pilgrim, 4712 Behrens Road; and Paul and Lisa Pomroy, 4712 Behrens Road.

There were no others present wishing to speak and Mayor Kelly closed the public hearing at 8:31 p.m.

Mayor Pro Tem Taylor asked staff if the site plan accounts for the improvements to Glade Road. Director Nusser replied it does account for the proposed renovations.

Mayor Pro Tem Taylor asked staff about the setbacks between the two lots. Director Nusser replied the minimum side yard setback for the R-30 zoning district is 10 feet. She stated there would be a minimum of 20 feet between houses.

Councilmember Coplen asked staff about the mentioning of the grandfathered lots into the R-40. Director Nusser replied she could not speak about the history, but staff can tell when certain structures were built. She stated part of staff's analysis is to look at the surrounding development patterns and lots. She stated over half of the lots (58 percent) are less than 40,000 square feet within 1,000 feet of this property.

Councilmember Mogged asked staff if they know the percentage of lots that meet the R-30 requirements. Director Nusser replied most lots are between 30,000 and 40,000 square feet. She stated there are 77 lots zoned R-40 within 1,000 feet of this property. She stated 45 of those are less than 40,000 square feet.

Councilmember Mogged asked staff if that is just the ones south of Glade Road. Director Nusser replied no, it includes the entire 1,000 foot circle around the subject property.

Mayor Pro Tem Taylor asked staff if this includes Cranbrook. Director Nusser replied yes.

Councilmember Mogged asked staff what the numbers would be for just the portion south of Glade Road. Director Nusser replied not knowing that number; however, 77 lots zoned R-40 within 1,000 feet of this property, with 58 percent of those being less than 40,000 square feet. She added 42 percent of those are at least 40,000 square feet. She stated there are two lots currently zoned R-30, and there are 34 lots currently zoned R-20. She added there are 27 lots less than 40,000 square feet, south of Glade Road, within 1,000 feet of the subject property.

Mayor Kelly asked staff which of the lots are less than 40,000 square feet, and that do not meet the R-40 Land Development Code building restrictions. Director Nusser replied it would depend if the property was platted or not. She stated if the property is already platted, they could apply for a building permit, as long as a non-conforming issue is not made worse. She stated if the lot is unplatted, then they would need to plat the property first, and at that point, they would not meet the zoning, if the lot is less than 40,000.

Mayor Pro Tem Taylor asked staff how many lots within the area are smaller than what is being proposed, such as Rose Street. Director Nusser replied all of the lots on Rose Street are less than 40,000 square feet, except for three on the east side.

Councilmember Coplen stated it is possible the homes down the street were there or built before the R-40 zoning designation.

Mayor Pro Tem Taylor stated the two R-30 proposed lots appear to be larger than what is in the proximity, and stated he would not want anything smaller than that.

Mayor Kelly stated having a concern of others wanting to do the same, which will lose the identity of the area. Mayor Pro Tem Taylor stated he believed some of the ones that support this change in zoning were against the comprehensive plan.

Mayor Kelly stated it meets the guidelines of the comprehensive plan, but does it meet the integrity of the neighborhood?

Councilmember Coplen asked Mayor Kelly about the concern with the smaller lots. Mayor Kelly said if the lots are platted, then they can pull a building permit, but if the lot is not platted, then they will have to plat before they can build, and if the lot is smaller than 40,000 square feet, they too, may have to seek a different zoning district.

Mayor Pro Tem Taylor stated at one point, the corner lot down the road was denied a zoning change. Mayor Kelly added that many years back Mr. Behrens was denied too.

Councilmember Mogged stated it would help him if he actually got the real square footage of the lots in the R-40 zoning. Director Nusser asked if City Council would like within 1,000 feet, and south of Glade Road. Councilmembers stated south of Glade Road, in this distinct neighborhood.

Mayor Kelly asked staff to indicate, of the lots showing, what are non-platted lots that would not meet the R-40 conditions. Director Nusser replied staff would not be able to tell that unless they have surveys of the properties; however, she can show which of the R-40 zoned properties are platted, south of Glade Road. She added she can get the square footage of all the lots. Councilmembers agreed.

Mayor Pro Tem Taylor asked staff about the distance from the back of the curb to the property line. Director Nusser replied 10 foot building setback from the right-of-way.

Councilmember Mogged asked staff if the driveway cuts for the northern property would be Behrens Road or Glade Road. Director Nusser replied the applicant is

proposing Behrens Road, and staff has not evaluated the orientation of the lot, if they were to use Glade Road. She stated the access could be noted and restricted on the plat.

This is a first reading, therefore City Council did not take any action.

6b Ordinance O-16-1977

Consideration of a Special Use Permit for a day care center on Lot 3, Block 6R, of the Woodbriar Estates West Addition, located at 300 West Greenbriar Lane, Case ZC15-023

Mayor Kelly read the caption of Ordinance O-16-1977.

Community Development Director Abra Nusser presented this item and briefed the City Council.

Mayor Kelly opened the public hearing at 9:00 p.m.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 9:00 p.m.

Mayor Kelly asked staff which property the east side retaining wall and fencing sits on. Director Nusser replied the survey does not note the retaining wall or fencing.

Mayor Kelly asked staff if the building design factor worksheet could be included, since it is tough to approve a waiver when the current building score is unknown. Director Nusser replied staff will get the owner to provide the worksheet.

Mayor Kelly stated being good with leaving the parking as is, if the number of students is based on 70; however, if they can increase their parking, then he is good with them increasing the number of students.

Councilmember Wollin asked staff how many students were previously in this building. Director Nusser replied not knowing.

Councilmember Wollin stated we do not know if they can even house 100 students. Director Nusser replied the applicant is requesting to have 100 students, and she stated she assumes the number of students is based on City and state licensing and occupancy code requirements.

Mayor Kelly asked staff if the number of parking spaces designates the number of students. Director Nusser replied correct. Mayor Kelly stated he is good with increasing the number of students, if they can increase their parking, in the future.

This is a first reading, therefore City Council did not take any action.

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-16-3971

Consideration of an appeal to the decision of the Sign Board of Appeals for a variance to certain provisions of Chapter 7 (Sign Regulations) of the Land Development Code, on Lot 3R2, Block A, of the Colleyville Shopping Village Addition, located at 6209 Colleyville Boulevard (The Benefit Link), Case SC15-003

Mayor Kelly read Resolution R-16-3971 in its entirety.

Community Development Director Abra Nusser presented this item and briefed the City Council.

Mayor Kelly opened the public hearing at 9:10 p.m.

Lynn Bural, applicant, presented this item and briefed the City Council.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 9:13 p.m.

Mayor Pro Tem Taylor asked Mr. Bural why the applicant is not using the logo provided on a letter in the packet. Mr. Bural stated the applicant did not submit that logo for the sign.

Mayor Kelly asked staff if the trees in the front are in the right-of-way, and if they will be removed during road construction. Public Works Director Jeremy Hutt replied those trees are likely in the right-of-way, closer to the road, and would be removed during SH26 road construction.

Mayor Kelly asked staff if there are other offices in this complex. Director Nusser replied yes.

Mayor Kelly asked staff if there are other buildings in this office complex that have this same articulation, and they have signs. Director Nusser replied she believed so.

Councilmember Mogged asked Mr. Bural if the three wall spaces are all a part of one office space. Mr. Bural replied the office could be divided; however, the applicant is using the whole building.

Mayor Kelly stated he does not see a hardship with this request, given that other businesses have signs on the buildings.

Councilmember Putnam stated there are multiple variances with this, and he added being concerned other tenants will want the same. He stated then we have inconsistencies across the board.

Councilmember Coplen asked Mr. Bural if the applicant is going to be on the monument sign in the front. Mr. Bural stated not knowing.

Councilmember Putnam stated if they used the other logo, it would fit on that one wall section, with maybe a slight variance.

Mayor Pro Tem Taylor stated he could not support the current request.

Mayor Kelly asked staff if City Council were to continue this, could the applicant amend the sign and waiver request. Director Nusser replied this request is specific to appeal the Sign Board of Appeals decision.

Mayor Kelly asked staff if this request is denied, could the applicant come forward with another request. Director Nusser replied not knowing of a hold that would prohibit him from bringing forward another request.

Mayor Kelly told Mr. Bural to have the applicant look at the other buildings, and see if they can come up with something different, which may only have one waiver request versus three.

Mayor Kelly made a motion to deny Resolution R-16-3971. Mayor Pro Tem Taylor seconded the motion.

The motion to deny carried by the following vote:

Aye: 6 – Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, Chris Putnam, and Nancy Coplen

Absent: 1 – Councilmember Jody Short

8. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

Kathy Hadley, 204 Timberline Drive North, spoke about the following: stakes on Jackson Road; glad to see the business in the Colleyville Downs shopping center; the traffic on SH26, and how it should stay the same, no more lanes; the trains coming through Colleyville, and how Colleyville does not need the train traffic, and

Colleyville should support neighboring cities to fight this train issue; and please keep Colleyville country and rural.

Bobby Lindamood, 4913 Jim Mitchell Trail West, stated he appreciates the pedestrian buttons on the Cotton Belt Trail crossing, and the same pedestrian buttons should be on the crosswalks on Heritage Avenue.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR MARCH 8, 2016 - READING AND PUBLIC HEARING - RESOLUTION R-16-3972

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Councilmember Coplen motioned to adjourn and Mayor Kelly seconded.

Mayor Kelly adjourned the meeting at 9:32 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 22ND DAY OF MARCH 2016.

Minutes taken and prepared by:

Amy Shelley, TRMC
City Secretary



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 4b

Agenda Date 03/22/2016

Number Resolution R-16-3974

Type Resolution

Department Public Works

Title

Approval of a contract with Castro Roofing of Texas, L.P., through the TIPS/TAPS Cooperative Purchasing Program, in an amount not to exceed \$120,151, for roof repairs to the Justice Center, located at 5201 Riverwalk Drive, and authorize the city manager to execute the contract

Strategy Map Connection

F2- Invest to provide and maintain high quality public assets

Explanation

Reading and Public Hearing

The Justice Center, located at 5201 Riverwalk Drive, was originally built in 2002. Over the past several years roof leaks have occurred and staff has been working to resolve them on a case by case basis. Staff has verified with the original contract documents that when the building was initially constructed the building included a warranty for a period of one (1) year. Therefore, the current roof is not under warranty, and all repairs and work shall be done at the expense of the City. Staff contacted Castro Roofing of Texas, L.P., a reputable contractor, for a comprehensive roof evaluation and assessment. Castro Roofing of Texas, L.P. has completed several projects for the City including re-roofing City Hall, the Public Library, Bidault House, and the Colleyville Center.

As a result of that inspection, a report and recommendation was provided to the City. The roof evaluation and assessment, referred to as the Management Report, is attached as Exhibit A. Some of the deficiencies noted were roof blisters, deficient roof drains, pitch pans improperly installed, roof ponding, and exposed areas on the metal roof. The intent of the project is to repair and restore the roof in order to extend its useful life, and once repairs are complete the work will carry either a 15 or 20 year warranty depending upon the manufacturer of the materials that are utilized for the repairs.

The roofing system at the Justice Center is composed of three different roof types which include: modified bitumen, built up, and metal roofing. The three roof types are used in different areas and serve different needs based on the building layout. An overview of the Justice Center is shown in Exhibit B.

Modified Bitumen Roofing, identified in area #1, consists of asphalt-based membranes

surfaced with granules. Through modification and blending, it achieves increased resistance to brittleness, greater overall flow resistance, and increased elasticity.

Built Up Roofing (BUR), identified in area #2, is a four-ply built up roof membrane. These roof systems are commonly referred to as "tar and gravel" roofs. BUR systems generally are composed of alternating layers of bitumen and reinforcing fabrics that create a finished membrane.

Metal Roofing, identified in area #3, consists of standing seam metal panels which have unique aesthetic and functional properties. It is made of several metal panels that run the length of the roof, starting at the top and going down to the eaves. Every panel comes with a rib on each side that overlaps with the ribs of the other panels, creating a series of raised seams that fit together.

A summary of the roof types and quantities of each roof is shown in this table.

Section of Roofing	Roof Type	Square Footage	Cost of Repairs	Warranty Period Provided
1	Modified Bitumen Roofing	6,238	\$36,257	Castro 20 year leak warranty and 20 year manufacturer
2	Built Up Roofing	8,660	\$37,585	Castro 15 year leak warranty and 15 year manufacturer
3	Metal Roofing	27,787	\$35,386	Castro 20 year leak warranty and 15 year manufacturer

Upon review and discussion with the roofing professional, the recommendation is to address the repairs needed for the three sections of the roof. This proposed contract will address all areas in need of repairs in the various roof sections. All the work performed by the contractor will carry a warranty of either 15 or 20 years, dependent upon the manufacturer of the materials utilized for the repair. This means repairs will be covered for the duration of the warranty, however, it should be noted the entire roof is not going to be replaced, and the warranty will only cover the work that is being performed with this project. Castro Roofing of Texas, L.P. did perform a comprehensive assessment of the entire roofing system and has made a recommendation to perform the needed repairs identified in the assessment.

The cost of the project is \$109,228. Staff is recommending a 10 percent owner's contingency with the total cost of the contract not to exceed \$120,151. The contingency is being recommended in order to quickly address any unknown conditions that may exist and be discovered during the process of performing the repairs.

Staff recommends approval of this contract and that these repairs be undertaken to limit the potential of further damage to the structure.

Financial Impact

Funding for this project is available in the 2016 General Fund Operating Budget in an amount of \$100,171. The remaining amount of \$19,980 is available using money that was transferred from the General Fund to Capital Projects Fund for funding future capital projects.

Form 1295 - Acknowledged by City

Recommendation

Approve

Attachments

1. Proposal
2. Exhibit A - Report
3. Exhibit B - Roofing Types

Tips PROPOSAL



Project Name:

City of Colleyville

Project Location: Justice Center

February 3, 2016

Project #: 151350



INTRODUCTION

The purpose of this proposal is for Castro Roofing of Texas, L.P. to complete the said roofing restoration of the existing roof utilizing TIPS/TAPS, a Cooperative Purchasing Network, as per Texas Local Government Code 252.262/Texas Education Code 44.031, Inter-local Cooperative Purchasing Act, as a procurement option for Governmental agencies. The proposal by Castro Roofing of Texas, L.P. shall be submitted to City of Colleyville.

The contract for the project will be between City of Colleyville and Castro Roofing of Texas, L.P. utilizing TIPS/TAPS contract number **2092415**

CONTRACT DOCUMENTS

Having examined the Proposal, Contract, General Instructions, Materials, Execution, Drawings for Project No.151350, conditions for said roofing replacement work, repairs and having examined the premises and circumstances affecting the work, the Castro Roofing of Texas offer:

OFFER



To furnish all required labor, materials, tools, equipment, transportation, insurance, Performance and payment bonds, incidentals, other facilities, and to perform all work for the said roofing replacement/repairs.

ADDENDA:
Addenda N/A

AUTHOR:

AJ Rodriguez • Project Consultant
Cell 214.729.6890 • AJ@CastroRoofing.com
800.759.1879 • 214.381.8108 • fax 214.381.8109
4854 Olson Drive • Dallas, TX 75227
www.CastroRoofing.com

PREPARED FOR...

Client/Owner: City of Colleyville
Address: 100 & 110 Main St
City, State Zip: Colleyville, TX 76034



1. Base Bid - AREA #1 – Fluid Applied Seamless Roof 20 Years System

- 1) High Performance Poly-Glycol Rubber Coating (Not an Acrylic Coating)
- 2) 100% solids-no solvents added
- 3) Tensile Strength 2710 PLI
- 4) Elongation 400-600%
- 5) 100% memory of elongation
- 6) Water memory vapor nil. (.015 perms)
- 7) Includes repairs to all deficiency
- 8) Conforms to International Commercial Building Code requirements
- 9) Provide: **10 YEAR PREVENTATIVE MAINTENANCE PROGRAM**
- 10) Provide: **Castro Roofing 20 Year Leak Warranty and a 20 Year No Dollar Limit (NDL) Roof Warranty from the Manufacturer.** Installation shall be as per NRCA, SMACNA, specifications, details and Manufacturer guidelines.

Price **\$36,257.00**

2. Base Bid – AREA #2 – Build Up Roof - Repairs

- 1) Repairs per roof area #2 Build Up Roof – Remedial and Emergency
- 2) Provide: **Castro Roofing 15 Year Leak Warranty and a 15 Year Material Roof Warranty from the manufacturer.** Installation shall be as per NRCA, SMACNA, specifications, details and Manufacturer guidelines.

Price **\$37,585.00**



3. Base Bid – AREA #3 – Metal Roof - Repairs

1. Repairs per roof area #3 - Metal Roof – Remedial and Emergency
2. Provide: **Castro Roofing 20 Year Leak Warranty and a 15 Year Material Roof Warranty From The Manufacturer.** Installation shall be as per NRCA, SMACNA, specifications, details and Manufacturer guidelines.

Price **\$35,386.00**

Castro Roofing would like to thank you in advance for the opportunity to review and design this solution. We are totally committed to creating ***Raving Fans!*** before, during and after your roofing project. We have taken great efforts to provide a solution that perfectly meets with your current and future needs. We look forward to working with you.

THE ABOVE PROPOSAL APPROVED BY

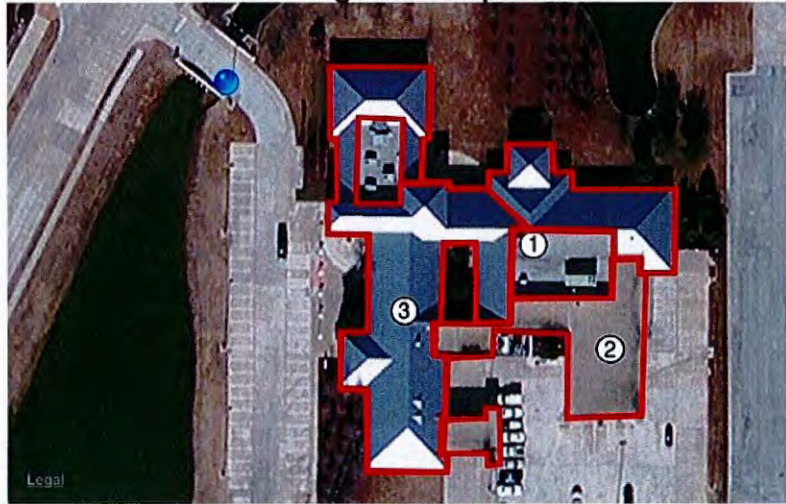
Signature: _____
Name: _____
Title: _____
Date: _____



Exhibit A - Report



Management Report



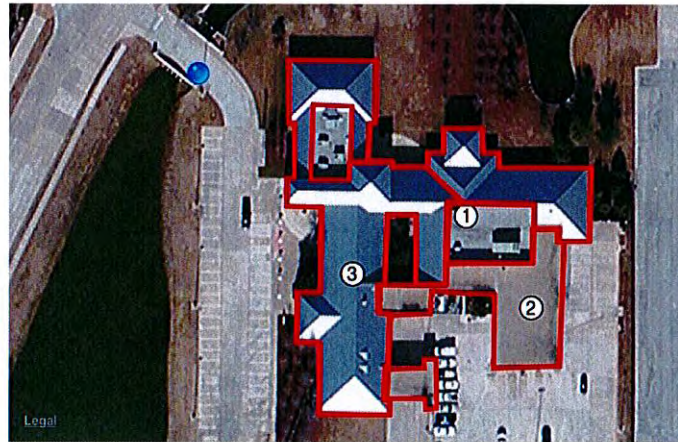
City of Colleyville
Justice Center
5201 Riverwalk, Colleyville, TX





Site Overview

Justice Center
5201 Riverwalk
Colleyville, TX



Total Sections: 3
Total Sq/Ft: 42,685

Map	Name	Sq/Ft	Est Install	Grade
1	Modified Bitumen	6,238	2002	C
2	Built Up	8,660	2002	C
3	Metal Roof	27,787	2002	B



Composition

Section: Modified Bitumen
Size: 6,238
Overall Grade: C

Inspection Date: 04/22/2014
Inspector: AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX



Modified 1
Metal
2 ply modified membrane
Perlite insulation
ISO insulation

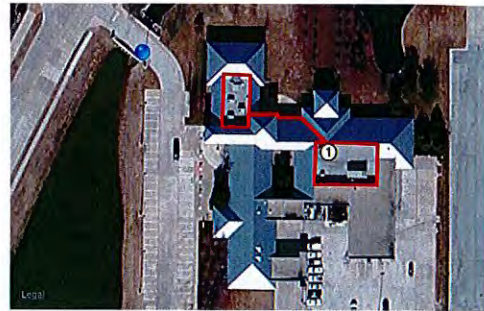


Observations

Section: Modified Bitumen
 Size: 6,238
 Overall Grade: C

Inspection Date: 04/22/2014
 Inspector: AJ Rodriguez

Justice Center
 5201 Riverwalk
 Colleyville, TX



North



South



West



East



Justice Center
5201 Riverwalk
Colleyville, TX

Deficiencies

Section: Modified Bitumen
Size: 6,238
Overall Grade: C

Inspection Date: 04/22/2014
Inspector: AJ Rodriguez



Modified Bitumen - Punctures - Rips - Tears (Emergency)

Quantity: 1 EA

Deficiency:

These deficiencies are typically caused by foot traffic, mechanical work, or simply by a waterproofing membrane that is at the end of its service life and can no longer withstand the weathering and building movement.

Corrective Action:

The area surrounding the deficiency must be cleaned. A new piece of waterproofing membrane would be installed and sealed per industry standards. Cut roof membrane, allow to dry and re-flash with new membrane. Installation shall be as per NRCA, SMACNA, specifications, details and Manufacturer guidelines.

20 YEAR LEAK WARRANTY



Modified Bitumen - Blister (Remedial)

Quantity: 4 EA

Deficiency:

Improper installation and design: Various blisters throughout. Blisters are spongy, dome-shaped areas caused by gases expanding beneath or within roof membrane plies. Their effect is to shorten membrane life by dramatically increasing its vulnerability to physical damage and to weathering. The sloped sides of a blister will cause aggregate surfacing to roll down hill, exposing the remaining flood coat and felt to increased embrittlement by ultraviolet rays. Dropping tools on blisters or stepping on them can easily burst them, allowing direct access for water entry into the roof system. Any moisture trapped in a blister has to be dried before being repaired.

Corrective Action:

Cut roof membrane, allow to dry and re-flash with new membrane. Installation shall be as per NRCA, SMACNA, specifications, details and Manufacturer guidelines.

20 YEAR LEAK WARRANTY

**Deficiencies (continued)**

Section: Modified Bitumen
Size: 6,238
Overall Grade: C

Inspection Date: 04/22/2014
Inspector: AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX

**General - Caulk Failure: Mechanical Unit (Remedial)**

Quantity: 67 LF

Deficiency:

The existing caulking on the A/C unit is failing and will allow water into the building.

Corrective Action:

We will remove the old caulking, apply membrane tape, and apply coating.

Estimated Repair Cost:

\$871.00

**Modified Bitumen - Ponding (Remedial)**

Quantity: 1 EA

Deficiency:

A ponding water condition is typically due to a flaw in how the original roof was designed to flow to drains or the underlying insulation has collapsed due to age or weight and created a low lying area on the roof which is now holding water.

Corrective Action:

A ponding water condition is best corrected during a re-roof project. This will minimize the ponding condition but may not completely remove all ponding.

Estimated Repair Cost:

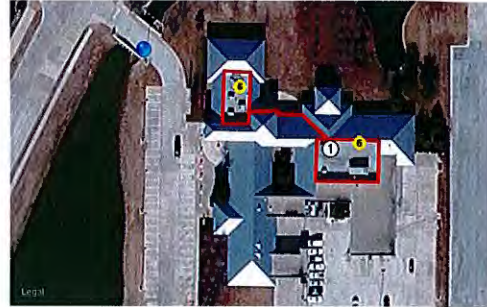
\$1,500.00

**Deficiencies (continued)**

Section: Modified Bitumen
Size: 6,238
Overall Grade: C

Inspection Date: 04/22/2014
Inspector: AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX

**Modified Bitumen - Previous Repair Failure (Remedial)**

Quantity: 1 EA

Deficiency:

Existing repair failing due to age or improper repair.

Corrective Action:

We will remove the existing repair, clean and prime area and install new patch to ensure water tightness. Installation shall be as per NRCA, SMACNA, specifications, details and manufacturer guidelines.

20 YEAR LEAK WARRANTY

**Modified Bitumen - Alligatoring (Remedial)**

Quantity: 6238 SF

Deficiency:

Alligatoring is a result of the waterproofing membrane drying out due to UV exposure. This condition can lead to direct water infiltration through the membrane. Installation shall be as per NRCA, SMACNA, specifications, details and manufacturer guidelines.

20 YEAR LEAK WARRANTY

Price Not to exceed

Corrective Action:

The area must be cleaned and prepared. An additional layer of waterproofing membrane would be installed over the alligatored area of membrane per industry standards ensuring a water tight condition. Installation shall be as per NRCA, SMACNA, specifications, details and Manufacturer guidelines.

20 YEAR LEAK WARRANTY

Estimated Repair Cost:

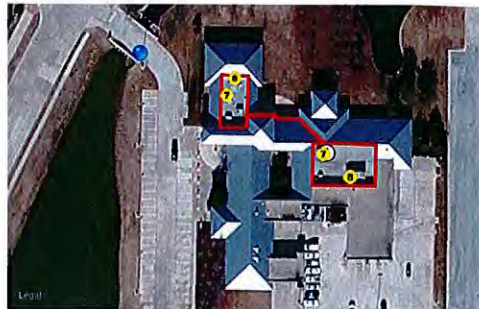
\$33,886.00

**Deficiencies (continued)**

Section: Modified Bitumen
Size: 6,238
Overall Grade: C

Inspection Date: 04/22/2014
Inspector: AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX

**Modified Bitumen - Drain: open seam (Remedial)**

Quantity: 4 EA

Deficiency:

Improperly flash drain

Corrective Action:

Remove strainer and clamping ring, re-flash drain bowl, install new stainless steel studs, washer and nuts, re-torque clamping ring and re-install strainer. Installation shall be as per NRCA, SMACNA, specifications, details and Manufacturer guidelines.
 20 YEAR LEAK WARRANTY

**Modified Bitumen - Walkway Pad (Remedial)**

Quantity: 2 EA

Deficiency:

Missing / Loose Walk Pads; without the protection of a walk pad system, damage to roof system from foot traffic, dropping of tools

Corrective Action:

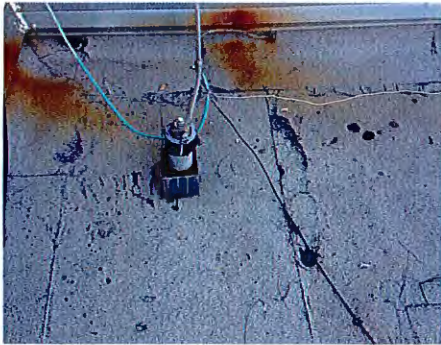
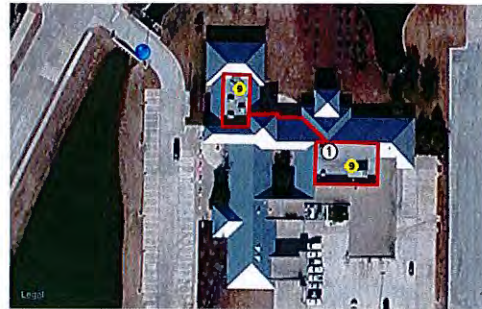
Replace damage of missing walkway protection mat. Installation shall be as per NRCA, SMACNA, specifications, details and manufacturer guidelines.

**Deficiencies (continued)**

Section: Modified Bitumen
Size: 6,238
Overall Grade: C

Inspection Date: 04/22/2014
Inspector: AJ Rodriguez

**Justice Center
5201 Riverwalk
Colleyville, TX**

**Modified Bitumen - Pitch pan (Remedial)**

Quantity: 5 EA

Deficiency:

Improper installation and design of pitch pan metal, design is allowing rain water to enter roof system.

Corrective Action:

Remove pitch pan and re-flash penetration.

20 year leak warranty

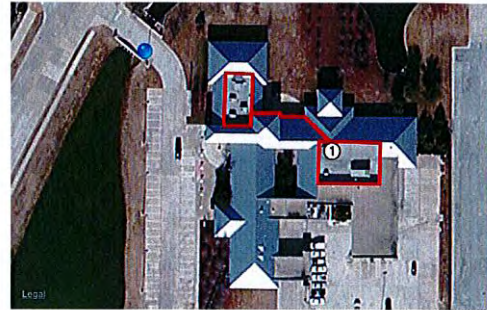


Summary

Section: Modified Bitumen
Size: 6,238
Overall Grade: C

Inspection Date: 04/22/2014
Inspector: AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX



Condition Summary

Membrane: C
Flashings: C
Sheet Metal: C

Overall: C

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Estimated Replacement: 2021

Recommendations

Existing roof has severe degranulation through the system and should be restored before the UV attack compromises the roof system.

Estimated Repair Costs: \$36,257.00

Estimated Replacement Costs: \$55,740.00



Justice Center
5201 Riverwalk
Colleyville, TX

Summary

Section: Modified Bitumen
Size: 6,238
Overall Grade: C

Inspection Date: 04/22/2014
Inspector: AJ Rodriguez



1 - Modified Bitumen (6,238 SF) Grade C

Deficiency	Qty	Emergency	Remedial	Replacement
Punctures - Rips - Tears	1 EA			
Blister	4 EA		\$0.00	
Caulk Failure: Mechanical Unit	67 LF		\$871.00	
Ponding	1 EA		\$1,500.00	
Previous Repair Failure	1 EA		\$0.00	
Alligatoring	6238 SF		\$33,886.00	
Drain: open seam	4 EA		\$0.00	
Walkway Pad	2 EA		\$0.00	
Pitch pan	5 EA		\$0.00	
Full Replacement	6,238 SF			\$55,740.00
Total		\$0.00	\$36,257.00	\$55,740.00



Composition

Section: Built Up
Size: 8,660
Overall Grade: C

Inspection Date: 04/22/2014
Inspector: AJ Rodriguez



BU1
Metal
4 Ply Build Up
Perlite Insulation
ISO Insulation

Justice Center
5201 Riverwalk
Colleyville, TX





Observations

Section: Built Up

Size: 8,660

Overall Grade: C

Inspection Date: 04/22/2014

Inspector: AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX



West



North



East



South

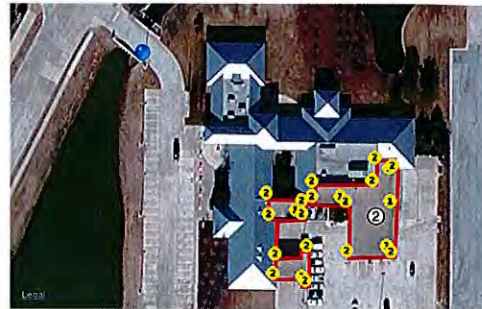


Deficiencies

Section: Built Up
Size: 8,660
Overall Grade: C

Inspection Date: 04/22/2014
Inspector: AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX



Built-Up - Ponding (Remedial)

Quantity: 7 EA

Deficiency:

A ponding water condition is typically due to a flaw in how the original roof was designed to flow to drains or the underlying insulation has collapsed due to age or weight and created a low lying area on the roof which is now holding water.

Corrective Action:

Remove existing scuppers, spud back gravel, sump area around scupper with tapered insulation, install new flashing and new scupper. This will minimize the ponding condition but may not completely remove all ponding.

Estimated Repair Cost:

\$7,300.00



Built-Up - Coping: Joints (Remedial)

Quantity: 695 EA

Deficiency:

Improper installation and design, coping over ten inches require standing seam joint per NRCA and SMANA. Expansion and contraction of the sheet metal will defeat the most carefully planned and executed cap joint that relies on caulking for its seal. In our experience the standing seam cap has been 100% effective in preventing problems, providing that is properly install and is installed with a slight slope to the roof to prevent a "dished" horizontal surface and that the seam is tall enough.

Corrective Action:

Prime seam, install new waterproofing membrane and coat with a polyurethane coating.

20 Year Leak Warranty

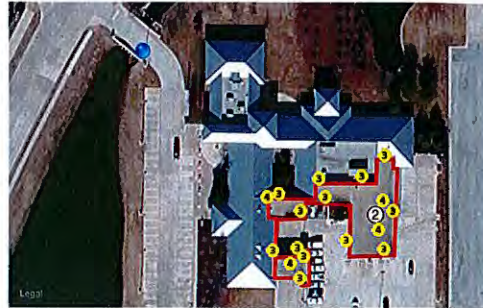
Price Not To Exceed

Estimated Repair Cost:

\$13,900.00

**Deficiencies (continued)****Section:** Built Up**Size:** 8,660**Overall Grade:** C**Inspection Date:** 04/22/2014**Inspector:** AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX

**Built-Up - Flashing: Open (Remedial)**

Quantity: 70 EA

Deficiency:

Open flashings can be caused by membrane shrinkage, insufficient counterflashing or the simple aging and failure of the original flashing to remain adhered to the wall.

Corrective Action:

Depending on the severity of the deterioration of the flashing, they either will need to be removed completely and new flashing installed or the existing flashing must be re-sealed to the wall and the tops of the flashings covered up. Installation shall be as per NRCA, SMACNA, specifications, details and Manufacturer guidelines.

PERMANENT LEAK WARRANTY

Price Not to exceed

Estimated Repair Cost:

\$1,190.00

**Built-Up - Pitch pan (Emergency)**

Quantity: 9 EA

Deficiency:

Improper installation and design of pitch pan metal, design is allowing rain water to enter roof system.

Corrective Action:

Re-flash penetration.

20 year leak warranty

Estimated Repair Cost:

\$1,575.00

**Deficiencies (continued)**

Section: Built Up

Size: 8,660

Overall Grade: C

Inspection Date: 04/22/2014

Inspector: AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX

**Wall System - Failure: Masonry (Remedial)**

Quantity: 12 LF

Deficiency:

masonry wall is failing and allowing water in.

Corrective Action:

Re flash fracture on wall.

Cost Not To Exceed

Estimated Repair Cost:

\$150.00

**General - Debris (Remedial)**

Quantity: 1 EA

Deficiency:

Debris can be any foreign objects on the surface of the roof. These foreign objects could include vegetation such as dead leaves and manmade objects such as broken glass, nails, etc. The buildup of roof top debris frequently impedes positive drainage, clogs drains and results in the development of ponding water conditions. In its extreme, this could result in roof collapse

Corrective Action:

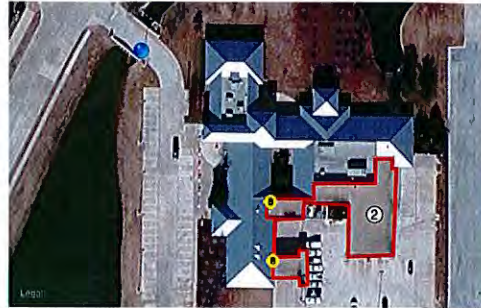
Clear all debris on roof.

Estimated Repair Cost:

\$65.00

**Deficiencies (continued)****Section:** Built Up**Size:** 8,660**Overall Grade:** C**Inspection Date:** 04/22/2014**Inspector:** AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX

**Built-Up - Scupper: open seam (Remedial)****Quantity:** 2 EA**Deficiency:**

Open flashing can be caused by membrane shrinkage, insufficient counter-flashing or the simple aging and failure of the original flashing to remain adhered to the wall.

Corrective Action:

Depending on the severity of the deterioration of the flashing, they either will need to be removed completely and new flashing installed or the existing flashing must be re-sealed to the wall and the tops of the flashing covered up. Installation shall be as per NRCA, SMACNA, specifications, details and Manufacturer guidelines. PERMANENT LEAK WARRANTY

Price Not to exceed

Estimated Repair Cost:

\$170.00

**Built-Up - Bare Felts (Remedial)****Quantity:** 6 EA**Deficiency:**

Bare felts are roofing felts that are no longer coated with a waterproofing layer. They are either impregnated or coated with bitumen. Their primary function is to provide strength in a multi-ply roof system. They have very poor ultraviolet light resistance and waterproofed ability. They are waterproofed with surface bitumen and an ultraviolet light resistant aggregate or are coated. When felts in a roof system become exposed to moisture they may progressively lose both their minimal waterproofing integrity and their strength can become severely diminished. The NRCA has classified "undesirable" without the gravel the felts have no UV protection; the roof aging will be accelerated without this protection.

Corrective Action:

Affected area is to be fully spud back of existing gravel, a new flood coat of and gravel applied in order to preserve the existing membrane and there by extending the roof service life. Installation shall be as per NRCA, SMACNA, specifications, details and manufacturer guidelines.

10 YEAR LEAK WARRANTY. Price Not To Exceed

Estimated Repair Cost:

\$900.00

**Deficiencies (continued)**

Section: Built Up

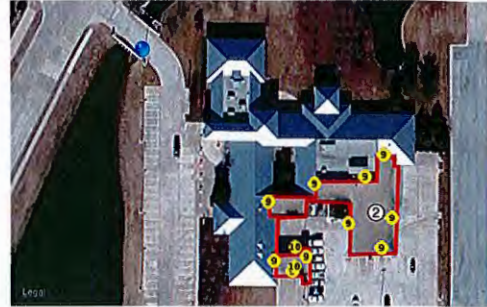
Size: 8,660

Overall Grade: C

Inspection Date: 04/22/2014

Inspector: AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX

**Built-Up - Base Flashing: De-granulation: (Remedial)**

Quantity: 765 SF

Deficiency:

De-granulation is a result of the removal of the granules from the waterproofing membrane this condition results in UV exposure of the membrane surface causing premature aging and deterioration drying out of the membrane. This condition can lead to direct water infiltration through the membrane and will severely shorten the service life of this roof.

Corrective Action:

The area must be cleaned and prepared. An additional layer of waterproofing restoration layer would be installed over the entire base flashing area of membrane per industry standards ensuring a water tight condition and extending the service life of this roof system. Installation shall be as per NRCA, SMACNA, specifications, details and manufacturer guidelines.

20 YEAR WARRANTY

Price Not To Exceed

Estimated Repair Cost:

\$12,125.00

**Built-Up - Base Flashing: Open (Remedial)**

Quantity: 2 EA

Deficiency:

Base flashing laps are beginning to open.

Corrective Action:

Spud back gravel and install new base flashing. Installation shall be as per NRCA, SMACNA, specifications, details and Manufacturer guidelines.

PERMANENT LEAK WARRANTY

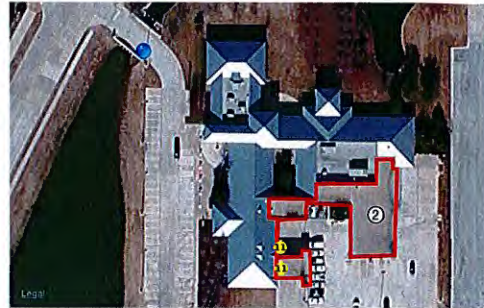
Price Not To Exceed

Estimated Repair Cost:

\$130.00

**Deficiencies (continued)****Section:** Built Up**Size:** 8,660**Overall Grade:** C**Inspection Date:** 04/22/2014**Inspector:** AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX

**General - Oxidation or Rust (Remedial)****Quantity:** 3 EA**Deficiency:**

This deficiency is caused by the accumulation of rain water under the coping and the slow release of water from under the coping. As the protective coating breaks down and the metal is exposed to the elements, oxidation or rust will take over and reduce the materials integrity.

Corrective Action:

Rust treatment and apply new protective coating.

Estimated Repair Cost:

\$80.00



Justice Center
5201 Riverwalk
Colleyville, TX

Summary

Section: Built Up
Size: 8,660
Overall Grade: C

Inspection Date: 04/22/2014
Inspector: AJ Rodriguez



Condition Summary

Membrane: B
Flashings: B
Sheet Metal: C

Overall: C

Overall Grade

A = 10 Years or more of service life remaining
B = 8-10 Years of service life remaining
C = 5-7 Years of service life remaining
D = 2-4 Years of service life remaining
F = Less than 1 Year of service life remaining

Estimated Replacement: 2021

Recommendations

The field of the roof system still in good shape, there is a few bare spot that if not repair will severely shorten the life of the existing roof.

Estimated Repair Costs: \$37,585.00

Estimated Replacement Costs: \$99,632.00

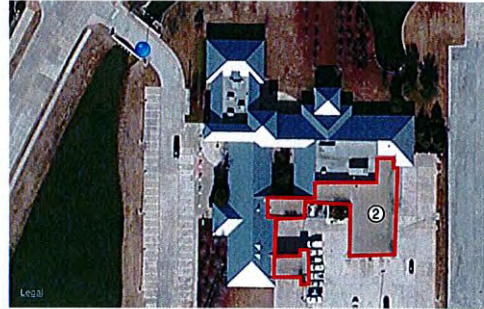


Summary

Section: Built Up
Size: 8,660
Overall Grade: C

Inspection Date: 04/22/2014
Inspector: AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX



2 - Built Up (8,660 SF) Grade C

Deficiency	Qty	Emergency	Remedial	Replacement
Ponding	7 EA		\$7,300.00	
Coping: Joints	695 EA		\$13,900.00	
Flashing: Open	70 EA		\$1,190.00	
Pitch pan	9 EA	\$1,575.00		
Failure: Masonry	12 LF		\$150.00	
Debris	1 EA		\$65.00	
Scupper: open seam	2 EA		\$170.00	
Bare Felts	6 EA		\$900.00	
Base Flashing: De-granulation:	765 SF		\$12,125.00	
Base Flashing: Open	2 EA		\$130.00	
Oxidation or Rust	3 EA		\$80.00	
Full Replacement	8,660 SF			\$99,632.00
Total		\$1,575.00	\$36,010.00	\$99,632.00



Justice Center
5201 Riverwalk
Colleyville, TX

Composition

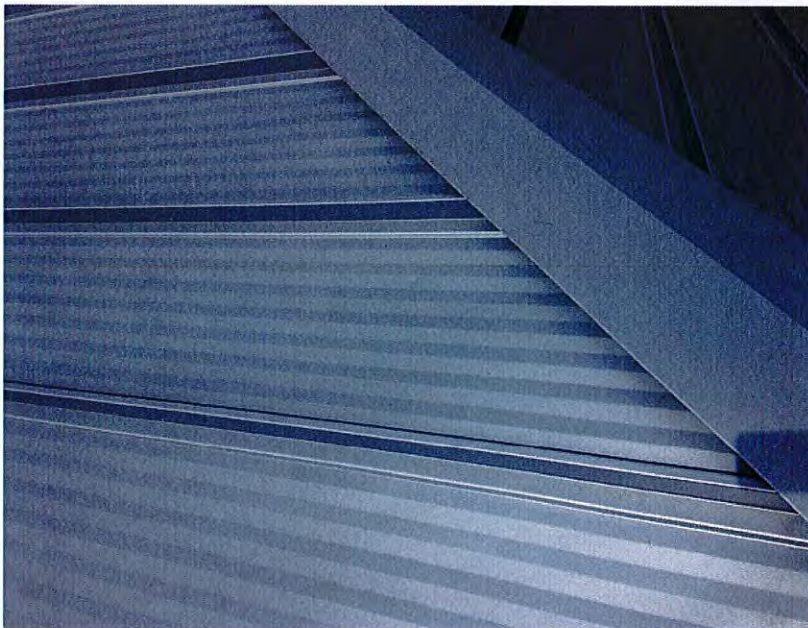
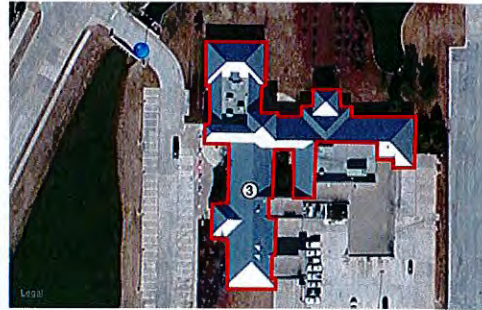
Section: Metal Roof

Size: 27,787

Overall Grade: B

Inspection Date: 04/22/2014

Inspector: AJ Rodriguez



Metal 1
Metal
Standing Seam metal panels
ISO insulation



Observations

Section: Metal Roof

Size: 27,787

Overall Grade: B

Inspection Date: 04/22/2014

Inspector: AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX



North



South



East



West



Deficiencies

Section: Metal Roof

Size: 27,787

Overall Grade: B

Inspection Date: 04/22/2014

Inspector: AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX



Metal Roof - Flashing: Open (Emergency)

Quantity: 21 EA

Deficiency:

Open flashings can be caused by membrane shrinkage, insufficient counterflashing or the simple aging and failure of the original flashing to remain adhered to the wall.

Corrective Action:

Depending on the severity of the deterioration of the flashing, they either will need to be removed completely and new flashing installed or the existing flashing must be re-sealed to the wall and the tops of the flashings covered up. Installation shall be as per NRCA, SMACNA, specifications, details and Manufacturer guidelines.

20 YEAR LEAK WARRANTY

Price Not to exceed

Estimated Repair Cost:

\$840.00



Metal Roof - Closures (Emergency)

Quantity: 1288 LF

Deficiency:

Existing closures were improperly installed; large opening where left behind around each panel rive.

Corrective Action:

Install new closures. Installation shall be as per NRCA, SMACNA, specifications, details and Manufacturer guidelines.

20 YEAR LEAK WARRANTY

Price Not to exceed

Estimated Repair Cost:

\$25,760.00

**Deficiencies (continued)**

Section: Metal Roof

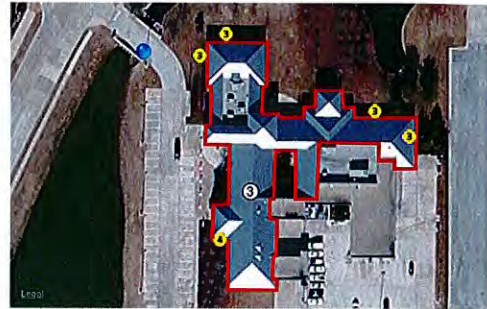
Size: 27,787

Overall Grade: B

Inspection Date: 04/22/2014

Inspector: AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX

**Metal Roof - Gutter Clogged (Emergency)**

Quantity: 1097 LF

Deficiency:

The existing gutter has become clogged and is no longer functioning properly.

Corrective Action:

The gutter area must be cleaned and all debris removed to ensure water drains from the roof properly. This should be part of a routine roof maintenance program.

Estimated Repair Cost:

\$2,961.00

**Metal Roof - Gutter Failed (Remedial)**

Quantity: 4 EA

Deficiency:

Gutter system is failing due to over loading

Corrective Action:

Remove existing gutters gutter straps, straiten gutter and install straps.

20 warranty finish warranty

Price not to exceed

Estimated Repair Cost:

\$80.00



Justice Center
5201 Riverwalk
Colleyville, TX

Deficiencies (continued)

Section: Metal Roof

Size: 27,787

Overall Grade: B

Inspection Date: 04/22/2014

Inspector: AJ Rodriguez



Metal Roof - Flashing: Improper Installation (Remedial)

Quantity: 2 EA

Deficiency:

The existing roof flashing were improperly installed. Installation practices that allows the insulation to become continually wet simply should be avoided. Condensation of water vapor on the underside of the roof, along with saturation of the insulation, can cause inside-out corrosion.

Corrective Action:

Estimated Repair Cost:

\$165.00



Metal Roof - Ridge Open Joints (Emergency)

Quantity: 130 EA

Deficiency:

Coping metal improperly install; metal Coping was install without gasket membrane, and joints are improperly seal or open and leaking.

Corrective Action:

Remove existing Coping metal re-flash and re install ridge cap. Installation shall be as per NRCA, SMACNA, specifications, details and manufacturer guidelines.

20 YEAR LEAK WARRANTY

Price Not To Exceed

Estimated Repair Cost:

\$3,950.00



**Justice Center
5201 Riverwalk
Colleyville, TX**

Deficiencies (continued)

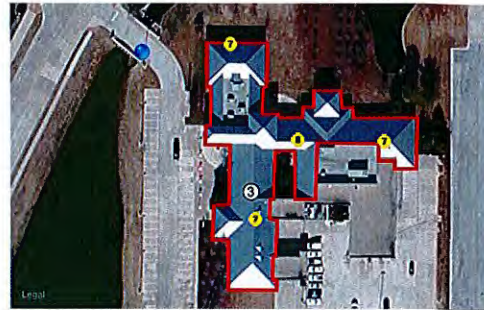
Section: Metal Roof

Size: 27,787

Overall Grade: B

Inspection Date: 04/22/2014

Inspector: AJ Rodriguez



Metal Roof - Flashing: Open (Emergency)

Quantity: 6 EA

Deficiency:

Open flashings can be caused by membrane shrinkage, insufficient counterflashing or the simple aging and failure of the original flashing to remain adhered to the wall.

Corrective Action:

Depending on the severity of the deterioration of the flashing, they either will need to be removed completely and new flashing installed or the existing flashing must be re-sealed to the wall and the tops of the flashings covered up. Installation shall be as per NRCA, SMACNA, specifications, details and Manufacturer guidelines.

20 YEAR LEAK WARRANTY

Price Not to exceed

Estimated Repair Cost:

\$375.00



Metal Roof - Mechanical Unit Unfastened (Remedial)

Quantity: 8 EA

Deficiency:

Mechanical unit unfasten, this condition could create a complete blow off situation during high wind conditions, which could result in property damage, bodily damage to pedestrian.

Corrective Action:

Properly fasten unit

Estimated Repair Cost:

\$40.00



Justice Center
5201 Riverwalk
Colleyville, TX

Deficiencies (continued)

Section: Metal Roof

Size: 27,787

Overall Grade: B

Inspection Date: 04/22/2014

Inspector: AJ Rodriguez



Metal Roof - Ductwork: Open (Emergency)

Quantity: 1 EA

Deficiency:

Open flashings can be caused by membrane shrinkage, insufficient counterflashing or the simple aging and failure of the original flashing to remain adhered to the wall.

Corrective Action:

Depending on the severity of the deterioration of the flashing, they either will need to be removed completely and new flashing installed or the existing flashing must be re-sealed to the wall and the tops of the flashings covered up. Installation shall be as per NRCA, SMACNA, specifications, details and Manufacturer guidelines.

20 YEAR LEAK WARRANTY

Price Not to exceed

Estimated Repair Cost:

\$650.00



Metal Roof - Oxidation or Rust (Remedial)

Quantity: 4 EA

Deficiency:

As the protective coating breaks down and the metal is exposed to the elements, oxidation or rust will take over and reduce the materials integrity.

Corrective Action:

Depending upon the level of corrosion, the metal may be able to be restored. In most cases the metal requires replacement.

Estimated Repair Cost:

\$175.00

**Deficiencies (continued)**

Section: Metal Roof

Size: 27,787

Overall Grade: B

Inspection Date: 04/22/2014

Inspector: AJ Rodriguez

Justice Center
5201 Riverwalk
Colleyville, TX

**Metal Roof - Hail Damaged (Remedial)**

Quantity: 27787 SF

Deficiency:

Roofing materials was subjected to damage from hail storm.

Corrective Action:

We need to perform Further forensic testing in order to determine the extend of the damage. Installation shall be as per NRCA, SMACNA, specifications, details and manufacturer guidelines.

20 YEAR LEAK WARRANTY

20 YEAR MAINTENANCE PROGRAM

**Metal Roof - Fasteners: Missing (Emergency)**

Quantity: 9 LF

Deficiency:

Missing fasteners

Corrective Action:

Install new fasteners and re-flash penetration. Installation shall be as per NRCA, SMACNA, specifications, details and Manufacturer guidelines.

Price Not to exceed

Estimated Repair Cost:

\$390.00



Justice Center
5201 Riverwalk
Colleyville, TX

Summary

Section: Metal Roof
Size: 27,787
Overall Grade: B

Inspection Date: 04/22/2014
Inspector: AJ Rodriguez



Condition Summary

Membrane: A
Flashings: C
Sheet Metal: C

Overall: B

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Estimated Replacement: 2024

Recommendations

The metal panel is in good shape overall, we did not notice any signs of damage to the coating of the metal panels. The soil pipe flashing are showing some weathering. The ridge closures were improperly installed and are allowing water into the roof system, the danger with this deficiency is the entrapment of water between the metal panel and the underlayment which could cause inside out corrosion of the metal panel and there by compromising the system.

Estimated Repair Costs: \$35,386.00

Estimated Replacement Costs: \$333,444.00



**Justice Center
5201 Riverwalk
Colleyville, TX**

Summary

Section: Metal Roof

Size: 27,787

Overall Grade: B

Inspection Date: 04/22/2014

Inspector: AJ Rodriguez



3 - Metal Roof (27,787 SF) Grade B

Deficiency	Qty	Emergency	Remedial	Replacement
Flashing: Open	21 EA	\$840.00		
Closures	1288 LF	\$25,760.00		
Gutter Clogged	1097 LF	\$2,961.00		
Gutter Failed	4 EA		\$80.00	
Flashing: Improper Installation	2 EA		\$165.00	
Ridge Open Joints	130 EA	\$3,950.00		
Flashing: Open	6 EA	\$375.00		
Mechanical Unit Unfastened	8 EA		\$40.00	
Ductwork: Open	1 EA	\$650.00		
Oxidation or Rust	4 EA		\$175.00	
Hail Damaged	27787 SF		\$0.00	
Fasteners: Missing	9 LF	\$390.00		
Full Replacement	27,787 SF			\$333,444.00
Total		\$34,926.00	\$460.00	\$333,444.00



Budget Matrix
Justice Center
Colleyville, TX
42,685 Sq/Ft

Overall Grade

A = 10 Years or more of service life remaining
B = 8-10 Years of service life remaining
C = 5-7 Years of service life remaining
D = 2-4 Years of service life remaining
F = Less than 1 Year of service life remaining

Justice Center
5201 Riverwalk
Colleyville, TX

**1 - Modified Bitumen (6,238 SF) Grade C****Projected Replacement: 2021**

Deficiency	Qty	Emergency	Remedial	Replacement
Punctures - Rips - Tears	1 EA			
Blister	4 EA		\$0.00	
Caulk Failure: Mechanical Unit	67 LF		\$871.00	
Ponding	1 EA		\$1,500.00	
Previous Repair Failure	1 EA		\$0.00	
Alligatoring	6238 SF		\$33,886.00	
Drain: open seam	4 EA		\$0.00	
Walkway Pad	2 EA		\$0.00	
Pitch pan	5 EA		\$0.00	
Full Replacement	6,238 SF			\$55,740.00
Total		\$0.00	\$36,257.00	\$55,740.00

2 - Built Up (8,660 SF) Grade C**Projected Replacement: 2021**

Deficiency	Qty	Emergency	Remedial	Replacement
Ponding	7 EA		\$7,300.00	
Coping: Joints	695 EA		\$13,900.00	
Flashing: Open	70 EA		\$1,190.00	
Pitch pan	9 EA	\$1,575.00		
Failure: Masonry	12 LF		\$150.00	
Debris	1 EA		\$65.00	
Scupper: open seam	2 EA		\$170.00	
Bare Felts	6 EA		\$900.00	
Base Flashing: De-granulation:	765 SF		\$12,125.00	
Base Flashing: Open	2 EA		\$130.00	
Oxidation or Rust	3 EA		\$80.00	
Full Replacement	8,660 SF			\$99,632.00
Total		\$1,575.00	\$36,010.00	\$99,632.00

3 - Metal Roof (27,787 SF) Grade B**Projected Replacement: 2024**

Deficiency	Qty	Emergency	Remedial	Replacement
Flashing: Open	21 EA	\$840.00		
Closures	1288 LF	\$25,760.00		

Gutter Clogged	1097 LF	\$2,961.00		
Gutter Failed	4 EA		\$80.00	
Flashing: Improper Installation	2 EA		\$165.00	
Ridge Open Joints	130 EA	\$3,950.00		
Flashing: Open	6 EA	\$375.00		
Mechanical Unit Unfastened	8 EA		\$40.00	
Ductwork: Open	1 EA	\$650.00		
Oxidation or Rust	4 EA		\$175.00	
Hail Damaged	27787 SF		\$0.00	
Fasteners: Missing	9 LF	\$390.00		
Full Replacement	27,787 SF			\$333,444.00
Total		\$34,926.00	\$460.00	\$333,444.00
		Emergency	Remedial	Replacement
Budget Totals		\$36,501.00	\$72,727.00	\$488,816.00

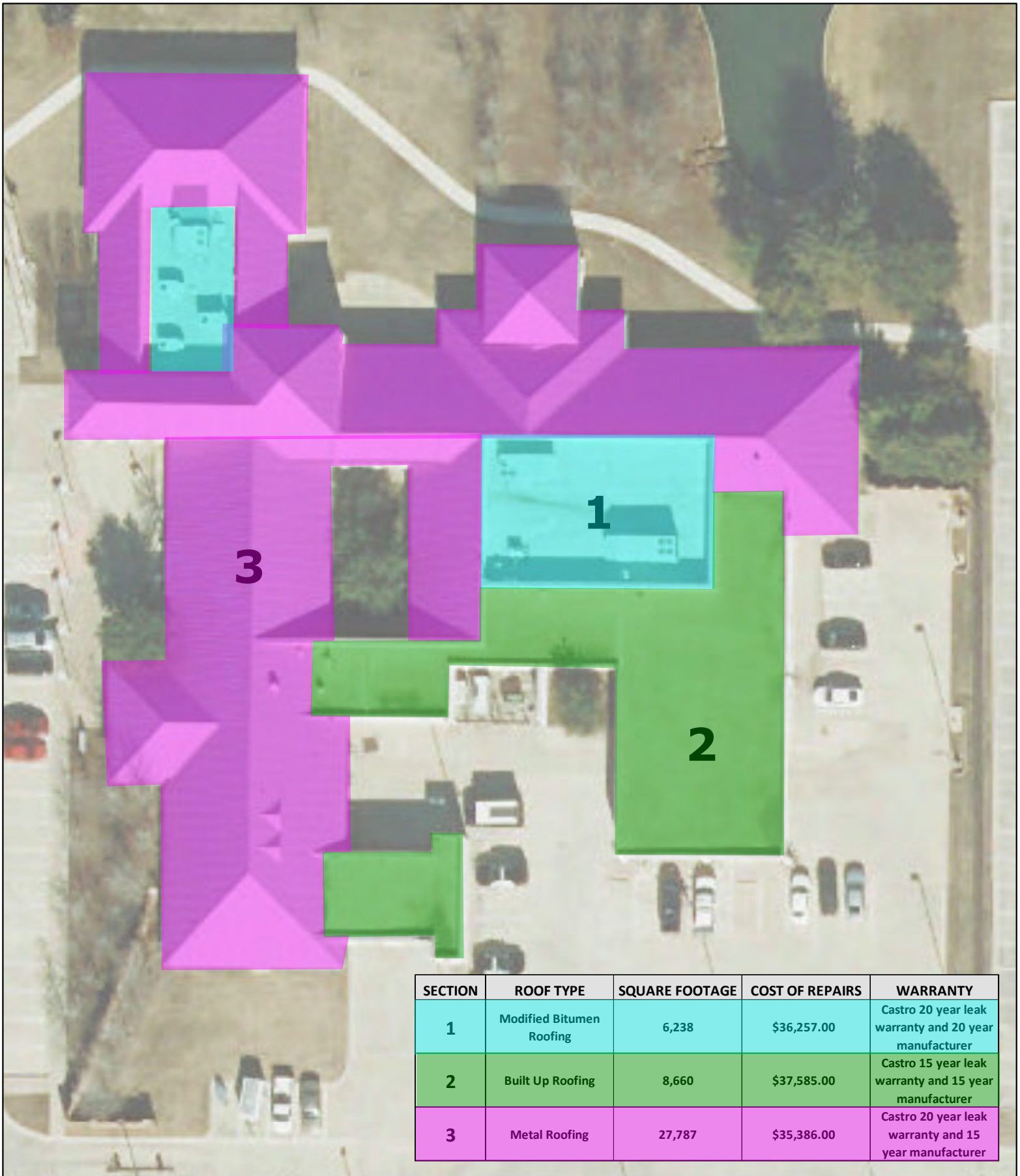


EXHIBIT B
JUSTICE CENTER ROOFING





City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5a

Agenda Date 03/22/2016

Number Ordinance O-16-1976

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from the R-40-Single Family Residential zoning district to the R-30-Single Family Residential zoning district on Lot 1, Block 1, of the Harden Addition, located at 4916 Behrens Road, Case ZC15-021

Strategy Map Connection

There is no strategy map connection for this item.

Explanation

Second Reading and Public Hearing

Following the March 8, 2016 City Council meeting, the applicant submitted a letter requesting to continue this item to the June 7, 2016, City Council meeting. The letter is attached for your reference.

There were six speakers at the City Council meeting on March 8, 2016. One speaker spoke in support of the proposed request and five spoke in opposition. Additionally, four citizens registered their opposition to the proposed request and 45 registered their support, but did not wish to speak.

Following the distribution of the of the March 8, 2016 agenda packet, a petition of opposition was received which contained 15 signatures. One letter of opposition was withdrawn and resubmitted in support. The current percentage of property owners within 200 feet in opposition to the proposed rezoning is 13.21 percent (previously 24.71).

At the March 8, 2016 City Council meeting, staff was directed to conduct additional research and to provide the findings at the March 22, 2016 meeting.

City Council requested an exhibit detailing all of the lot sizes for the residential lots currently zoned R-40, located in the general vicinity of the subject property, south of Glade Road. Additionally, City Council requested that staff identify the lots within this area which are currently platted. Staff conducted this research and the results can be found in the attached Surrounding Lot Area Exhibit.

City Council also requested additional information related to the feasibility of a future residential home fronting onto Glade Road. Staff requested a drawing with dimensions for the lot, should the home be fronted onto Glade Road. The applicant respectfully

declined this request and stated there is no intent to front a future home onto Glade Road. Following this discussion, staff attempted to verify the feasibility and potential for a home to be constructed on Lot 1 utilizing the conceptual zoning exhibit. Based on the information available, it appears the lot may meet the minimum lot depth requirement of 125 feet for the requested R-30 zoning, should the lot front Glade Road. However, there are additional considerations which contribute to the feasibility of fronting onto Glade Road. If the home were to front onto Glade Road, buildable area would be more restricted due to setbacks than if the home were to front onto Behrens Road as proposed.

There was additional discussion on how close a home could potentially be to the pavement of the future Glade Road. The distance would be approximately 56 feet, including the required side yard setback and parkway within the right-of-way. Staff created the Distance to Back of Curb Exhibit to illustrate the dimensioning. The Conceptual Zoning Exhibit reflects a setback of 10 feet on Glade Road, but 35 feet is required.

Finally, City Council requested information related to the feasibility of a new driveway being constructed to allow Lot 1 to take access from Glade Road. Staff has determined that a new driveway is feasible, and any future construction would be regulated by the requirements of the Land Development Code. Based on the spacing requirements outlined in the Land Development Code, the areas shown in purple on the Driveway Spacing Exhibit could be a possibility to place a new driveway.

First Reading and Public Hearing

Larry Chappell, the applicant, has submitted a request to rezone approximately 1.52 acres, located at 4916 Behrens Road, from the R-40 Single Family Residential District to the R-30-Single Family Residential District. The applicant is seeking a zoning change in order to subdivide a single lot into two lots for future residential development.

The Planning and Zoning Commission recommended denial of the proposal at the February 8, 2016 meeting by a vote of 6-1. The applicant is appealing this decision to the City Council. As required by the Land Development Code, the applicant submitted a written notice of appeal within 10 days of the final action by the Planning and Zoning Commission.

Existing Conditions/Background: The subject property is currently platted as Lot 1, Block 1 of the Harden Addition. A subsequent replat will be required if the applicant wishes to subdivide the property, should the rezoning request be approved.

Proposed Zoning Change:

Request – The applicant is requesting a zoning change from the R-40 Single Family Residential District to the R-30-Single Family Residential District to subdivide a single

lot into two individual lots with the intent of demolishing all existing structures and to construct two new single family homes. Based on the current zoning district regulations, the subject property is not large enough to allow for subdivision into two individual lots.

Ordinance – Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-30 zoning regulations require the following standards:

Minimum Lot Area: 30,000 square feet

Minimum Lot Width: 125 feet

Minimum Lot Depth: 125 feet

Minimum Front Yard Setback: 35 feet*

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

Maximum Lot Coverage: 25 percent

**On corner lots, a front yard shall be provided on each street frontage. The subject property will have a front yard setback of 35 feet required on both Behrens Road and Glade Road.*

The applicant has provided a zoning exhibit, which is conceptual in nature, and not for consideration as part of the zoning request. However, the conceptual exhibit proposes two lots, 31,552 square feet and 32,662 square feet in size. This conceptual plan appears to meet the R-30 zoning district's minimum lot area of 30,000 square feet and other standards as listed above. Chapter 3 (Land Use) of the Land Development Code identifies the purpose and intent of the R-30 zoning district as primarily oriented toward low density residential purposes and open space uses. Additionally, it states the principal uses shall be moderately low density detached single family homes.

Analysis – The zoning designations for all properties directly adjacent to the subject property are R-40. However, some lots in the immediate vicinity fall slightly below the 40,000 square-foot requirement of the R-40 District.

Although the R-30 District as requested would be different than the surrounding zoning designations, it appears generally consistent with the development pattern in the area.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single family residential uses. The proposed rezoning request does not seek to change the use on the subject property from single

family residential uses. The comprehensive plan’s Residential Density Policy states that the maximum density of each residential project shall be 1.8 dwelling units per gross acre. The proposed density is 1.32 dwelling units per gross acre. The requested zoning change is consistent with the comprehensive plan.

Fees: Park Land Dedication fees are required, in the amount of \$1,802 for each newly created residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a building permit.

Tree Preservation: Any future subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Surrounding Development: The table below reflects the surrounding zoning and existing land uses for the subject property as further illustrated on the attached location map:

R-40 Single Family Residential (Single Family Home)	R-40 Single Family Residential (Single Family Home)	R-40 Single Family Residential (Single Family Home)
R-40 Single Family Residential (Single Family Home)	Subject Property R-40 Single Family Residential (Single Family Home)	R-40 Single Family Residential (Single Family Home)
R-40 Single Family Residential (Single Family Home)	R-40 Single Family Residential (Single Family Home)	R-40 Single Family Residential (Single Family Home)

The subject property is surrounded by R-40, and all lots surrounding the subject property are larger than 30,000 square feet although some are less than 40,000 square feet.

Public Notification: Staff mailed notices to 14 property owners within 200 feet as well as any Homeowners Associations within 500 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. To date, staff has received four

letters in opposition. The current percentage of property owners within 200 feet in opposition of the proposed rezoning request is 13.21 percent (previously 24.71). At the February 8, 2016 Planning and Zoning Commission meeting, one citizen registered their support for the proposal but did not wish to speak, and 12 citizens registered their opposition, with four wishing to speak.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the proposed zoning request at the February 8, 2016 meeting by a vote of 6-1.

Supermajority Vote Requirement: The Planning and Zoning Commission has recommended denial, therefore a supermajority vote is required. Section 1.18.B(8) of the Land Development Code states that "No change of which the Planning and Zoning Commission has recommended denial or in case of a protest against such change, signed by the owners of twenty (20) percent or more of either the area of lots or land included in such proposed change, or lots or land immediately adjoining same and extending two hundred (200) feet therefrom, filed with the City Secretary, shall be passed except by a favorable vote of three-fourths (3/4) of all members of the City Council. In computing the percentage of land area, the area of streets and alleys shall be included in the computation". Therefore, a minimum of six of seven votes are required in order for the City Council to approve this item.

Staff Recommendation: The proposed zoning change is consistent with the City's comprehensive plan, in both use and maximum density. Although the requested R-30 District is not the same as the surrounding R-40 District designations, the R-30 District is generally consistent with the surrounding properties and development pattern. Staff recommends approval of the proposed rezoning request.

Financial Impact

There is no financial impact to the City.

Recommendation

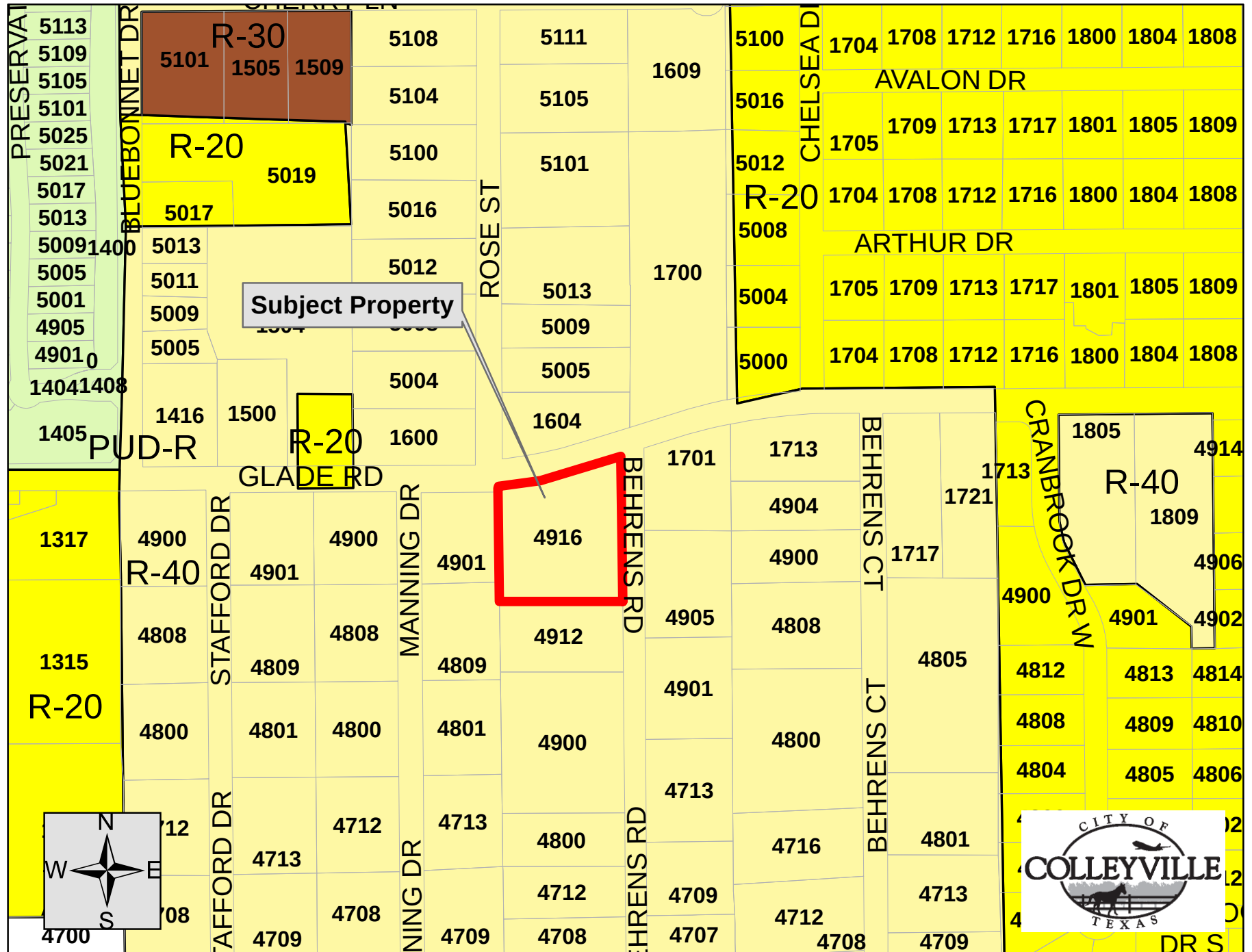
Approve

Attachments

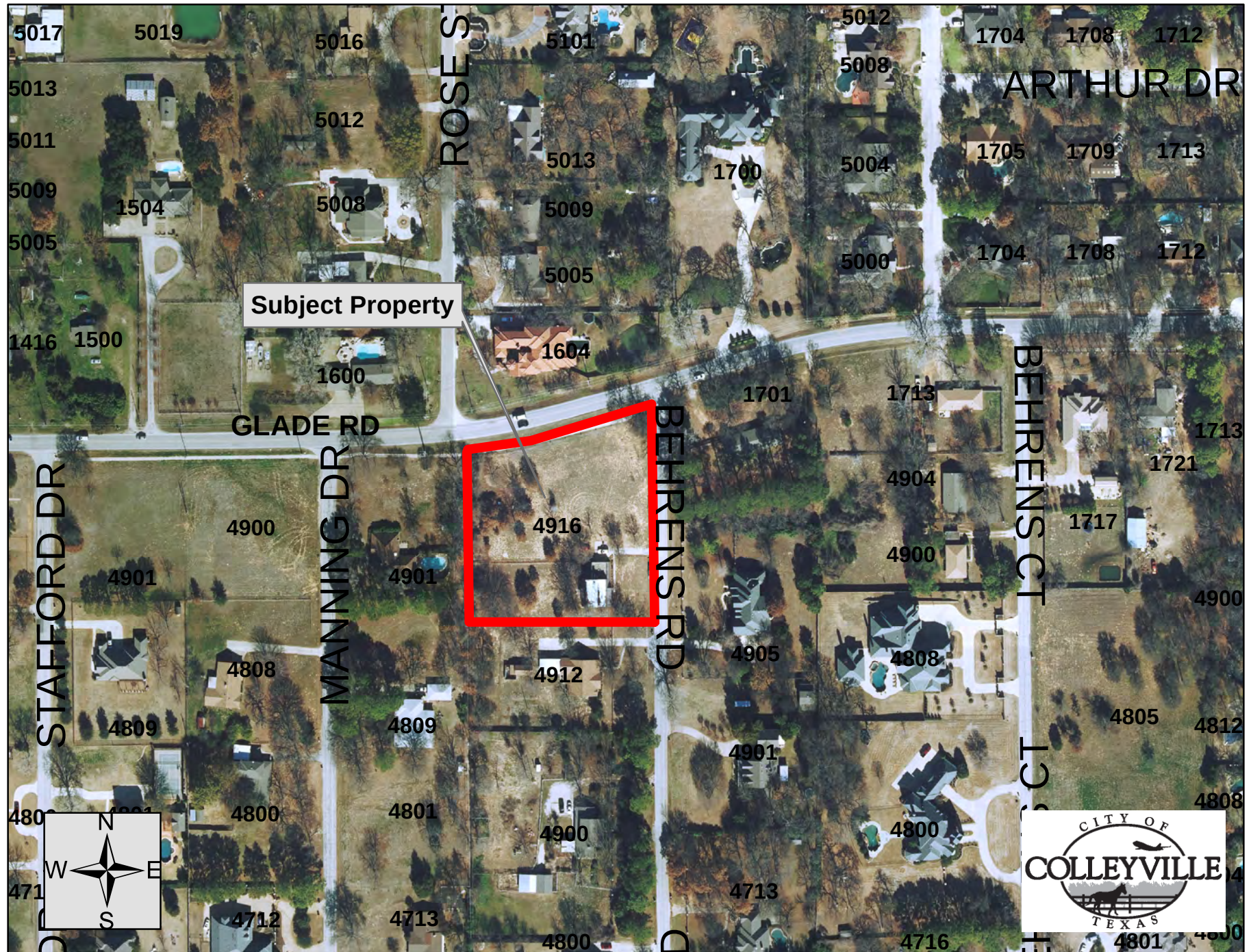
1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Applicant Request to Table Item
5. Statement of Planning Objectives
6. Conceptual Zoning Exhibit
7. Surrounding Lot Area and Platting Exhibit
8. Driveway Spacing Exhibit

9. Distance to Back of Curb Exhibit
10. Notification Map
11. Notification List
12. Property Owner Opposition Map
13. Letters of Opposition
14. Letters of Support
15. Speaker Cards - City Council - 03/08/2016 - Opposition
16. Speaker Cards - City Council - 03/08/2016 - Support
17. Applicant Letter of Appeal
18. Speaker Cards - Planning and Zoning 2/8/2016 - Opposition
19. Speaker Cards - Planning and Zoning 2/8/2016 - Support
20. Ordinance O-16-1976

Zoning Map

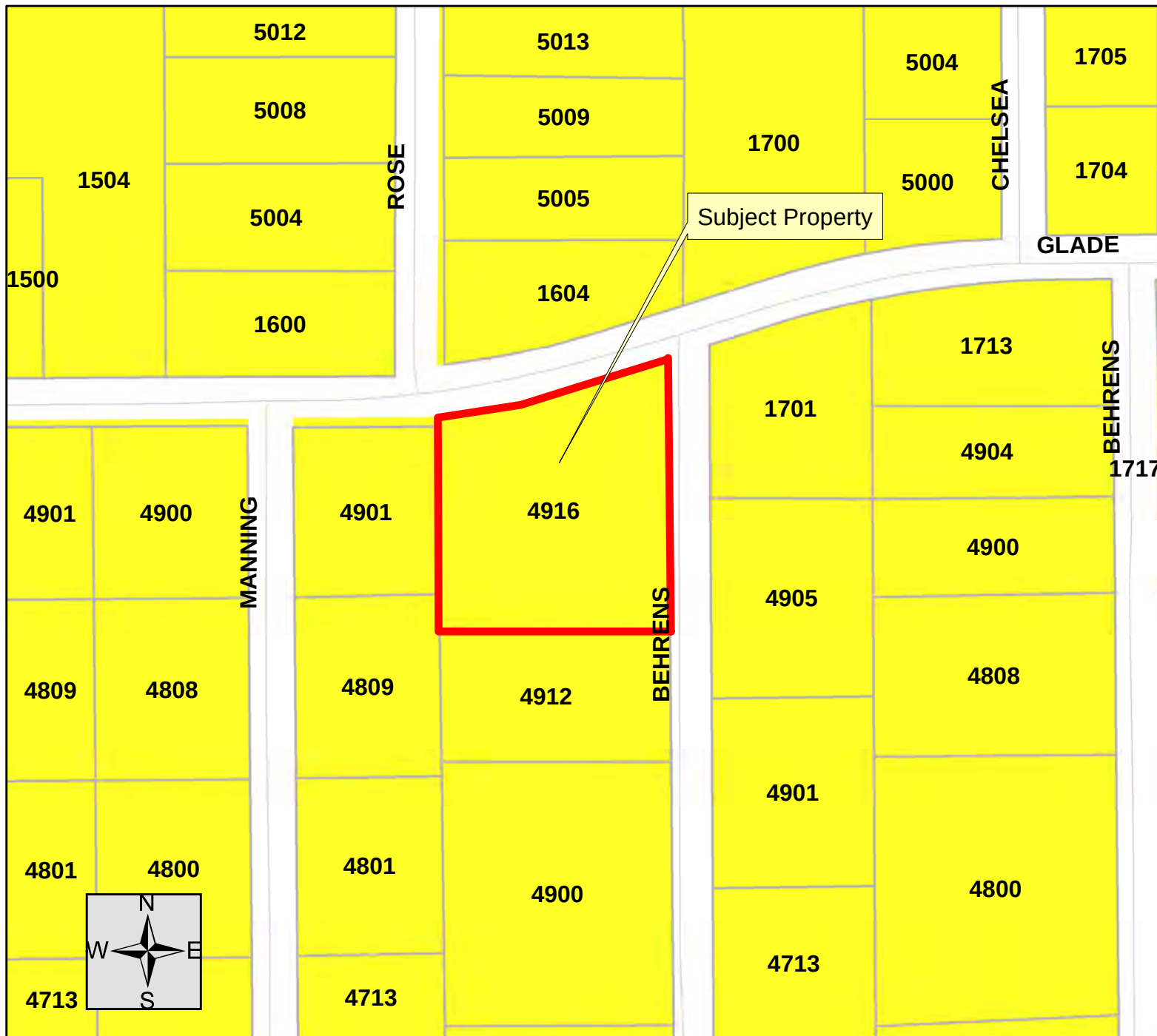


Aerial Map



Future Land Use Map

Case ZC15-021
4916 Behrens Rd.



Legend

- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- PARKS/ OPEN SPACE
- COLLEYVILLE BLVD CORRIDOR
- Subject Property
- Parcels
- COLLEYVILLE CITY LIMITS



Applicant Request to Table Item

March 10, 2016

Shane Pace

City of Colleyville

100 Main Street

Colleyville, TX 76034

Re: ZC15-021

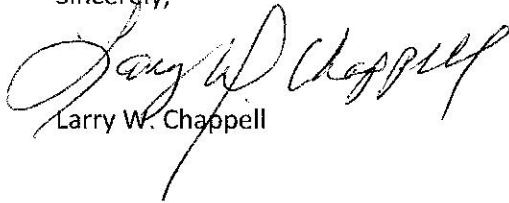
Consideration of a zoning change from R40-Single Family Residential to R30-Single Family Residential

Shane:

At this time I wish to table the above referenced zoning request until June 7 in order to gather more information and data regarding this project.

Thank you for your assistance.

Sincerely,



Larry W. Chappell

Statement of Planning Objectives

December 17, 2015

To the City of Colleyville

Re: Lot 1, Block 1, Harden Addition Rezoning

To whom it may concern

We are the owners of the subject Lot and desire to rezone the property so that we can build 2 homes on the proposed 2 lots. The proposed homes will conform to the surrounding homes and will be a better use of the property since the size of this Lot is approximately 50% larger than most of the surrounding properties. By rezoning to R-30, we will easily be able to meet the requirements of this zoning.

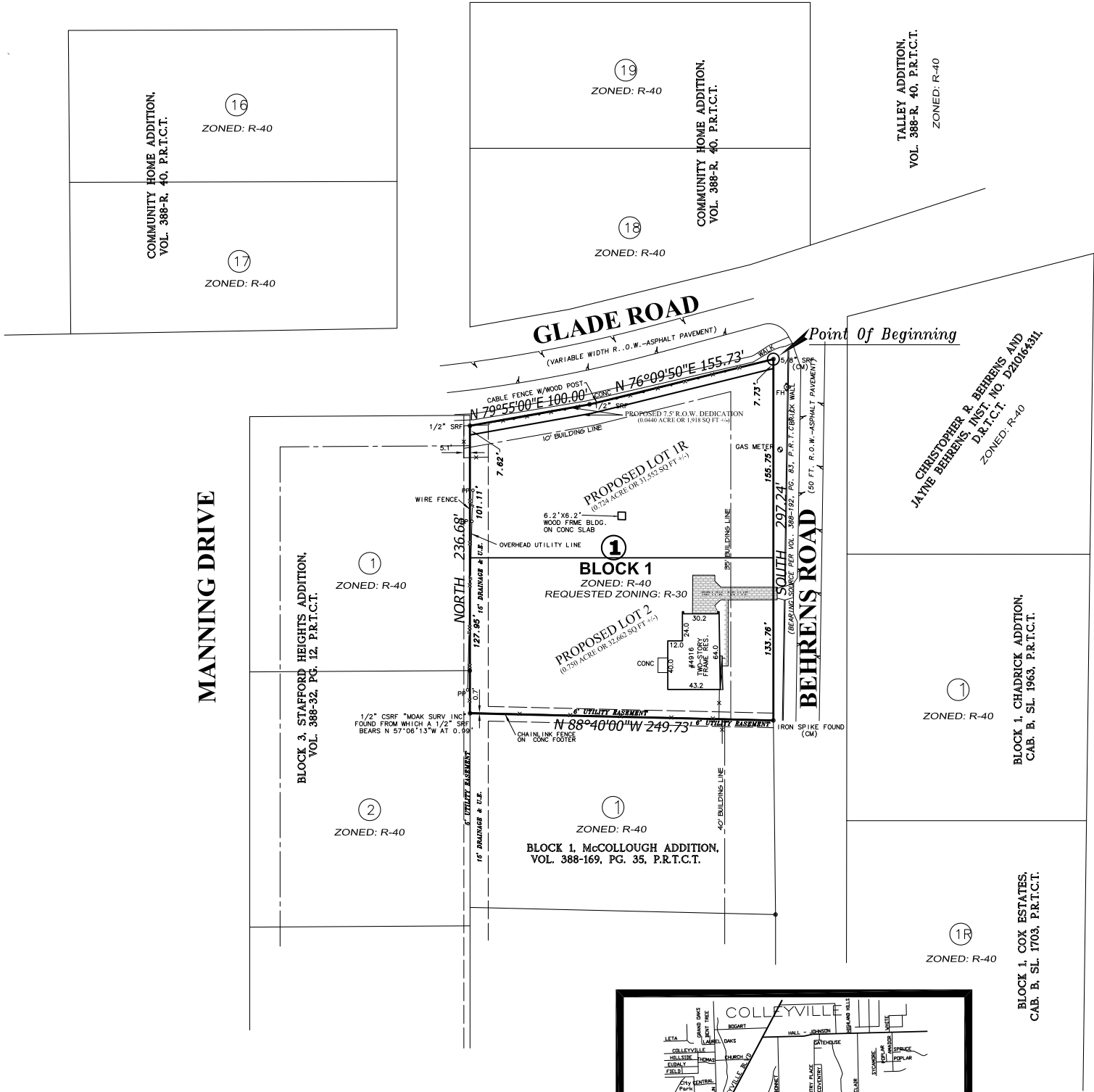
We appreciate your consideration for this zoning request.

Sincerely submitted



Larry Chappell

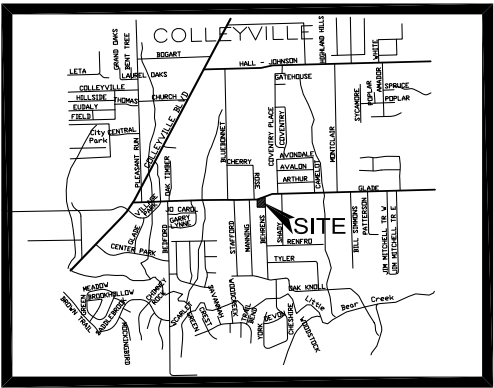
Conceptual Zoning Exhibit



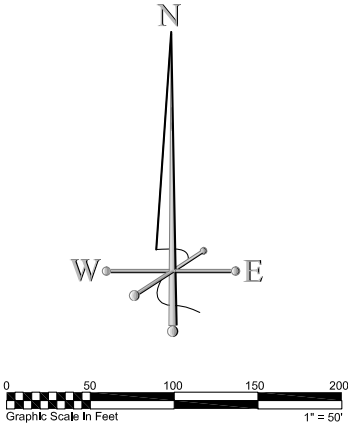
FLOOD NOTE

According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Map Number 48439C0095 K, Map Revised: September 25, 2009, the tract shown hereon does not appear to lie within Zone AE (special flood hazard areas inundated by 100-year flood, base flood elevations determined). However, the tract does appear to lie within Zone X-unshaded (areas determined to be outside 500-year floodplain).

This information is only our opinion based on our sincere efforts of scaling data from the above mentioned FEMA Map in relation to the subject tract and does not represent a flood study prepared by Moak Surveyors, Inc.



VICINITY MAP



(CM) - REPRESENTS CONTROL MONUMENT

Owner / Applicant
Larry W. and Judy Chappell
1716 Glade Road
Colleyville, Texas 76034
817-656-8444 office

FIELD NOTE "LEGAL" DESCRIPTION

ALL that certain tract or parcel of land situated in the COTRAIL SURVEY, ABSTRACT NO. 328, Tarrant County, Texas and being a portion of Lot 1, Block 1, HARDEN ADDITION, an Addition to the City of Colleyville, Tarrant County, Texas as recorded in Volume 388-192, Page 83, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod found for the northeast corner of said Lot 1, also being the intersection of the southerly right-of-way line of Glade Road (a variable width right-of-way) with the westerly right-of-way line of Behrens Road (a 50 foot right-of-way):

Thence SOUTH with said westerly right-of-way line, 297.24 feet to an iron spike found for the southeast corner of said Lot 1;

THENCE North 88 degrees 40 minutes 00 seconds West departing said right-of-way and with the southerly boundary line of said Lot 1, 249.73 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" found for the southwest corner thereof;

Thence NORTH with the westerly boundary line of said Lot 1, 236.68 feet to a 1/2 inch steel rod found in the said southerly right-of-way line of Glade Road;

THENCE North 79 degrees 55 minutes 00 seconds East with said right-of-way line, 100.00 feet to a 1/2 inch steel rod found;

THENCE North 76 degrees 09 minutes 50 seconds East continuing with said right-of-way, 155.73 feet to the PLACE OF BEGINNING and containing 1.518 acres of land, more or less as surveyed by Moak Surveyors, Inc..

ZONING EXHIBIT
FOR ZONING CHANGE REQUEST
FROM R-40 TO R-30
BEING
LOT 1, BLOCK 1, HARDEN ADDITION,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
AS DESCRIBED IN DEED TO
LARRY W. AND JUDY CHAPPELL
INSTRUMENT NO. D215273361, DRTCT

NOTES: THIS ZONING MAP WAS COMPILED FROM A SURVEY DONE DURING THE MONTH OF MARCH, 2002 BY MOAK SURVEYORS, INC..
PROPOSED LOT 1R WILL FRONT ON BEHRENS DRIVE.

I, David W. Myers, a Registered Professional Land Surveyor of the State of Texas hereby certify that this plat represents a careful and accurate survey made on the ground under my supervision and all required monuments and markers shown actually exist or will be installed in accordance with the provisions of the City of Colleyville Land Development Code and the location, size and type of material are accurately shown on the plat.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT.

David W. Myers, R.P.L.S. No. 4565

Scale 1" = 50'

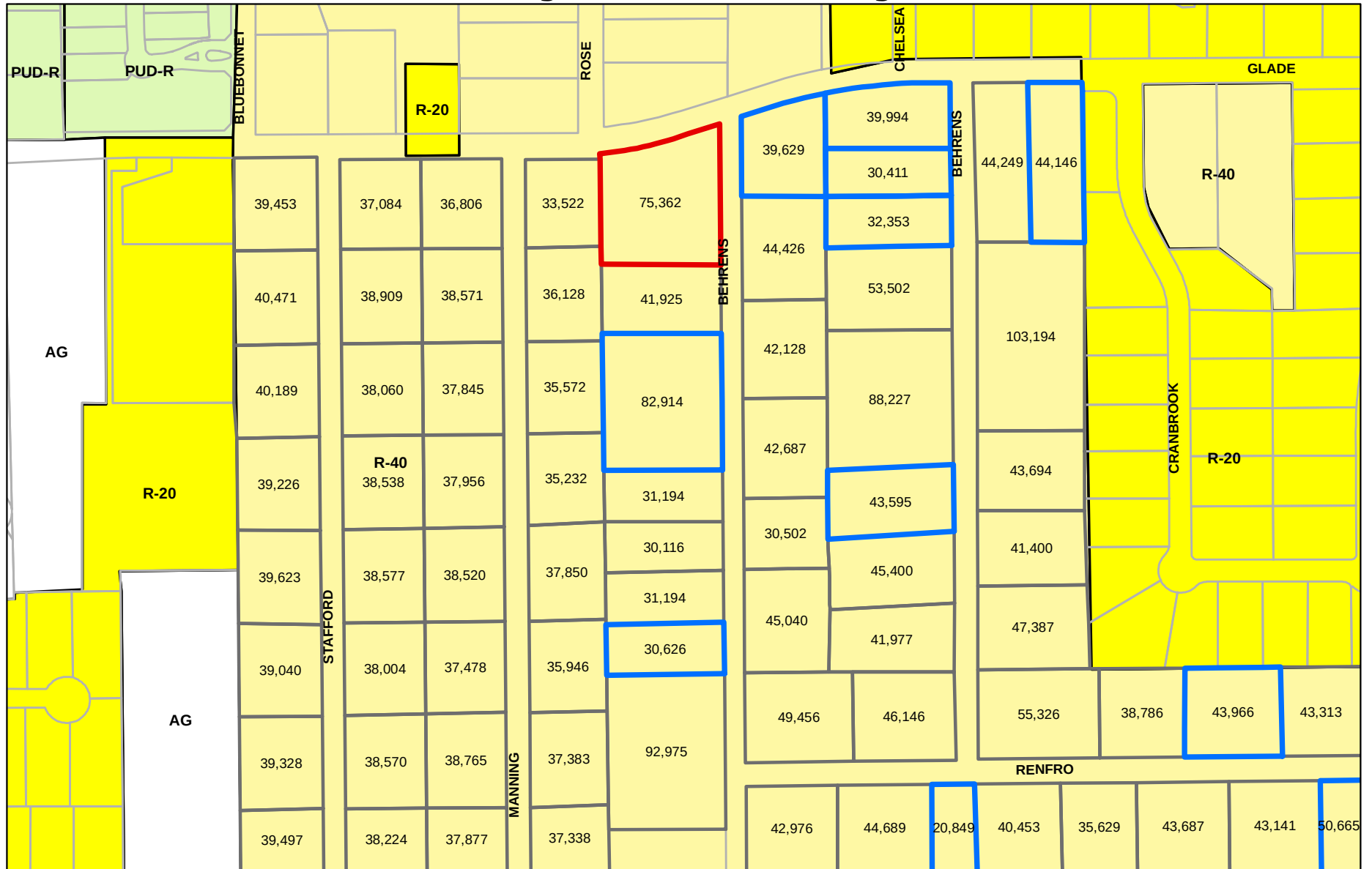
- LEGEND
- FOUND STEEL ROD
 - SET CAPPED STEEL ROD
 - + CROSS CUT IN CONCRETE
 - ◇ FOUND STEEL PIPE
 - FOUND BOIS D'ARC STAKE

COORDINATE FILE: 02-083

REVISED 1-14-16 CITY COMMENTS

Moak Surveyors, Inc.
LICENSED STATE AND REGISTERED
PROFESSIONAL LAND SURVEYORS
Texas - No. 15786, 15787, 15788, Nevada
1105 Creek Spatter Road, Colleyville, Texas 76034
Metro 817-208-2211 • Fax 817-282-0401
www.moaksurveyors.com
Date DECEMBER 16, 2015 Job # 15-076Z

Surrounding Lot Area and Platting Exhibit



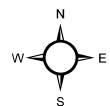
4916 Behrens Road
Case ZC15-021

0 62.5 125 250 375 500 Feet

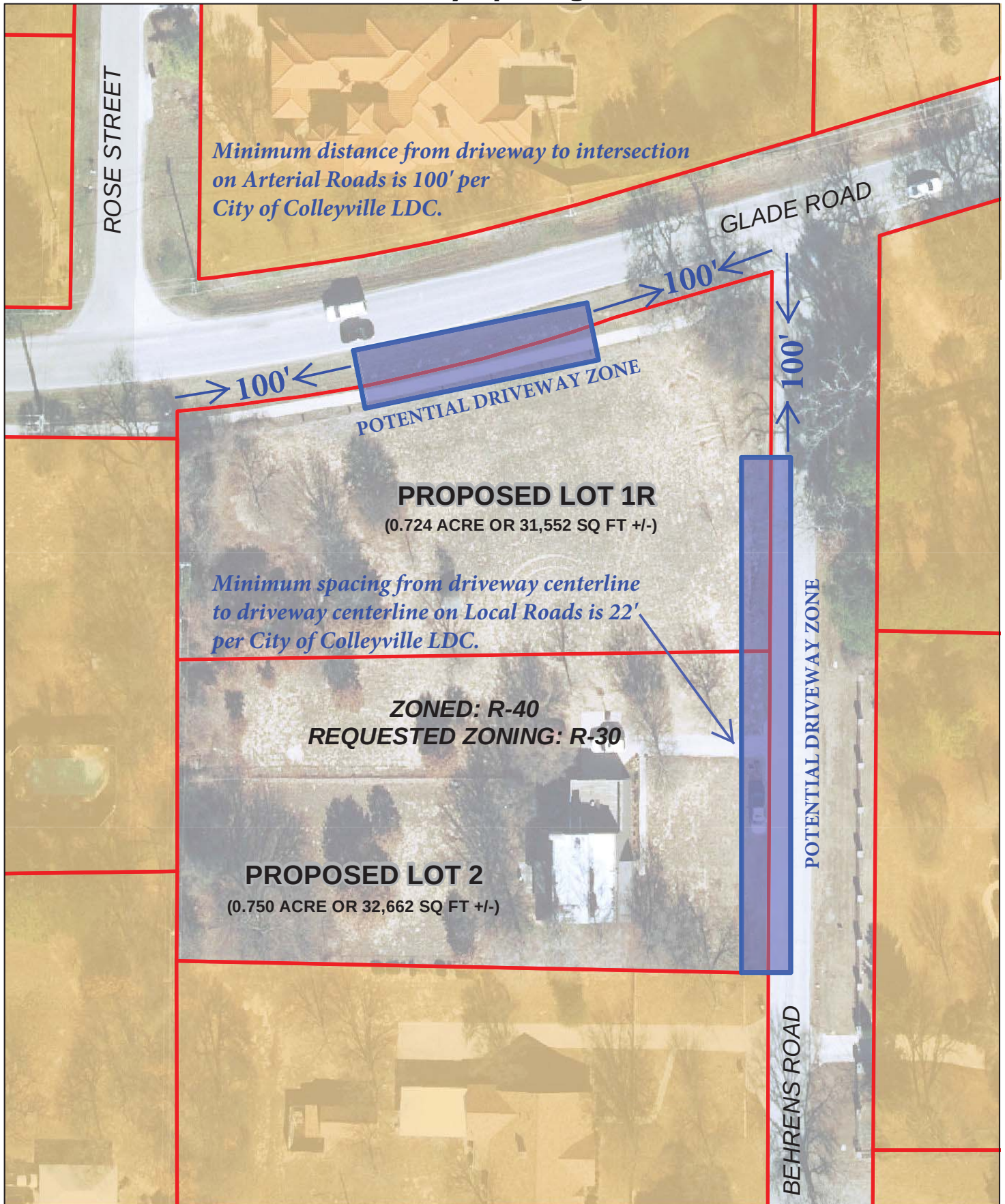
Legend

- Subject Property
- Unplatted Lots
- R-40 Lots, South of Glade Road

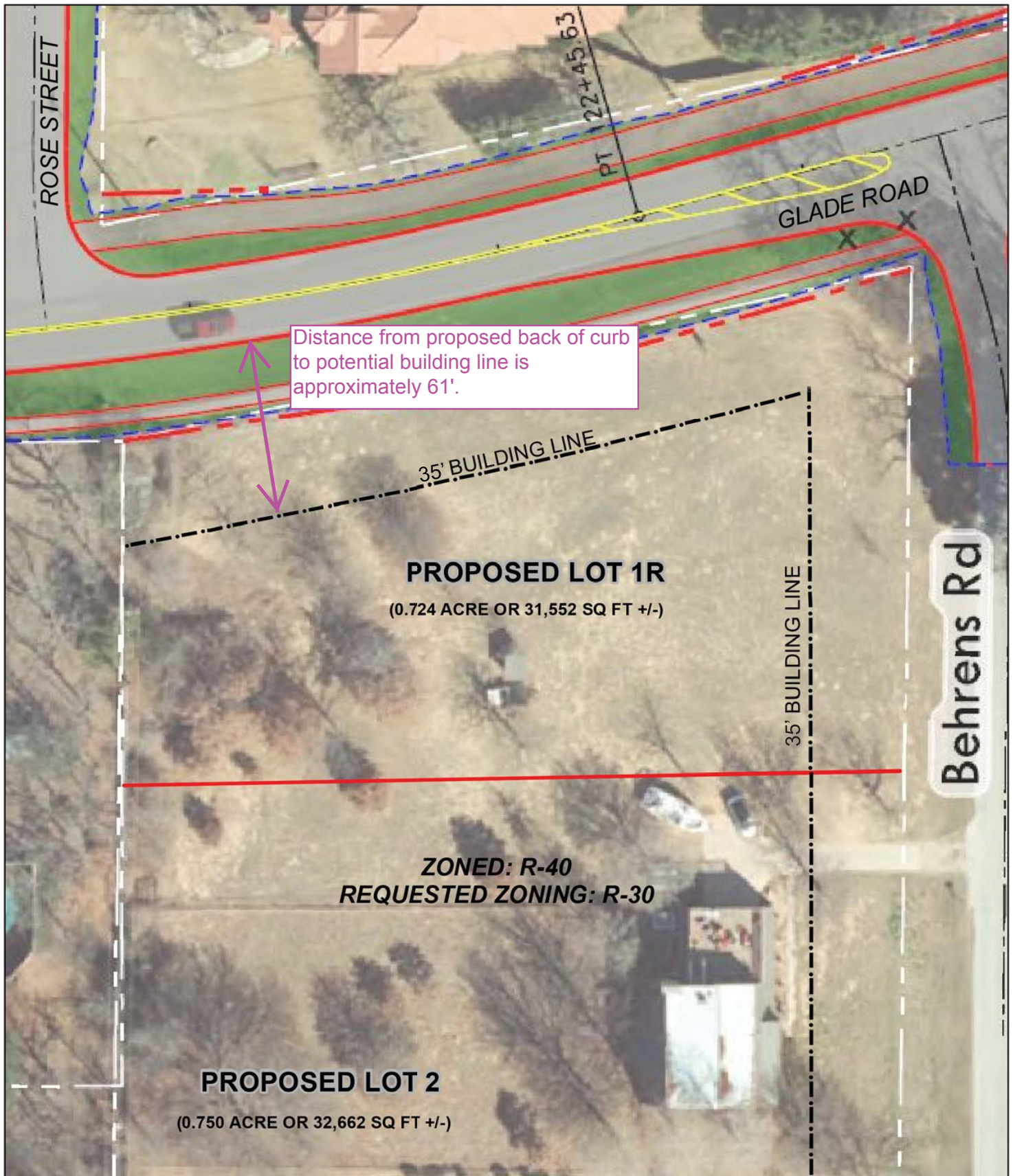
Updated 03/10/16



Driveway Spacing Exhibit



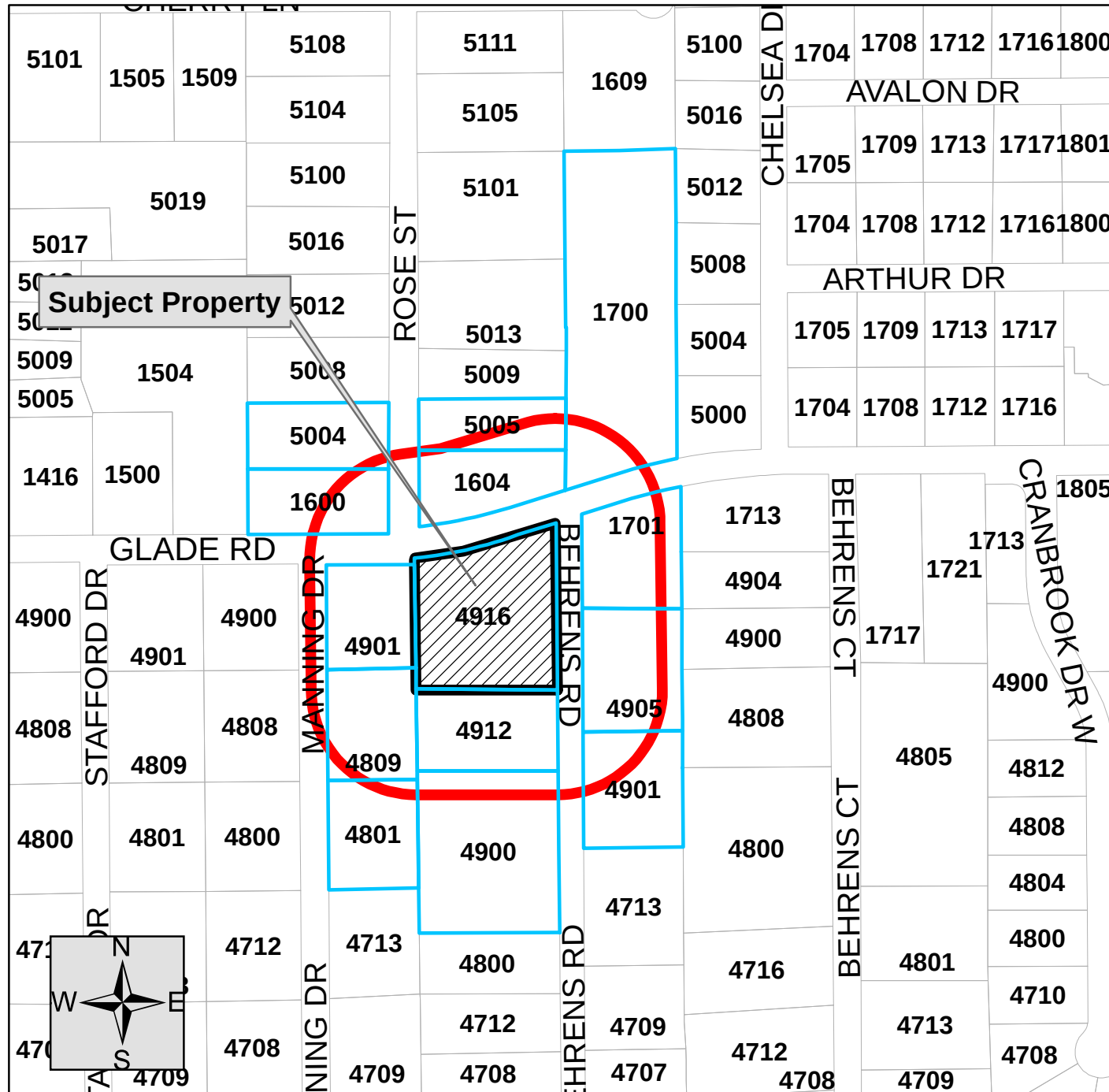
Distance to Back of Curb Exhibit



For Conceptual Purposes Only



Notification Map



Case ZC15-021

4916 Behrens Rd.

Legend

-  Properties within 200 feet
-  Subject Property
-  Parcels

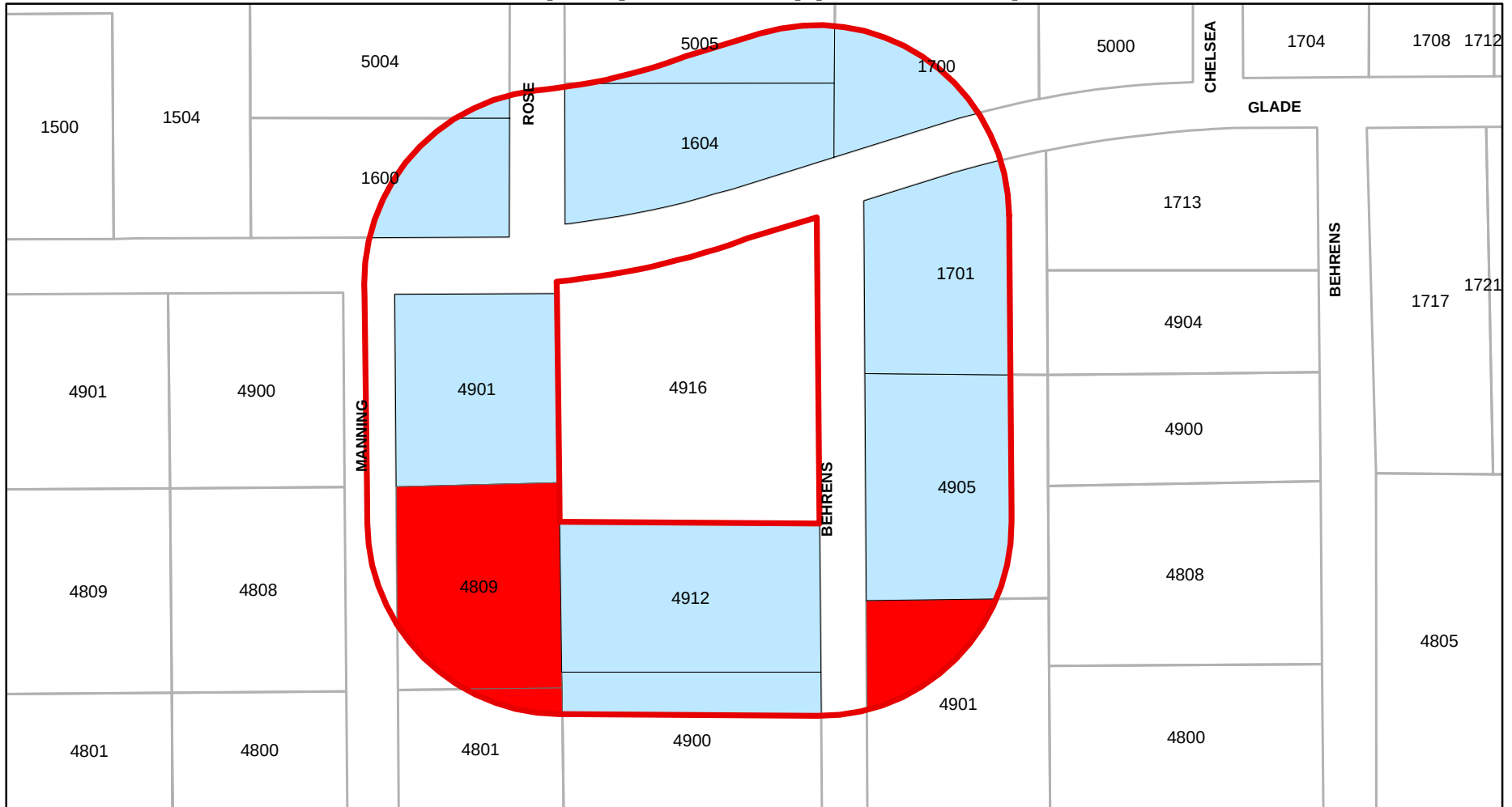


Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
BAKER, FRANK D	4900 BEHRENS RD	COLLEYVILLE	TEXAS	76034	4900 BEHRENS RD
ALBERT, JOHN M	7000 MONET	COLLEYVILLE	TEXAS	76034	5004 ROSE ST
HENNING, JOHN B	4809 MANNING DR	COLLEYVILLE	TEXAS	76034	4801 MANNING DR
SMITH, RICHARD	4901 MANNING DR	COLLEYVILLE	TEXAS	76034	4901 MANNING DR
COX, NORMAN LLOYD	4901 BEHRENS RD	COLLEYVILLE	TEXAS	76034	4901 BEHRENS RD
HART, NEIL J	1600 GLADE RD	COLLEYVILLE	TEXAS	76034	1600 GLADE RD
COPLON, MAHLON	2400 STATE HIGHWAY 121 APT 330	EULESS	TEXAS	76039	4905 BEHRENS RD
RICKS, GREGORY A	8808 QUEENS CT	COLLEGE STATION	TEXAS	77845	4916 BEHRENS RD
BEHRENS, CHRISTOPHER	1701 GLADE RD	COLLEYVILLE	TEXAS	76034	1701 GLADE RD
BACA, RICHARD	4801 BEHRENS CT	COLLEYVILLE	TEXAS	76034	5005 ROSE ST
RICKS, GREGORY A	8808 QUEENS CT	COLLEGE STATION	TEXAS	77845	1604 GLADE RD
HENNING, JOHN B	4809 MANNING DR	COLLEYVILLE	TEXAS	76034	4809 MANNING DR
DUCIC, YADRANKO	1700 GLADE RD	COLLEYVILLE	TEXAS	76034	1700 GLADE RD
MCCOLLOUGH JOYCE B	4912 BEHRENS RD	COLLEYVILLE	TEXAS	76034	4912 BEHRENS RD
GRAPEVINE-COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE	TEXAS	76051	STATE LAW REQUIRED
CHELSEA PARK HOA	1816 AVONDALE DRIVE	COLLEYVILLE	TEXAS	76034	COURTESY NOTICE
LARRY CHAPPELL	1716 GLADE ROAD	COLLEYVILLE	TEXAS	76034	APPLICANT

Public hearing notices were
mailed Thursday, January 28,
2016 by Taci Wrisley

Property Owner Opposition Map



Total Land Area in Buffer (Includes R.O.W): 348806.836938 Sq Ft / 8.007 Total Acres
 Total Land Area Opposed (within 200 ft Notice Area): 46097.201944 Sq. Ft/ 1.058 Total Acres
 13.21 % Percent of Land Opposed (within the 200 ft. Notice Area):

Legend

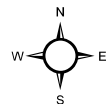
- 200 ft Buffer
- Properties within the 200ft Buffer
- Properties Opposed
- Parcels

Updated 03/08/16

4916 Behrens Rd
 Case ZC15-021



0 62.5 125 250 375 500 Feet



Letters of Opposition

Taci Wrisley

From:
Sent: Monday, February 8, 2016 12:03 PM
To: Taci Wrisley
Subject: Reference: Zoning Case Number - ZC15-021

February 08, 2016

**Reference : Zoning Case Number – ZC15-021
4916 Behrens Road**

Dear Planning and Zoning Commission:

I am sending this on behalf of my Mother, Joyce McCollough, the owner of 4912 Behrens Road. She received the letter notifying her of the request of a zoning change for 4916 Behrens Road. For health reasons she is unable to attend the Public Hearing tonight, but she wishes to have her vote to not rezone the area for lots smaller than one acre to be counted.

My Father, Samuel J. McCollough passed away 2 years ago. It was also his wish to not have the zoning changed. He was active in 2006 when there was another request for the lot to be rezoned.

This house has been our home for 32 years. It will be passed down to me and my children and grandchildren with no plans of selling. We want to preserve the neighborhood as it is for future generations.

It is my request that the planning and zoning commission to vote “NO” to rezoning.

Thank you .

**On Behalf of
Joyce B. McCollough
4912 Behrens Rd.
Colleyville, TX 76034
817-283-1002**

Letters of Opposition

Taci Wrisley

From: Shane Pace
Sent: Monday, February 8, 2016 1:35 PM
To: Taci Wrisley
Subject: FW: Rezoning application

FYI

Shane Pace
Principal Planner
Community Development
City of Colleyville
100 Main Street
Colleyville, Texas 76034
Phone: 817-503-1056
Fax: 817-503-1059



We value your opinion. Please take a moment to take our survey, [click here](#)

From:
Sent: Monday, February 8, 2016 1:22 PM
To: Shane Pace <space@colleyville.com>
Subject: Rezoning application

Mr Pace,

I'm sending this note because i will not be at the hearing tonight regarding the application to rezone the lot at Behrens Dr. and Glade Rd. I am against rezoning any lot in the neighbor hood to less than 1 acre.

Thank you,

Reed Chambers
1705 Renfro
Colleyville TX 76034
817 991 8056 cell

peerless electric co inc

Letters of Opposition

NORM COX

4901 Behrens Road
Colleyville, TX 76034-4344

817-688-2467
www.coxhall.com

February 8, 2016

City of Colleyville
Planning and Zoning Commission

In regards to P&Z item:

Consideration of a zoning change from the R40-Single Family Residential zoning district to the R30-Single Family Residential zoning district on Lot 1, Block 1, of the Harden Addition, located at 4916 Behrens Road, Case ZC15-021

I would like to voice my **opposition** to the proposed rezoning of the aforementioned lot of land for the following reasons:

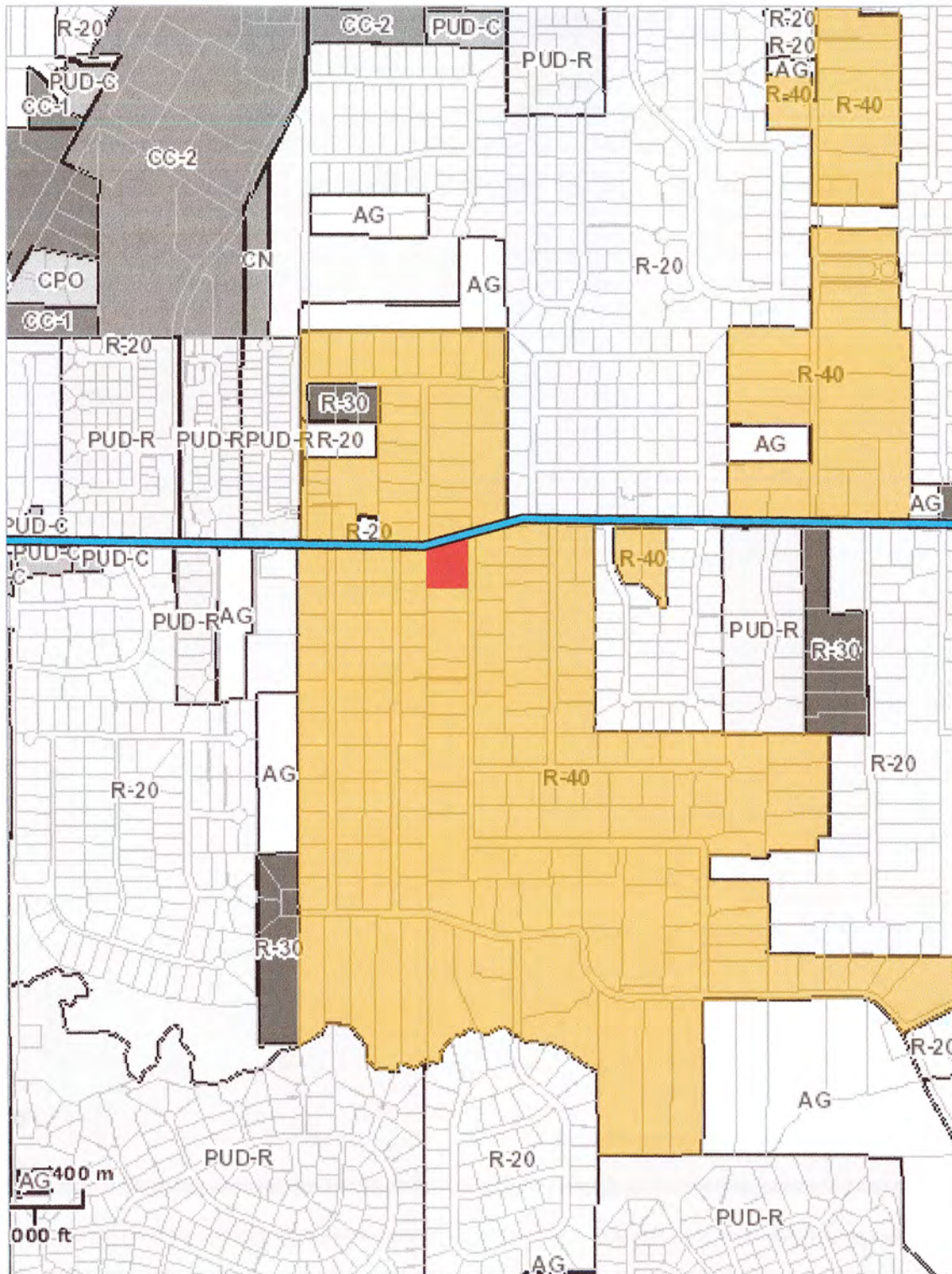
- This is a contiguous R-40 zoned area, that has attracted many families to the area specifically for the large lot zoning.
- For the past 25 years, P&Z and City Council have adamantly protected this R-40 zoning from rezoning challenges.
- R-30 zoning would constitute "spot zoning" and adversely affect the continuity, feel and stability of an established neighborhood.
- An approval for this rezoning would set a precedent for other "spot zoning" requests from opportunistic open landowners or potential developers.
- "Spot zoning in established neighborhoods is not an appropriate area to allow the higher density goals of the new city master plan.

For these reasons, I urge the Commission to deny the above request.

Thank you, and kind regards,

Norm Cox
4901 Behrens Road
Colleyville, TX 76034

Letters of Opposition

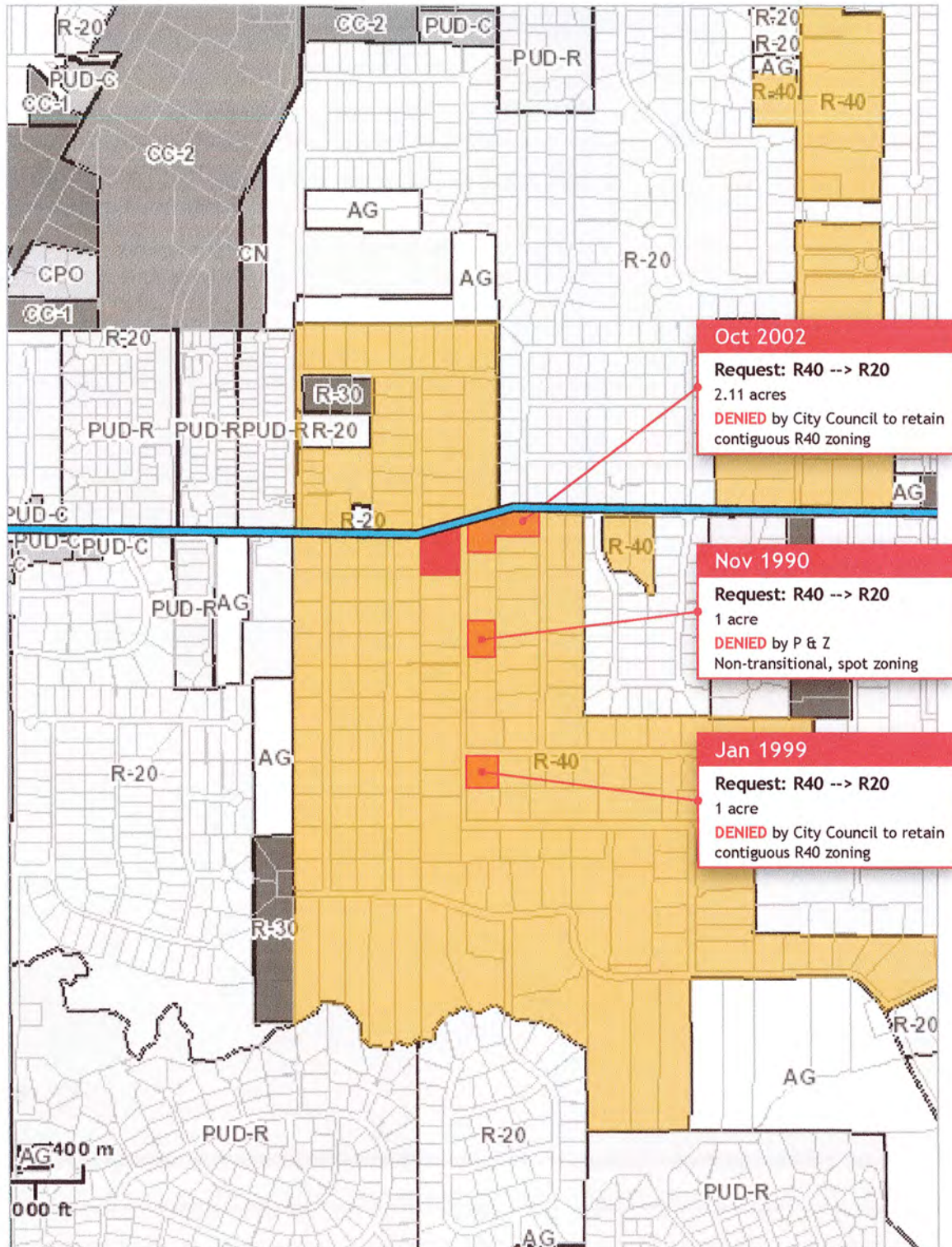


SPOT ZONING

"The process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners."

Spot zoning is frowned upon because it amounts to arbitrary, fickle, and/or unreasoned treatment of a singular area within a particular zoning that does not benefit the public or surrounding landowners.

Letters of Opposition

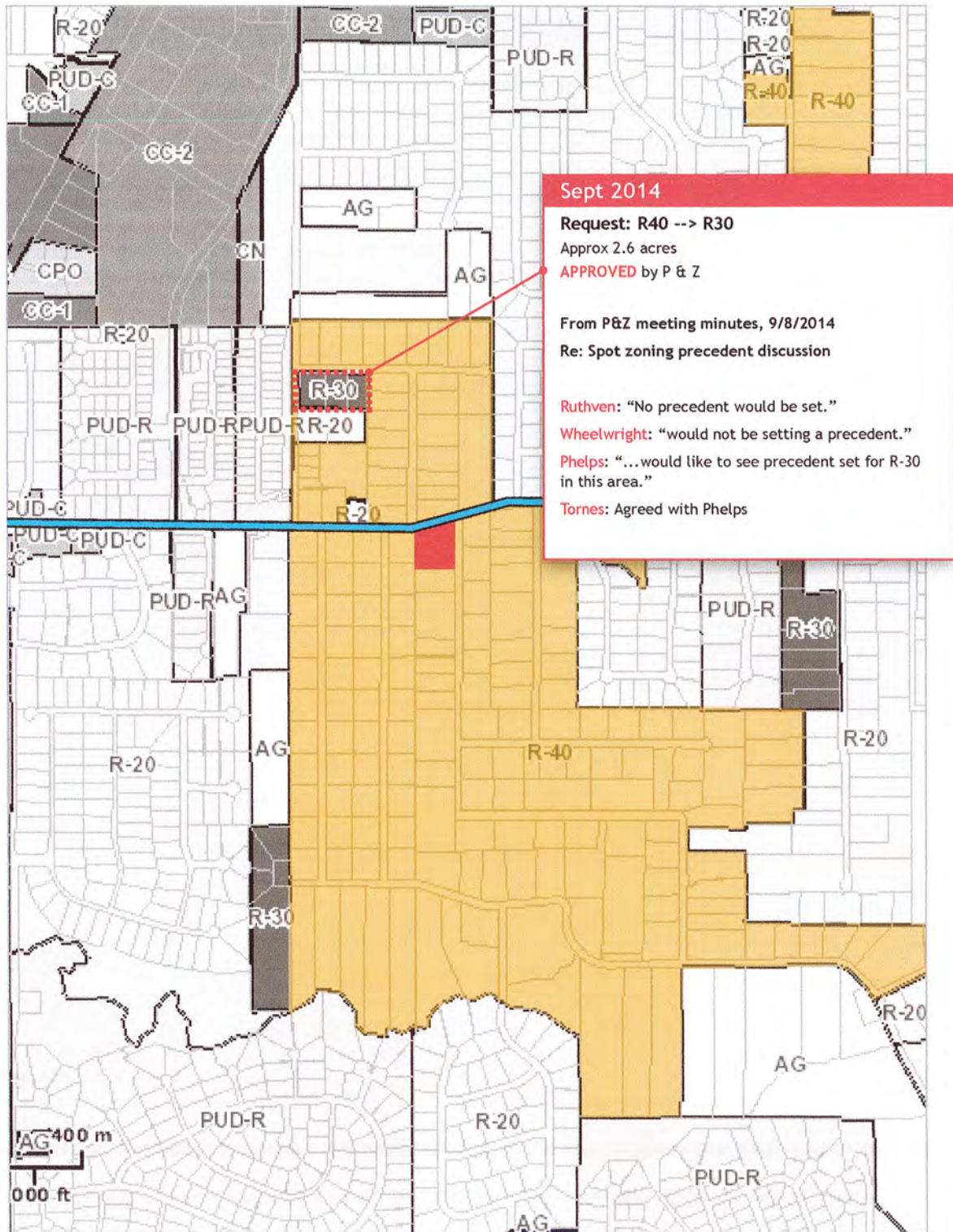


TRIED AND DENIED

All requests for rezoning in this area (prior to 2014) have been denied by P&Z or City Council for the following reasons:

- Retain contiguous R-40 uniformity and neighborhood stability
- Avoid slippery slope of "spot zoning" and "transitional zoning"
- Avoid irreversible and indefensible precedents for future requests

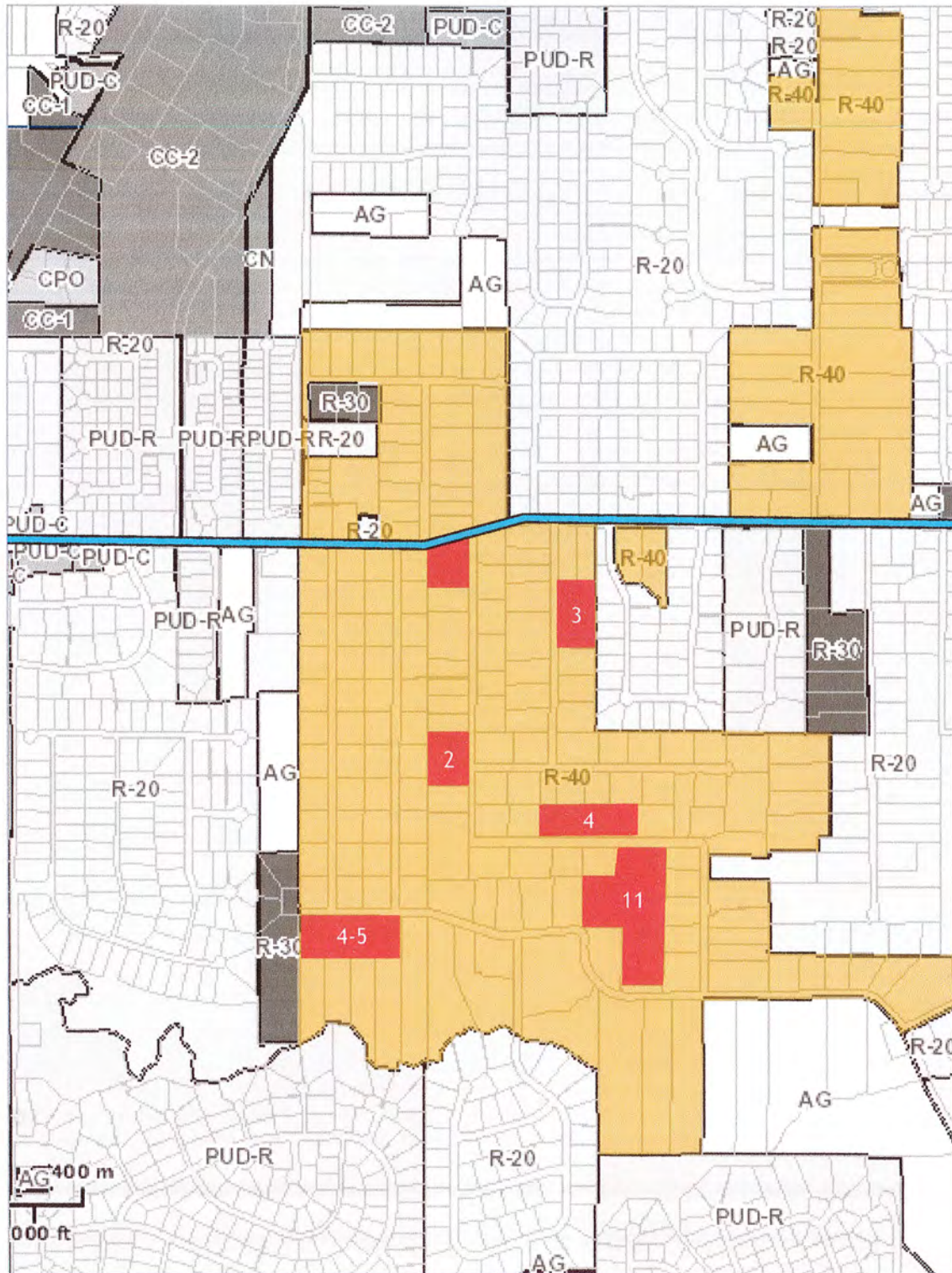
Letters of Opposition



PRECEDENT RISK

Despite arguments to the contrary, this R-30 approval HAS indeed set a precedent for spot zoning in an established and contiguous R-40 area, as evidenced by this latest petition for another R-30 spot zoning.

Letters of Opposition



POTENTIAL IMPACT

(# of houses per tract)

The current available land plots that (potentially) could be "spot zoned", within this contiguous R-40 neighborhood, and take advantage of this new "precedent" to divide their land into smaller lots. Obviously this type of spot zoning would dramatically alter the character and feel of the area that has been so wisely protected by previous Commissions and Councils.

Letters of Opposition

NORM COX

4901 Behrens Road
Colleyville, TX 76034-4344

817-688-2467

www.coxhall.com

February 8, 2016

TO City Council, City of Colleyville, TX
Community Development Department

REGARDING Zoning Case No: ZC15-021
Applicant: Larry Chappell
Location: 4916 Behrens Road
Property Desc.: Lot 1 Block 1 of the Harden Addition
Present Zoning: R40 Single family residential
[Consideration of a zoning change from the R40-Single Family Residential zoning district to the R30-Single Family Residential zoning district.](#)

As a 25-year homeowner within the 200ft radius of the lot above, I would like to formally submit my **opposition** to the proposed rezoning for the following reasons:

- This zoning request sits directly in the center of a **contiguous** R40 zoned area, that has attracted dozens of families to this area specifically for the large lot zoning and pastoral charm. ([See attached Page 1](#))
- For the past 25+ years, P&Z and City Council have adamantly protected this R40 area from rezoning challenges and attempts to subdivide. ([See attached Page 2](#))
- R30 zoning would constitute “*spot zoning*” and adversely affect the continuity, feel and stability of a long-established neighborhood. ([See attached Page 3](#))
- An approval for this rezoning would set a precedent for other “spot zoning” requests from opportunistic open-land owners or potential developers. ([See attached Pages 4-5](#))
- “Spot zoning” in established, contiguous neighborhoods is not an appropriate means to achieve the higher density goals of the new city master plan.

For these reasons, I urge the Council to deny the above request and continue the City’s unwavering commitment and wisdom to protect this R40 neighborhood continuity.

Thank you, and kind regards,

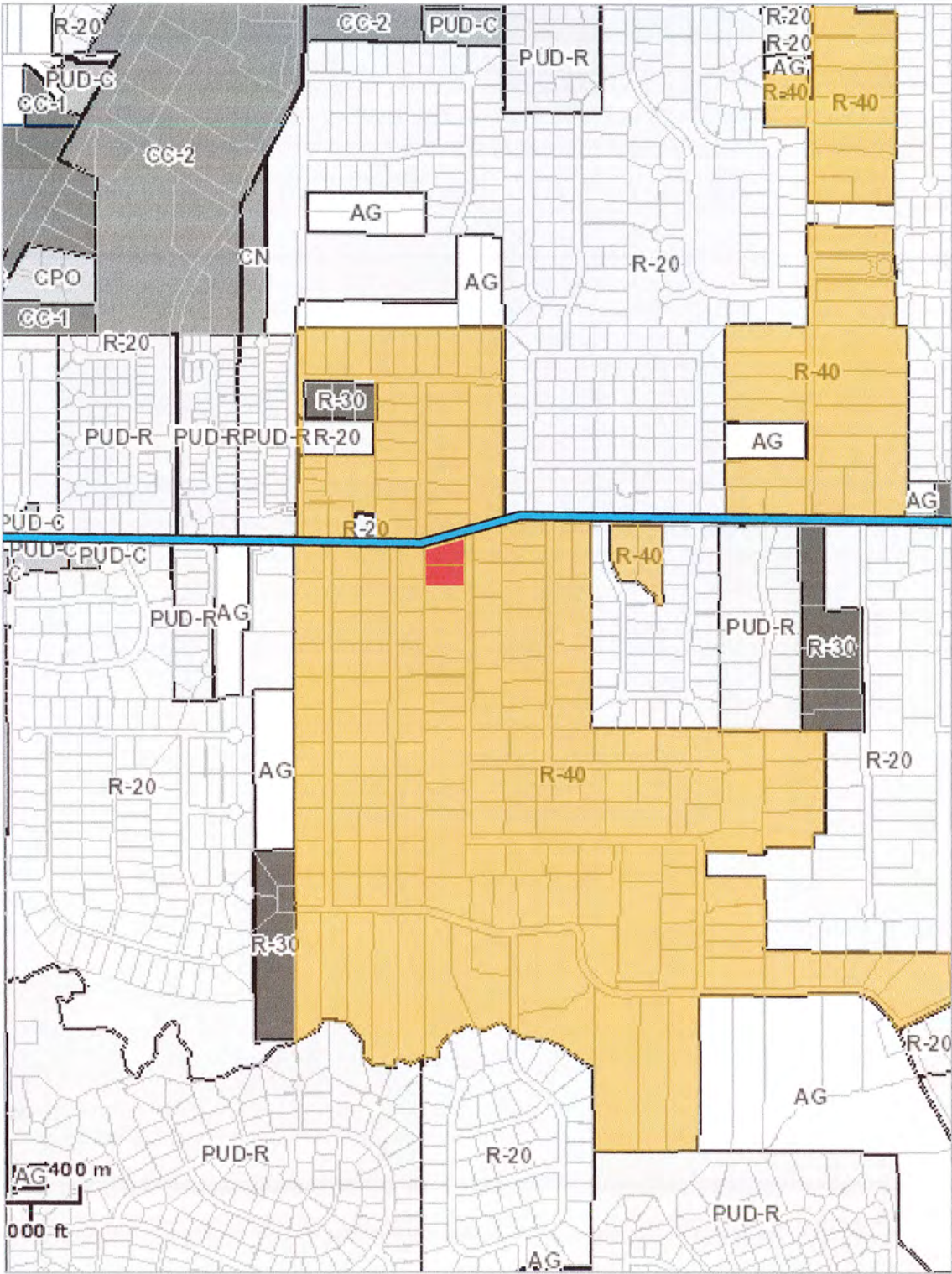
Norm Cox

RECEIVED

MAR 01 2016

Per

Letters of Opposition

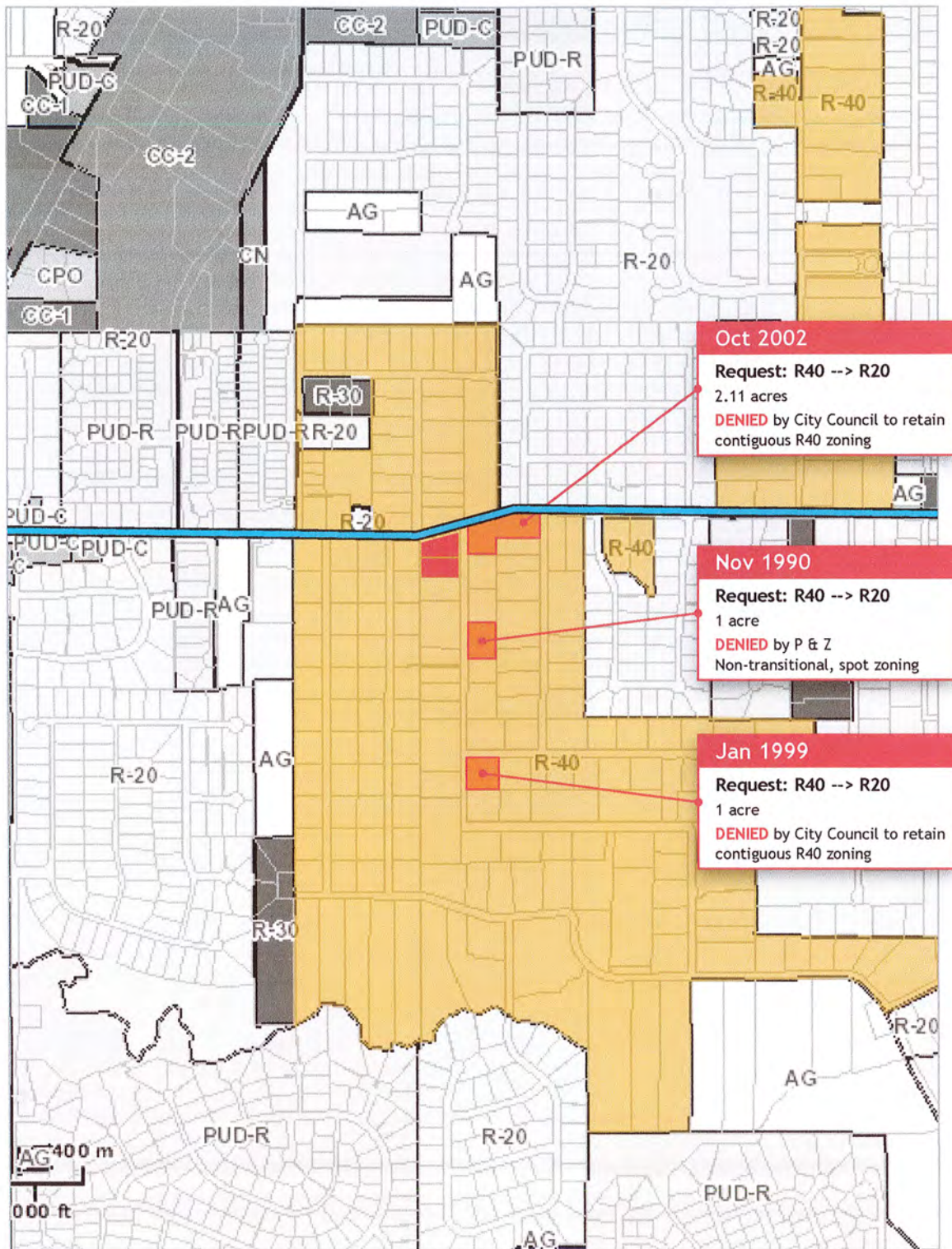


DISCONTINUITY

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Per

Obviously this parcel of land sits centrally located within the contiguous R40 zoning that has remained protected and uncompromised for the past 25+ years. It is not situated along the edges of this R40 zoning that could be potentially perceived as "transitional" zoning areas.

Letters of Opposition



TRIED AND DENIED
RECEIVED

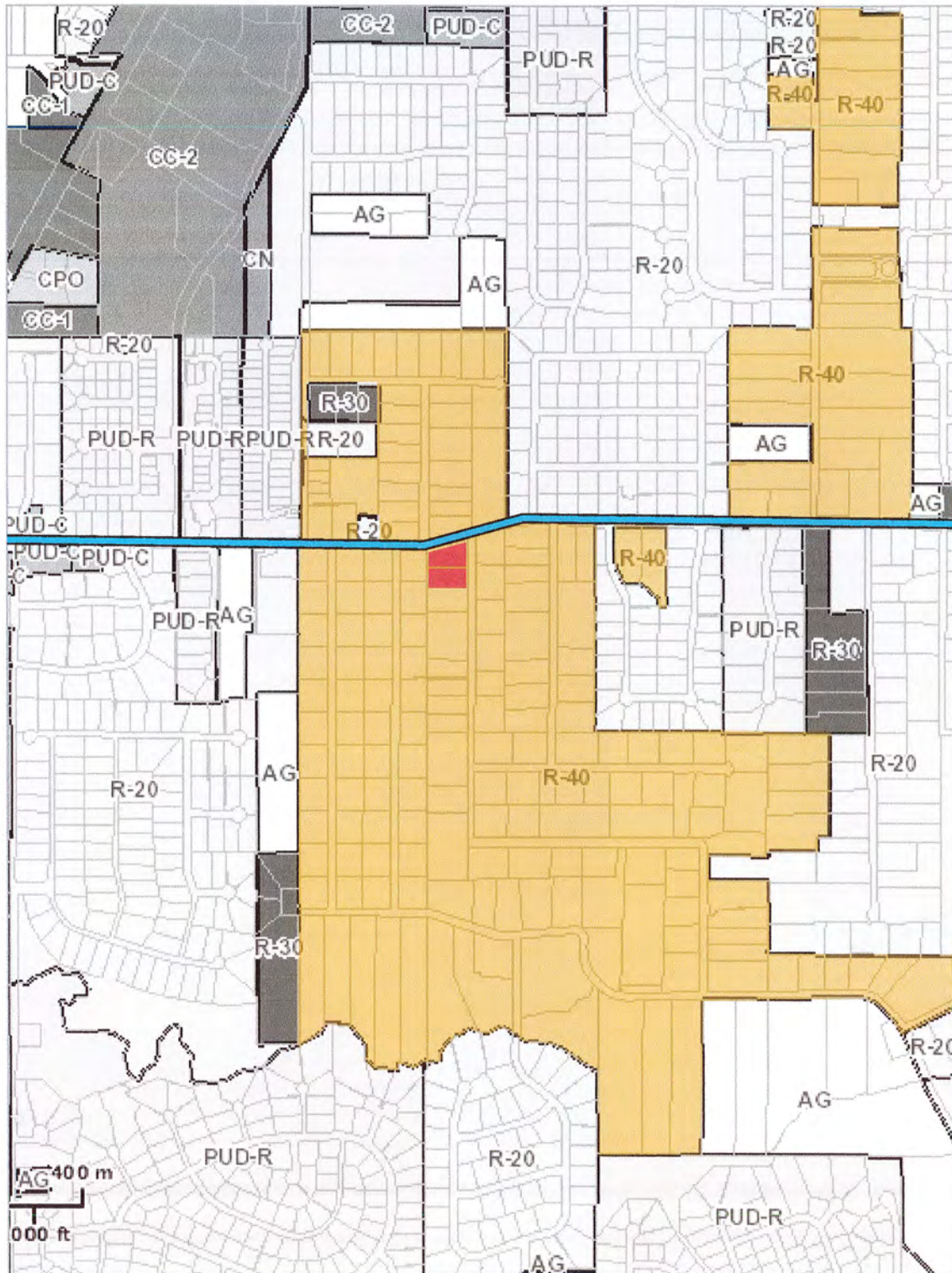
MAR 01 2016

Per

All requests for rezoning in this area (prior to 2014) have been denied by P&Z or City Council for the following reasons:

- Retain contiguous R40 uniformity and neighborhood stability
- Avoid slippery slope of "spot zoning" and "transitional zoning"
- Avoid irreversible and indefensible precedents for future requests

Letters of Opposition



SPOT ZONING

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MAR 01 2016

for

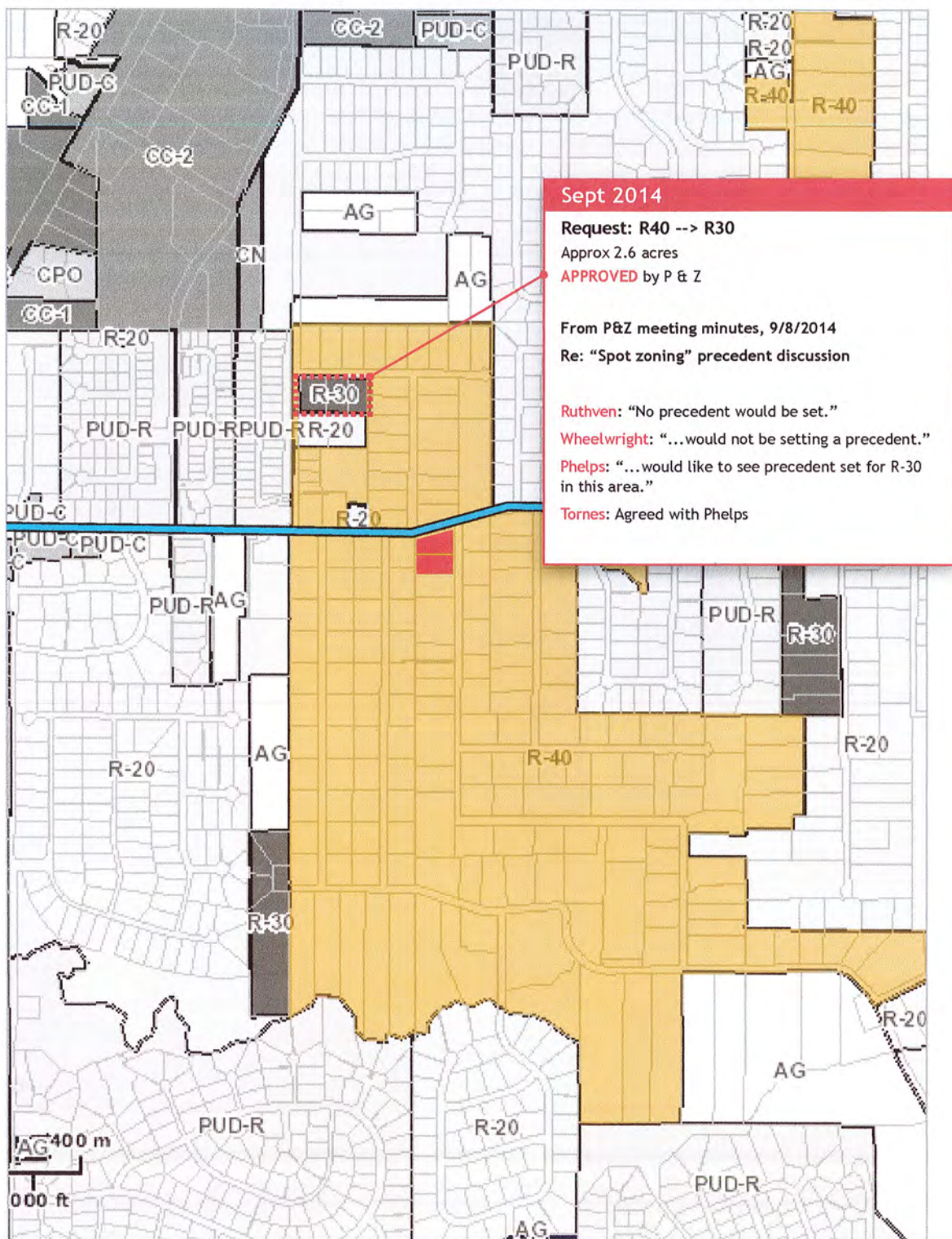
"The process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners."

Spot zoning is frowned upon because it amounts to arbitrary, fickle, and/or unreasoned treatment of a singular area within a particular zoning that does not benefit the public or surrounding landowners.



PAGE
4 of 5

Letters of Opposition



PRECEDENT RISK

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Despite P&Z Commissioners' arguments to the contrary, their recent (2014) R30 approval has indeed set a precedent for spot zoning in this established, contiguous R40 area, as evidenced by this current opportunistic petition to subdivide and take advantage of a recent R30 spot zoning precedent.

Letters of Opposition

4801 Manning Dr,
Colleyville, TX. 76034
3-05-2016

Zoning case ZC15-021

I am against the request to change the zoning at 4916 Behrens Road. Our neighborhood is a rural gem, and has some cattle, horses, chickens and donkeys living in this area. Please help us preserve the open spaces and beauty of our neighborhood, and keep the Laene zoning in place.

Ann Hammond
John Henning

RECEIVED

MAR 07 2016

Per

Letters of Opposition

4809 Manning Dr.
Colleyville, TX. 76034
3.05.2016

Zoning case zc 15-021

I am against the rezoning of 4916
Behrens Rd. Our unique area of Stafford
Heights and Harden Addition has a natural,
rural feel, unlike parts of Colleyville
and most cities and towns in our area.
Building more structures and having less
open space does not equal a fine
destination.

Ann Hammond
John Henning

RECEIVED
MAR 07 2016
Per

Letters of Opposition

To the Colleyville Mayor and City Council,

By signing this petition I am in opposition of the property at 4916 Behrens Road zoning change request.

Name	Signature	Address
Sarah C. Huggins	<i>Sarah C. Huggins</i>	4707 Behrens Road Colleyville, TX
W.S. Huggins	<i>W.S. Huggins</i>	4707 Behrens Road Colleyville, TX
Wes Poole	<i>Wes Poole</i>	4609 Behrens Road Colleyville, TX 76034
Daneta Jobe	<i>Daneta Jobe</i>	1916 Renfro RD 76034
Shyllis Veach	<i>Shyllis Veach</i>	4709 Manning Dr 76034
GARY E Veach	<i>GARY E Veach</i>	4709 Manning Dr 76034
Bryce Leigh	<i>Bryce Leigh</i>	4509 Manning Dr 76034
Elizabeth Cummings	<i>Elizabeth Cummings</i>	4800 Behrens Rd 76034
WM CRAIG CUMMINGS	<i>WM CRAIG CUMMINGS</i>	4800 Behrens Rd
Mark Davidson	<i>MARK DAVIDSON</i>	4708 BEHRENS RD Colleyville
THOMAS C CONLEY	<i>Thomas C Conley</i>	4604 BEHRENS RD 76034
RITA PILGRIM	<i>Rita Pilgrim</i>	4712 BEHRENS CT. 76034
Tallie Pilgrim	<i>Tallie Pilgrim</i>	4712 Behrens Ct. 76034
Lisa Staton Pomroy	<i>Lisa Staton Pomroy</i>	4712 Behrens Rd
PAUL R. Pomroy	<i>Paul R. Pomroy</i>	4712 BEHRENS Rd 76034

Letters of Opposition

Dear friends,

We won the fight at Planning and Zoning Commission but it was appealed to City Council. We have to convince one council member to vote "NO".

"The goal for Colleyville's homes and neighborhoods is to preserve the high-quality, large lot, natural setting neighborhoods...It requires new residential developments to contribute to the city's "rural feel".

Our street and neighborhood is zoned for 1 acre lots. The property at Behrens and Glade, 4916 Behrens Road, is requesting a zoning change to split their property. Although they have approximately 1.5 acres, this would allow for smaller than required lots therefore beginning the trend to split other lots in our neighborhood. Large estate lots are preferred on lots facing Glade per the Planning and Zoning Commission to assist with the rural feel goal. One home on this lot would work best to maintain the high standard. Splitting the lot would most likely place one of the homes close to Glade Road because both would face Behrens Road. With the future work on Glade more than likely they will need to maintain the current size to remain in compliance with the acre lot minimum.

I believe there are other property owners waiting for the outcome of this case to ask for a zoning change also.

These are our homes. This is a business venture for the builder. I am asking the City Council to vote "NO" to help maintain our current requirement.

City Council meeting

Tuesday March 8th and Tuesday March 22nd.

7:30 pm


Lisa Pomroy

4712 Behrens Road

**If you are (unable to attend but wish to be in opposition please call me and I will bring a petition by for your signature. (817)209-4873

Comments!

My Name is Mary G Sprouse
I Live at 4704 Behrens Rd Colleyville, Tex 76034
I am Seventy five years old, and I am not able to attend Meeting.
I am asking the City Council to vote **NO NO** to help maintain current requirements.
Thank You, My Telephone # 817-201-9702

A

By signing this petition I am in opposition of the property at 4916 Behrens Road zoning change request.

Name	Signature	Address
Sarah C. Huggins	Sarah C. Huggins	4707 Behrens Road Collegedale, TN
W.S. Huggins	W.S. Huggins	4707 Behrens Road Collegedale, TN
Wes Poole	Wes Poole	4609 Behrens Road Collegedale, TN 76034
Demetri Jobs	Demetri Jobs	1916 Kenfo RD 76034
Shyllis Veach	Shyllis Veach	4709 Manning Dr 76034
GARY E Veach	GARY E Veach	4709 Manning Dr 76034
Bryce Leigh	Bryce Leigh	4509 Manning Dr 76034
Elizabeth Cummings	Elizabeth Cummings	4800 Behrens Rd 76034
WM CRAIG CUMMINGS	WM CRAIG CUMMINGS	4800 Behrens Rd 76034
Mark Davidson	MARK DAVIDSON	4708 BEHRENS RD Collegedale
THOMAS C COWLEY	Thomas C Cowley	4604 BEHRENS RD 76034
RITA PILGRIM	Rita Pilgrim	4712 BEHRENS CT. 76034
Tollie Pilgrim	Tollie Pilgrim	4712 Behrens Ct. 76034
Lisa Staton Pomroy	Lisa Staton Pomroy	4712 Behrens Rd
PAUL R. POMROY	Paul R. Pomroy	4712 BEHRENS Rd 76034

Letters of Opposition

B

Dear friends,

We won the fight at Planning and Zoning Commission but it was appealed to City Council. We have to convince one council member to vote "NO".

"The goal for Colleyville's homes and neighborhoods is to preserve the high-quality, large lot, natural setting neighborhoods...It requires new residential developments to contribute to the city's "rural feel".

Our street and neighborhood is zoned for 1 acre lots. The property at Behrens and Glade, 4916 Behrens Road, is requesting a zoning change to split their property. Although they have approximately 1.5 acres, this would allow for smaller than required lots therefore beginning the trend to split other lots in our neighborhood. Large estate lots are preferred on lots facing Glade per the Planning and Zoning Commission to assist with the rural feel goal. One home on this lot would work best to maintain the high standard. Splitting the lot would most likely place one of the homes close to Glade Road because both would face Behrens Road. With the future work on Glade more than likely they will need to maintain the current size to remain in compliance with the acre lot minimum.

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Lisa Pomroy
Lisa Pomroy

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Comments!

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I Live at 4704 Behrens Rd Colleyville, Tex 76034
I am Seventy five years old, and I am not able to attend Meeting.
I am asking the City Council to vote **NO NO** to help maintain current requirements.
- Lisa A. 4010 W. T. Johnson -

Letters of Opposition

M. Kevin Coplon
Distinguished Engineer
& Chief Technology Officer
4905 Behrens Rd
Colleyville, TX 76034
Saturday, March 05, 2016

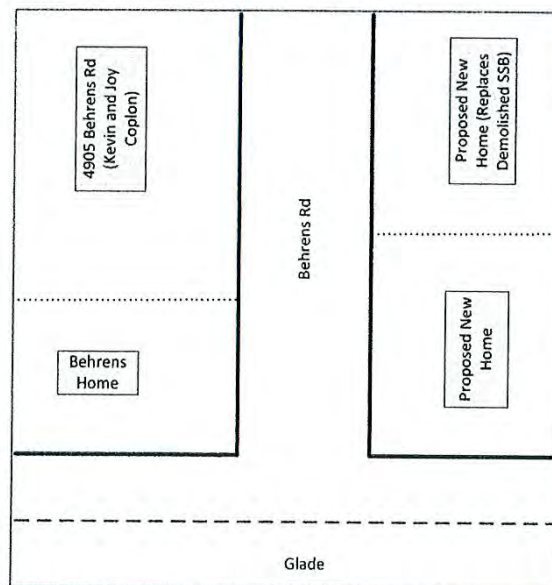
Subject: The true objective of rezoning 4916 Behrens - Resolving a problem from Behrens Rd.

Behrens Neighbors,

My wife Joy and I own the home at 4905 Behrens Rd across the street from the property at 4916 Behrens Rd. In the interest of complete transparency, we have a lot at stake regarding the outcome of the rezoning of 4916 Behrens Rd. Unfortunately there has been considerable misunderstanding regarding the objectives of this action so we felt it necessary to provide our point of view. I have met with the current occupant Jerry Brogdon, as well as the prospective Custom Home Builder, Larry Chappell, who owns a home on Glade just east of Behrens. The primary objective of the rezoning request has nothing to do with property density. The objective is to demolish and remove the unsightly, embarrassing, "shingle shack barn" (hereafter "SSB") that is the first impression anyone gets when turning onto Behrens Rd from Glade.

The owner of that property freely understands and acknowledges this problem and is simply asking everyone to support the resolution. His solution is simple and practical. They will demolish and remove the SSB, and build two beautiful homes of the caliber and quality of many of the homes you have built around our Behrens Rd/Ct, Renfro, Tyler, Bowman, Oak Noll, Manning, Stafford community (my personal 2 mile jogging path which you should all be very proud of). They need to divide the large 1.5 acre lot into two nice size 0.75 acre lots. My home across the street sits on a 1 acre lot next to the Behrens original old house on Glade. His home facing Glade and my home facing Behrens have the exact same frontage distance as the proposed division. It is virtually impossible for this subdivision into two 0.75 acre lots to change the current appeal because that new frontage distance will be a mirror image of mine and Mr. Behrens home on Glade (see sketch below).

This request for subdivision will have no adverse effects on the overall existing appeal, but will remove the SSB first impression embarrassment that has 1) plagued our efforts to previously sale our home, and 2) also adversely affected our recent refinance appraisal. We have taken great pride and gone to significant expense in making our property across the street something that we are proud of, and yet it makes us queasy every time we look out our front windows. The good news is the owners understand and simply want to fix the problem. The thought of one day seeing two beautiful homes on very nice size 0.75 acre lots, noticeably farther apart than many current beautiful homes in our Behrens community, makes us smile.



Letters of Opposition

We are confident that NO ONE, who turns onto Behrens Rd from Glade, will have any adverse "property density" impressions of any kind, but will undoubtedly have the same impression and feelings Joy and I will have when we look out our front windows. We respectfully hope you will support Jerry, Larry, and the owner of 4916 Behrens Rd to demolish the existing SSB, create two 0.75 acre lots, and build two new beautiful Behrens Rd homes. We are asking the City Council to vote "YES" which will maintain our current Frontage exactly as it is today, AND, more importantly remove the SSB eye sore (shown below) that plagues us all.

2

City Council Meetings, Tuesday March 8th and Tuesday March 22nd.

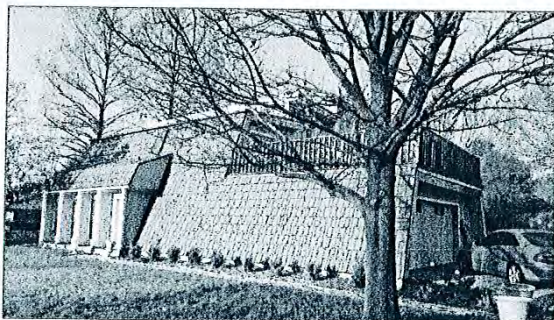
I have included two public record cards that will allow you to Vote "In Support" of this action if you choose. Whether you choose the card that indicates you would like the opportunity to speak at the meetings in support, or the card that indicates your support without speaking, simply enter the date, your name, address, and signature (no need to enter Agenda Item Number), and leave it in my mailbox at 4905 Behrens Rd, or bring the form with you and join me at the City Council meetings above and vote "YES". If you have any questions or simply want the facts versus speculation and innuendo of this matter, please call myself at 817-360-7487 and/or Larry Chappell of "Starc Custom Home Builders" at 817-517-9767.

3

Respectfully,

Maklon K. Coplon

M. Kevin and Joy Coplon



"SSB" that will be removed and replaced with a beautiful home.

Letters of Opposition

4

SPEAKER CARD

Date: _____

Agenda Item Number: _____

For example: **5a** (*this can be found on the far left side of the agenda copy*)

☒ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☐ I do not wish to speak, but please record my: ☐ support ☐ opposition

Name: _____

Address: _____ City: _____

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Signed: _____
This information is a Public Record

SPEAKER CARD

Date: _____

Agenda Item Number: _____

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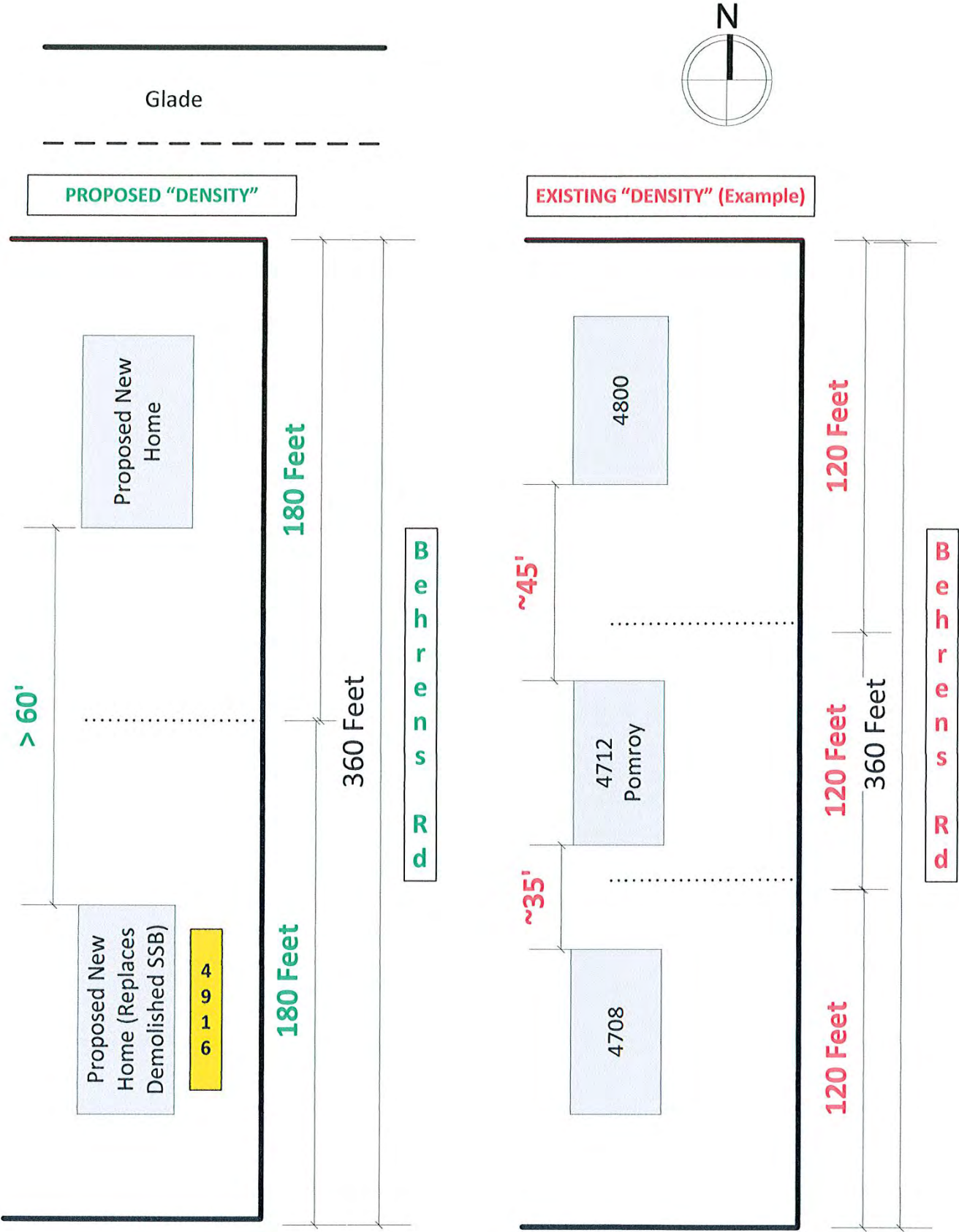
Letters of Opposition



Letters of Opposition

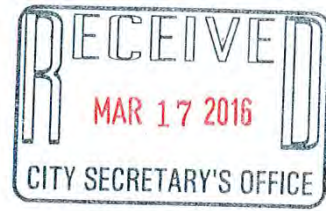


Letters of Opposition



Letters of Opposition

Colleyville City Council and Mayor,



First of all, thank you for serving our city to keep it a desired place to live and visit. Each action taken may not always come with citizen appreciation but your decisions are made with only the interest of the whole and not the few.

I am writing today to ask for your denial of the zoning change request for 4916 Behrens Road from R40 to R30. I believe allowing this change will set precedence for future requests in our neighborhood. How would the council be able to deny other requests in our neighborhood if it meets the proposed density size? Our neighborhood is just that, a neighborhood, and not an HOA subdivision. We have older established homes with no curbs, gutters, sidewalks and few street lights. It is our little piece of heaven nestled in the metroplex. Families pay big bucks to move here for the rural feeling. Yes, we also move here for the school district, but we can buy more for our money in Euless, Hurst, or Grapevine and still enjoy these schools.

Although Larry Chappell proposes to build 2 beautiful homes on this property, one large one will help keep the rural feel with the large open/green space it will provide, especially with the proposed Glade Road improvements.

Mr. Coplon provided the neighbors with a letter regarding his support of this zoning change request. It disappointed me because it had misleading statements included.

The first paragraph insinuates Mr. Brogdon has an interest in this request. If fact he is the renter and will lose his current residence makes him support the change? I do not understand. Also it refers to Mr. Chappell as the prospective Custom Home Builder, when in fact he is the owner. Mr. Chappell will stand to make more money if his property is split and he can build and sell 2 homes.

Whether the property is R40 or R30, Mr. Chappell will have to remove the "shingle shack barn" so that is NOT the objective. In my opinion the property would be more marketable to someone looking to build if he tore it down now. Those who see the property are not interested because they believe they will be building next to that home instead of realizing it comes with the property.

On the second page Mr. Coplon again refers to the renter, Jerry, as a supporter. He indicates Mr. Chappell and the owner are 2 separate people. This leads some people to believe Mr. Chappell will not develop his property if he cannot rezone it? He is a builder....

Although it is not against policy to allow Speaker Cards to be filled out prior to the meeting, off site, having them already marked with having individuals sign their name and put it in their

Letters of Opposition

mailbox, is not appropriate to me. The fact is, putting them in a residential mail box is a federal offense. Those should be filled out at the public City Council meetings. They are provided for citizens who are attending the meeting.

In short, I am asking you to vote "NO" to rezoning the property at 4916 Behrens Road.

The Shingle Shack Barn will have to come down either way to build a new home.

Mr. Jerry Brogdon is the renter, not the owner.

Mr. Larry Chappell is the owner, not just the Custom Home Builder.

Mr. Chappell WILL make more money if he builds 2 homes.

One large home will keep the rural feel on one large R40 estate lot.

Voting "yes" will set precedence.

Again, thank you for your time and service.

Lisa Pomroy
4712 Behrens Road

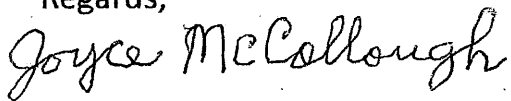
Letter of Support

Joyce McCollough
4912 Behrens Rd
Colleyville, TX 76034
Monday, March 07, 2016

Dear Colleyville City Counsel,

After careful consideration of all of the issues regarding the rezoning of the property at 4916 Behrens Road, I withdraw my prior opposition and have signed a Speaker Card indicating I am **IN SUPPORT** of the rezoning.

Regards,



Joyce McCollough

RECEIVED

MAR 07 2016

Per

Speaker Cards - City Council - 03/08/2016 - Opposition

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6a ← Item must be completed!

For example: **5a (this can be found on the far left side of the agenda copy)**

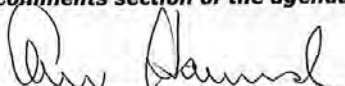
____ I will speak **In Support** of this item. ____ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ____ support ☒ opposition

Name: Ann Hammond

Address: 4801 + 4809 Manning Dr. City: Colleyville, TX.

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

This information is a Public Record

Speaker Cards - City Council - 03/08/2016 - Opposition

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6A ← Item must be completed!
For example: 5a (this can be found on the far left side of the agenda copy)

____ I will speak **In Support** of this item. ☒ I will speak **In Opposition** to this item.

____ I do not wish to speak, but please record my: ____ support ____ opposition

Name: Kathy Hadley

Address: 204 N. Timberline

City: Colleyville

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Signed: Kathy Hadley

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Speaker Cards - City Council - 03/08/2016 - Opposition

SPEAKER CARD

Date: 3-8

6A

Agenda Item Number: 0-16-1976 Item must be completed!

For example: **5a (this can be found on the far left side of the agenda copy)**

____ I will speak **In Support** of this item. ☒ I will speak **In Opposition** to this item.

____ I do not wish to speak, but please record my: ____ support ____ opposition

Name: ROBERT & CONNIE CURTIS

Address: 4709 BEHRENS CT City: COLLEYVILLE

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Signed: Robert Curtis

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Speaker Cards - City Council - 03/08/2016 - Opposition

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 10a ← Item must be completed!

For example: **5a (this can be found on the far left side of the agenda copy)**

____ I will speak **In Support** of this item. X I will speak **In Opposition** to this item.

____ I do not wish to speak, but please record my: ____ support ____ opposition

Name: Ann Hammond

Address: 4801 & 4809 Mannington City, KY 40341

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: [Signature]

This information is a Public Record

Speaker Cards - City Council - 03/08/2016 - Opposition

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6a ← Item must be completed!

For example: **5a (this can be found on the far left side of the agenda copy)**

_____ I will speak **In Support** of this item. X I will speak **In Opposition** to this item.

_____ I do not wish to speak, but please record my: _____ **support** _____ **opposition**

Name: Lisa Pomroy

Address: 4712 Behrens Road City: Colleyville

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Signed: Lisa Amelia Pomroy

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Speaker Cards - City Council - 03/08/2016 - Opposition

SPEAKER CARD

Date: 8 March 2016

Agenda Item Number: 6A ← Item must be completed!

For example: **5a (this can be found on the far left side of the agenda copy)**

_____ I will speak **In Support** of this item. ☒ I will speak **In Opposition** to this item.

_____ I do not wish to speak, but please record my: _____ **support** _____ **opposition**

Name: Homer Hine

Address: 4716 Behrens Court

City: Colleyville

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Signed: Homer Hine

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Speaker Cards - City Council - 03/08/2016 - Opposition

SPEAKER CARD

Date: 3/8

Agenda Item Number: 6A ← Item must be completed!

For example: 5a (this can be found on the far left side of the agenda copy)

____ I will speak **In Support** of this Item. ____ I will speak **In Opposition** to this Item.

☒ I do not wish to speak, but please record my: ____ **support** ☒ **opposition**

Name: Tracy Glidwell

Address: 1908 Renfro Rd City: Colleyville

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Signed: _____

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Speaker Cards - City Council - 03/08/2016 - Opposition

Date:

3/8/16

Agenda Item Number:

0-16-1976

Item must be completed!

For example: **5a (this can be found on the far left side of the agenda copy)**

☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☐ support ☒ opposition

Name:

Johnnie Weiss

Address:

4709 Behrens Rd

City:

Colleyville

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Signed:

J. Weiss

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Speaker Cards - City Council 2016 - Opposition

Date: 3-8-2016

Agenda Item Number: 6A ← Item must be completed!

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_____ I will speak **In Support** of this item. _____ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: _____ support ☒ **opposition**

Name: Ken von Storch

Address: 4713 Behrens Court City: Colleyville

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Signed: Ken von Storch

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Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3/8/16

Agenda Item Number: 6A ← Item must be completed!

For example: 5a (this can be found on the far left side of the agenda copy)

☒ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☐ I do not wish to speak, but please record my: ☐ **support** ☐ **opposition**

Name: M. Kevin Coplan

Address: 4905 Behrens Rd City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: M. Kevin Coplan

This information is a Public Record

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6a

For example: **5a (this can be found on the far left side of the agenda copy)**

____ I will speak **In Support** of this item. ____ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ____ **opposition**

Name: JOHN ARCURI

Address: 2703 JACKSON CT

City: Colleyville

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Signed: 

This information is a Public Record

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6a

For example: 5a (this can be found on the far left side of the agenda copy)

_____ I will speak **In Support** of this item. _____ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** _____ **opposition**

Name: Amy Arcene

Address: 2703 JACKSON City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Amy Arcene

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Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6a

For example: 5a (this can be found on the far left side of the agenda copy)

_____ I will speak **In Support** of this item. _____ I will speak **In Opposition** to this item.

X I do not wish to speak, but please record my: X **support** _____ **opposition**

Name: _____

Johnny C. Reynolds

Address: _____

412 Riverbath

City: _____

Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: _____

Johnny C. Reynolds

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Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 66

For example: **5a (this can be found on the far left side of the agenda copy)**

_____ I will speak **In Support** of this item. _____ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** _____ **opposition**

Name: Nick LARD

Address: 4221 Green Meadow

City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

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Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6a

For example: 5a (this can be found on the far left side of the agenda copy)

☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Rebekka Reynolds

Address: 412 Riverpath City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Rebekka Reynolds

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Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6a

For example: **5a (this can be found on the far left side of the agenda copy)**

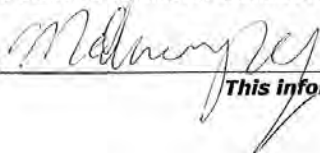
____ I will speak **In Support** of this item. ____ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ____ **opposition**

Name: Madison Young

Address: 2706 Red Oak Court W City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

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_____ I will speak **In Support** of this item. _____ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** _____ **opposition**

Name: Robert Gallagher

Address: 1301 Chatsworth Dr. E City: Collegeville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: _____

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Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6A

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_____ I will speak **In Support** of this item. _____ I will speak **In Opposition** to this item.

X I do not wish to speak, but please record my: X **support** _____ **opposition**

Name: Jeff Moore

Address: 2304 Tarleton

City: Collegeville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Jeff Moore

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X I do not wish to speak, but please record my: X support ____ opposition

Name: K. Megan Crouser

Address: 2621 Independence Rd. City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: K. Megan Crouser

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Date: 3/8/2016

Agenda Item Number: 6a

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☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Margie Ryan

Address: 4208 Cheshire

City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: _____

DocuSigned by:

MA

04617E771BC44F8 . This information is a Public Record

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

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Agenda Item Number: 6A

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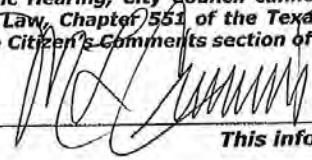
____ I will speak **In Support** of this item. ____ I will speak **In Opposition** to this item.

X I do not wish to speak, but please record my: X support ____ opposition

Name: Mark Crouser

Address: 2621 Independence City: Colleyville

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Signed: 

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DocuSign Envelope ID: 102CB378-2AE6-4D99-B46F-325D34D9C082

SPEAKER CARD

Date: 3/8/2016

Agenda Item Number: 6a

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☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Marshall Ryan

Address: 4208 Cheshire City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

DocuSigned by:

Signed: _____

Mr. Ryan
2502637C7E0B4177

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SPEAKER CARD

Date: 3/8/16

Agenda Item Number: 6A

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_____ I do not wish to speak, but please record my: ✓ **support** _____ **opposition**

Name: Kelly Peck

Address: 10701 Athridge Ct City: Collegville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Kelly Peck
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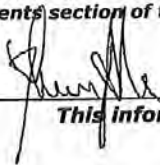
☒ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Thomas Peck

Address: 6701 Ethridge Ct. City: Colleyville

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Signed: 

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Name: ELIZABETH ZOTHM

Address: 1800 GLADE RD City: COLLEYVILLE

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Elizabeth Zothm

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☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Rafanne O'Shell

Address: 5012 Coppenger Cir

City: Colleyville, Tx 76034

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Rafanne P. O'Shell

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☒ I do not wish to speak, but please record my: support _____ **opposition**

Name: Howard O'Shea Sr

Address: 5012 Copper Glen Cir

City: Colleyville Tx 76034

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Howard O'Shea Sr

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Name: JOHN ZEITLIN

Address: 1800 GLADE ROAD

City: CUMBERVILLE

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: John C. Zeitlin

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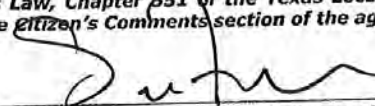
X I do not wish to speak, but please record my: X support ____ opposition

Name: SCOTT FRECHETTE

Address: 6748 ST. MORITZ PKY

City: COLLEGEVILLE

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the citizen's Comments section of the agenda.

Signed: 

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Name: Dana Gallagher

Address: 1321 Chatsworth Ave

City: Collegville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Dana Gallagher

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X I do not wish to speak, but please record my: X **support** ____ **opposition**

Name: James Hess

Address: 6740 St. Moritz Pkwy City: Colleyville

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Signed: _____

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☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Bayler Peak

Address: 1708 Glade Rd City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

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☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Carolyn Peck

Address: 1708 Glade Rd

City: Colleyville, TX

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Signed: 

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SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6a

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☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Gene Parks

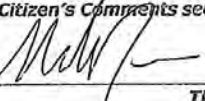
Address: 2705 Summer Tree Lane City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Gene H Parks

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Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD	
Date:	<u>3/8/16</u>
Agenda Item Number:	<u>6a</u>
For example: <u>5a (this can be found on the far left side of the agenda copy)</u>	
☐ I will speak <u>In Support</u> of this item. ☐ I will speak <u>In Opposition</u> to this item.	
☒ I do not wish to speak, but please record my: ☒ <u>support</u> ☐ <u>opposition</u>	
Name:	<u>Mike & Cathy Neer</u>
Address:	<u>1700 OAK Kroll</u>
City:	<u>Corpus Christi</u>
I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.	
Signed:	<u></u>
This information is a Public Record	

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3/7/16

Agenda Item Number: 6A

For example: 5a (this can be found on the far left side of the agenda copy)

☐ I will speak In Support of this item. ☐ I will speak In Opposition to this item.

☒ I do not wish to speak, but please record my: ☒ support ☐ opposition

Name: Terri / Dan DeNen

Address: 4505 Bowman Dr. City: Colleyville - 76034

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: [Signature]

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Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD	
Date:	<u>3/8/16</u>
Agenda Item Number:	<u>6A</u>
For example: <u>5a (this can be found on the far left side of the agenda copy)</u>	
☐ I will speak <u>In Support</u> of this item. ☐ I will speak <u>In Opposition</u> to this item.	
☒ I do not wish to speak, but please record my: ☒ <u>support</u> ☐ <u>opposition</u>	
Name:	<u>Joyce McCollough</u>
Address:	<u>4912 Behrens Rd</u> City: <u>Colleyville</u>
I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.	
Signed:	<u>Joyce McCollough</u>
This information is a Public Record	

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 7-8-16

Agenda Item Number: 60a

For example: **5a (this can be found on the far left side of the agenda copy)**

____ I will speak **In Support** of this item. ____ I will speak **In Opposition** to this item.

X I do not wish to speak, but please record my: X **support** ____ **opposition**

Name: Richard Smith

Address: 4901 Manning

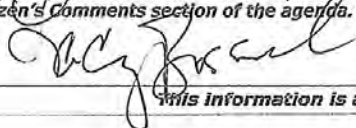
City: Coll.

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Richard Smith

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Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD	
Date: <u>3-7-16</u>	
Agenda Item Number: <u>64</u>	
For example: <u>5a (this can be found on the far left side of the agenda copy)</u>	
☐ I will speak <u>In Support</u> of this item. ☐ I will speak <u>In Opposition</u> to this item.	
☒ I do not wish to speak, but please record my: ☒ <u>support</u> ☐ <u>opposition</u>	
Name: <u>Lacy Bossinakis</u>	
Address: <u>1712 Oak Knoll Dr</u>	City: <u>Colleyville</u>
I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.	
Signed: <u></u>	
<i>This information is a Public Record</i>	

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD	
Date:	<u>3/6/2016</u>
Agenda Item Number:	<u>6a</u>
For example: <u>5a (this can be found on the far left side of the agenda copy)</u>	
☐ I will speak <u>In Support</u> of this item. ☐ I will speak <u>In Opposition</u> to this item.	
☒ I do not wish to speak, but please record my: ☒ <u>support</u> ☐ <u>opposition</u>	
Name:	<u>GERALD McNUFF</u>
Address:	<u>4601 STAFFORD DR.</u>
City:	<u>Colleyville</u>
I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.	
Signed:	<u>Gerald McNUFF</u>
<i>This information is a Public Record</i>	

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6a

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____ I will speak **In Support** of this item. ____ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ____ **opposition**

Name: Richard Dedier

Address: 1712 Wade Rd City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: [Signature]

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☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Annelg Didier

Address: 1712 Glade Rd. City: Colleyville

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Signed: Annelg Didier

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☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Bill Adams

Address: 6301 Edinburgh City: Collegeville

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Signed: Bill Adams

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X I do not wish to speak, but please record my: X **support** ____ **opposition**

Name: Melissa + Jacob Conklin

Address: 6302 Kenshin Dr

City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Melissa Conklin

This information is a Public Record

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6a

For example: 5a (this can be found on the far left side of the agenda copy)

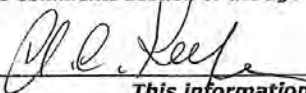
____ I will speak **In Support** of this item. ____ I will speak **In Opposition** to this item.

X I do not wish to speak, but please record my: X **support** ____ **opposition**

Name: A C Kerfe

Address: 4713 Manning City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

This information is a Public Record

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6a

For example: 5a (this can be found on the far left side of the agenda copy)

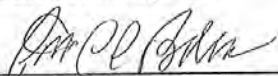
_____ I will speak **In Support** of this item. _____ I will speak **In Opposition** to this item.

x I do not wish to speak, but please record my: P **support** _____ **opposition**

Name: Pete Di Bella

Address: 5101 Oak Timbers Ct. City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

This information is a Public Record

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 2-3-16

Agenda Item Number: 6A

For example: 5a (this can be found on the far left side of the agenda copy)

☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Jerry Bregdon

Address: 4916 Behrens City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: [Signature]

This information is a Public Record

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6a

For example: 5a (this can be found on the far left side of the agenda copy)

☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: MARILYN NOVAK

Address: 3304 QUEENS AVE Way City: _____

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Marilyn Novak

This information is a Public Record

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6A

For example: 5a (this can be found on the far left side of the agenda copy)

☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Cindi Moore

Address: 2304 Jarleton As City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Cindi Moore

This information is a Public Record

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6A

For example: 5a (this can be found on the far left side of the agenda copy)

☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Howard Clinton Oshelle

Address: 5056 Copper Glen Cir City: Colleyville Tx 76034

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

This information is a Public Record

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: _____

For example: **5a (this can be found on the far left side of the agenda copy)**

_____ I will speak **In Support** of this item. _____ I will speak **In Opposition** to this item.

X I do not wish to speak, but please record my: X **support** _____ **opposition**

Name: NEIL J. HART

Address: 1600 GLADE RD

City: COLLEGEVILLE

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Neil J. Hart

This information is a Public Record

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3-8-16

Agenda Item Number: 6a

For example: 5a (this can be found on the far left side of the agenda copy)

☐ I will speak In Support of this item. ☐ I will speak In Opposition to this item.

☒ I do not wish to speak, but please record my: ☒ support ☐ opposition

Name: Kelye & Cindy Stites

Address: 4501 Bowman Dr. City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: [Signature]

This information is a Public Record

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3-8-2016

Agenda Item Number: 6a

For example: 5a (this can be found on the far left side of the agenda copy)

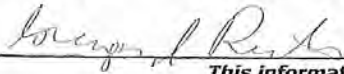
☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: GREGORY A. RICKS

Address: 1604 GLADE ROAD City: COLLEYVILLE

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

This information is a Public Record

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3/8/16

Agenda Item Number: 6a

For example: 5a (this can be found on the far left side of the agenda copy)

_____ I will speak **In Support** of this item. _____ I will speak **In Opposition** to this item.

✓ I do not wish to speak, but please record my: ✓ **support** _____ **opposition**

Name: CONRAD RODGERS

Address: 1213 Garry Lynne DR City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Conrad Rodgers

This information is a Public Record

Speaker Cards -City Council - 03/08/2016 - Support

SPEAKER CARD

Date: 3/8/16

Agenda Item Number: 69

For example: 5a (this can be found on the far left side of the agenda copy)

☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☐ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Jackie Rodgers

Address: 1213 Garry Lynne Dr city: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Jackie Rodgers

This information is a Public Record

Applicant Letter of Appeal

February 9, 2016

Shane Pace

Principal Planner

Community Development

City of Colleyville

100 Main Street

Colleyville, TX 76034

Re: Zoning Request Denial, Case ZC15-021

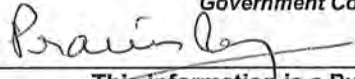
Dear Shane:

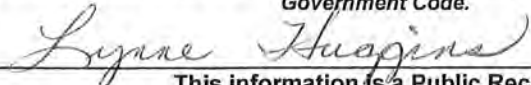
I respectfully request that the City Council consider my request for a zoning change located at 4916 Behrens Rd that was denied by the Planning and Zoning Commission on February 8, 2016.

Sincerely,

Larry W. Chappell

Speaker Cards - Planning and Zoning 2/8/2016 -Opposition

Date: <u>Feb. 8, 2016</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☒ I will speak In Opposition to this item.	
☐ I do not wish to speak, but please record my: ☐ support ☐ opposition	
Agenda Item Number: <u>4B</u>	
Name: <u>PRAVIN RAJ</u>	
Address: <u>4708 BEARENS CT</u>	
City: <u>COLLEYVILLE</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>817-251-5133</u>	Representing: <u>SELF</u> (organization/self)
<i>I understand I am limited to speaking for five minutes.</i>	
<i>For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.</i>	
Signed: <u></u>	
This information is a Public Record.	

Date: <u>2/8/16</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☐ I will speak In Opposition to this item.	
☒ I do not wish to speak, but please record my: ☐ support ☒ opposition	
Agenda Item Number: <u>4B</u>	
Name: <u>Lynne Huggins</u>	
Address: <u>P.O. Box 1047 / 4707 Behrens Road</u>	
City: <u>Colleyville</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>8178681947</u>	Representing: _____ (organization/self)
<i>I understand I am limited to speaking for five minutes.</i>	
<i>For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.</i>	
Signed: <u></u>	
This information is a Public Record.	

Speaker Cards - Planning and Zoning 2/8/2016 -Opposition

Date: <u>2-8-16</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☐ I will speak In Opposition to this item.	
☒ I do not wish to speak, but please record my: ☐ support ☒ opposition	
Agenda Item Number: <u>4B</u>	
Name: <u>Elizabeth J Cummings</u>	
Address: <u>4800 Behrens Rd</u>	
City: <u>Colleyville</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>817-966-3214</u>	Representing: _____ (organization/self)
I understand I am limited to speaking for five minutes.	
For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.	
Signed: <u>Elizabeth J Cummings</u>	
This information is a Public Record.	

Date: <u>2/8/16</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☐ I will speak In Opposition to this item.	
☒ I do not wish to speak, but please record my: ☐ support ☒ opposition	
Agenda Item Number: <u>4B</u>	
Name: <u>Craig Cummings</u>	
Address: <u>4800 Behrens Road</u>	
City: <u>Colleyville</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>817-966-3214</u>	Representing: _____ (organization/self)
I understand I am limited to speaking for five minutes.	
For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.	
Signed: <u>Craig Cummings</u>	
This information is a Public Record.	

Speaker Cards - Planning and Zoning 2/8/2016 -Opposition

SPEAKER CARD	
Date: _____	
☐ I will speak In Support of this item.	
☐ I will speak In Opposition to this item.	
☒ I do not wish to speak, but please record my: ☐ support ☒ opposition	
Agenda Item Number: <u>4B</u>	
Name: <u>Ann Hammond</u>	
Address: <u>4809 Manning Dr.</u>	
City: <u>Colleyville</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>8175401732</u> Representing: _____ (organization/self)	
<i>I understand I am limited to speaking for five minutes.</i>	
<i>For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.</i>	
Signed: _____	
This information is a Public Record.	

SPEAKER CARD	
Date: _____	
☐ I will speak In Support of this item.	
☐ I will speak In Opposition to this item.	
☒ I do not wish to speak, but please record my: ☐ support ☒ opposition	
Agenda Item Number: <u>4B</u>	
Name: <u>Sabrina Weiss</u>	
Address: <u>4709 Behrens Rd</u>	
City: <u>Colleyville</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>8179253014</u> Representing: _____ (organization/self)	
<i>I understand I am limited to speaking for five minutes.</i>	
<i>For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.</i>	
Signed: <u>S. Weiss</u>	
This information is a Public Record.	

Speaker Cards - Planning and Zoning 2/8/2016 -Opposition

Date: 2/8 **SPEAKER CARD**

☐ I will speak **In Support** of this item.
☐ I will speak **In Opposition** to this item.
☒ I do not wish to speak, but please record my: ☐ support ☒ opposition

Agenda Item Number: 4B
Name: Tracy Glidewell
Address: 1908 Renford
City: Colleyville **State:** TX **Zip Code:** 76034
Telephone Number: 817 994-1965 **Representing:** _____
(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed: Tracy Glidewell
This information is a Public Record.

Date: 2-8-16 **SPEAKER CARD**

☐ I will speak **In Support** of this item.
☐ I will speak **In Opposition** to this item.
☒ I do not wish to speak, but please record my: ☐ support ☒ opposition

Agenda Item Number: 4B
Name: ROBERT & CONNIE CURTIS
Address: 4709 BEHRENS CT
City: COLLEYVILLE **State:** TX **Zip Code:** 76034
Telephone Number: 817 545-8175 **Representing:** _____
(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed: Robert Curtis
This information is a Public Record. 3566 PRECEDENT

*(1) AGAINST MASTER PLAN
(2) CITY APPROVED CONSTRUCTION
TO HIGH IN THE AREA*

Speaker Cards - Planning and Zoning 2/8/2016 -Opposition

Date: <u>2/8/16</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☒ I will speak In Opposition to this item.	
☒ I do not wish to speak, but please record my: ☐ support ☒ opposition	
Agenda Item Number: <u>4B</u>	
Name: <u>Matthew Hammons</u>	
Address: <u>4613 Manning Dr</u>	
City: <u>Colleyville</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>817 422-4514</u> Representing: <u>self</u> (organization/self)	
I understand I am limited to speaking for five minutes.	
For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.	
Signed: <u>[Signature]</u>	
This information is a Public Record.	

Date: <u>2-8-16</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☒ I will speak In Opposition to this item.	
☐ I do not wish to speak, but please record my: ☐ support ☐ opposition	
Agenda Item Number: <u>4b</u>	
Name: <u>Lisa Pomroy</u>	
Address: <u>4712 Behrens Rd.</u>	
City: <u>Colleyville</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>(817) 194-873</u> Representing: <u>self</u> (organization/self)	
I understand I am limited to speaking for five minutes.	
For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.	
Signed: <u>Lisa Pomroy</u>	
This information is a Public Record.	

Speaker Cards - Planning and Zoning 2/8/2016 -Opposition

Date: <u>2/8/16</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☒ I will speak In Opposition to this item.	
☐ I do not wish to speak, but please record my: ☐ support ☐ opposition	
Agenda Item Number: <u>4b</u>	
Name: <u>Homer Hine</u>	
Address: <u>4716 Behrens Court</u>	
City: <u>Colleyville</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>817-540-5803</u>	Representing: _____ (organization/self)
I understand I am limited to speaking for five minutes.	
For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.	
Signed: <u>Homer Hine</u>	
This information is a Public Record.	

Date: <u>2/8/2016</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☒ I will speak In Opposition to this item.	
☐ I do not wish to speak, but please record my: ☐ support ☐ opposition	
Agenda Item Number: <u>4B</u>	
Name: <u>Norm Cox</u>	
Address: <u>4901 Behrens Rd</u>	
City: <u>Colleyville</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>817-688-2467</u>	Representing: <u>self</u> (organization/self)
I understand I am limited to speaking for five minutes.	
For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.	
Signed: <u>Norman Cox</u>	
This information is a Public Record.	

Speaker Cards - Planning and Zoning 2/8/2016 - Support

Date: <u>2.8.2016</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☐ I will speak In Opposition to this item.	
☒ I do not wish to speak, but please record my: ☒ support ☐ opposition	
Agenda Item Number: <u>4B</u>	
Name: <u>ROBERT & CYNTHIA SMITH</u>	
Address: <u>4001 MANNA DR</u>	
City: <u>COLEVILLE</u>	State: <u>TX</u> Zip Code: <u>76054</u>
Telephone Number: <u>817 209 7450</u>	Representing: _____ (organization/self)
I understand I am limited to speaking for five minutes.	
For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.	
Signed: <u>Robert L. Smith</u>	
This information is a Public Record.	

ORDINANCE O-16-1976

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.52 ACRES, LOT 1, BLOCK 1, OF THE HARDEN ADDITION, LOCATED AT 4916 BEHRENS ROAD, FROM THE R-40-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE R-30-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT; 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 rezoning under Case ZC15-021; 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 enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; and to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the 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 Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance

Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 1.52 acres Lot 1, Block 1, of the Harden Addition, located at 4916 Behrens Road, from the R-40-Single Family Residential zoning district to the R-30-Single Family Residential zoning district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. 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. 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 it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 8th day of March 2016.

The second reading and public hearing being conducted on the 22nd day of March 2016.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2016.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A"- Zoning Map

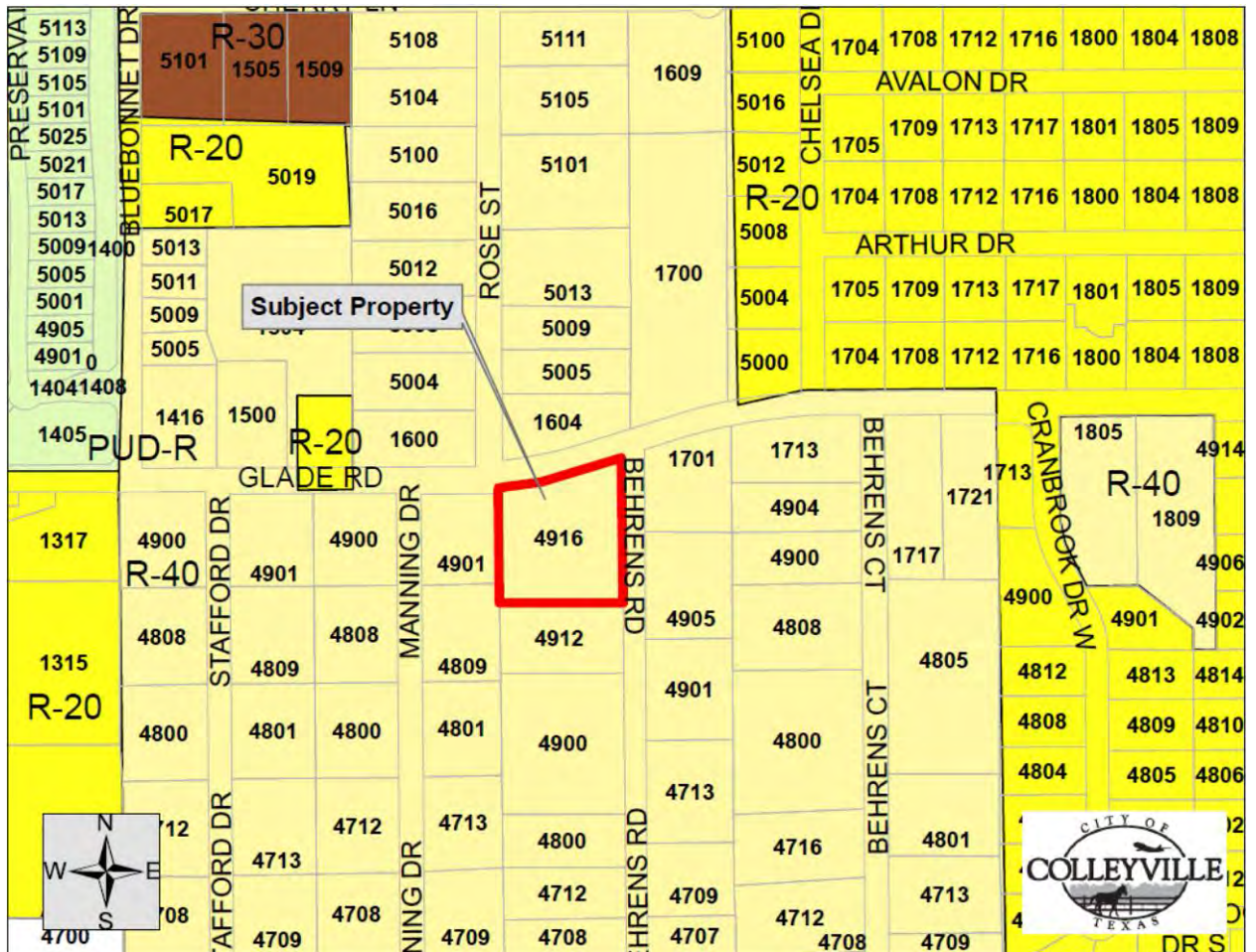


Exhibit “B”- Metes & Bounds Description

ALL that certain tract or parcel of land situated in the COTRAIL SURVEY, ABSTRACT NO. 328, Tarrant County, Texas and being a portion of Lot 1, Block 1, HARDEN ADDITION, an Addition to the City of Colleyville, Tarrant County, Texas as recorded in Volume 388-192, Page 83, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod found for the northeast corner of said Lot 1, also being the intersection of the southerly right-of-way line of Glade Road (a variable width right-of-way) with the westerly right-of-way line of Behrens Road (a 50 foot right-of-way):

Thence SOUTH with said westerly right-of-way line, 297.24 feet to an iron spike found for the southeast corner of said Lot 1;

THENCE North 88 degrees 40 minutes 00 seconds West departing said right-of-way and with the southerly boundary line of said Lot 1, 249.73 feet to a 1/2 inch capped steel rod stamped “MOAK SURV INC” found for the southwest corner thereof;

Thence NORTH with the westerly boundary line of said Lot 1, 236.68 feet to a 1/2 inch steel rod found in the said southerly right-of-way line of Glade Road;

THENCE North 79 degrees 55 minutes 00 seconds East with said right-of-way line, 100.00 feet to a 1/2 inch steel rod found;

THENCE North 76 degrees 09 minutes 50 seconds East continuing with said right-of-way, 155.73 feet to the PLACE OF BEGINNING and containing 1.518 acres of land, more or less as surveyed by Moak Surveyors, Inc..



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5b

Agenda Date 03/22/2016

Number Ordinance O-16-1977

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for a day care center on Lot 3, Block 6R, of the Woodbriar Estates West Addition, located at 300 West Greenbriar Lane, Case ZC15-023

Strategy Map Connection

There is no strategy map connection for this item.

Explanation

Second Reading and Public Hearing

At the March 8, 2016 City Council meeting, City Council requested additional information related to the proposed Special Use Permit.

City Council requested information regarding the owner of the fence along the eastern property line. The attached property survey (site plan) identifies the fence and retaining wall adjacent to the residential home is located on the property line. The applicant consulted with their realtor who has indicated that the fence and retaining wall were both constructed as part of the residential home construction. The applicant has further indicated that the fence is maintained by the resident.

A waiver to the commercial design score has been requested. Mayor Kelly requested the approximate commercial design score. Utilizing the best information available, on the existing building, and lacking architectural drawings, staff has reviewed the current Commercial Design Score for the subject property and determined that it is approximately 17.5 points. The minimum design score required for all commercial and institutional buildings is 30 points. The primary reason for the low design score is the lack of building articulations. The building façade consists primarily of flat wall faces, with little to no articulation. There is a well-defined entry that is significantly articulated; however, there is also façade landscaping that helps provide visual interest. A waiver to the commercial design score has been requested.

Finally, after further review, the total number of parking spaces provided on the subject property has been revised to 15 spaces. One handicap space was not included in the original total. The agenda briefing has been updated to reflect this change. The revised number now leaves a deficit of three parking spaces on-site for the proposed waiver to number of required parking spaces, and permits a maximum of 75 pupils.

First Reading and Public Hearing

Shalini Singh, the applicant, requests approval of a Special Use Permit (SUP) to allow for a day care center (Sherwood Montessori Academy) on approximately 0.6 acres, located at 300 West Greenbriar Lane. The commercial property is currently vacant and was previously occupied by a children's reading center (Reading Friends) and pre-school/day care facility (La Petite Academy). The applicant is requesting waivers from certain requirements of the Land Development Code, due to the existing nonconforming items on the property. Additionally, the applicant has proposed to make several improvements to the site as outlined below.

Existing Conditions/Background: The subject property is generally located just east of Colleyville Boulevard and south of Cheek-Sparger Road. It is platted as Lot 3, Block 6R, of the Woodbriar Estates West Addition, and developed with one existing commercial building which is proposed to remain. The applicant's purchase of the subject property is contingent upon the granting of the proposed Special Use Permit.

Sherwood Montessori Academy will be a new business which currently is not in operation in another location. Since the previous user of the subject property had a day care component, the building is suited to the proposed day care use, including playground equipment in a fenced yard and other layout and site features of a day care use (ex. classrooms).

Proposed Special Use Permit: The subject property is zoned CN-Neighborhood Commercial District. Section 3.25 of the Land Development Code states that a Special Use Permit (SUP) is to "allow a use not normally allowed in a zoning district which could be of benefit in a particular case to the general welfare, provided adequate development standards, and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood." Further, Section 3.24 of the Land Development Code establishes the requirement for an SUP for a day care center in the governing zoning district.

The applicant submitted a Statement of Planning Objectives which is attached for review. The proposed business seeks to operate an early childhood development and day care center, utilizing the Montessori Method of education. The business plans to provide services to children ranging in age from six months to 12 years old. The business plans to maintain approximately seven full-time employees, and operate the facility between 6:30 a.m. and 6:30 p.m.

The Land Development Code states that an SUP may be granted given "adequate development standards, and special requirements should be imposed to protect surrounding uses or to preserve the character of the neighborhood." As such, non-conforming issues may be requested to be brought into compliance by the City Council through the SUP approval process, but can also be granted as "waivers" if found to be acceptable on the given site or for the particular user. The following information outlines the existing nonconformities on the site, and the applicant's request for waivers.

Parking:

Request – The applicant is requesting a waiver to the minimum parking requirements for a day care center. The site currently provides 15 parking spaces and one pick-up/drop-off lane versus the 18 parking spaces and one pick-up/drop-off lane required (a deficit of three spaces). The applicant has stated that the parking will only be utilized at peak times throughout the day, such as drop-off and pick-up times, and for limited durations of time.

Ordinance – Section 3.29 of the Land Development Code establishes a minimum parking requirement for a day care center of one space per five pupils plus a drop-off and pick-up area. The applicant has indicated the anticipated enrollment will be approximately 80-90 pupils. The applicant has also been informed that all required parking will be required to be restriped prior to the issuance of a Certificate of Occupancy.

Analysis – There are numerous parking spaces adjacent to the subject property on the surrounding commercial sites that could provide potential opportunities for off-site parking agreements. The facility could utilize the nearby off-site parking spaces for facility staff and peak overflow parking. Staff recommends the applicant secure an off-site parking agreement or reduce the proposed number of pupils at the facility. In the event a waiver from the parking requirements is not granted by City Council, a secured off-site parking agreement, or verification of maximum enrollment not exceeding the available parking on-site, will be required prior to issuance of a Certificate of Occupancy.

Currently, the site utilizes hand carts (i.e. toters) for trash collection. There is no requirement in the Land Development Code for dumpsters to be included on commercial properties. In the event a commercial dumpster is placed on-site, there is a potential for a loss of additional parking spaces. The addition of a commercial dumpster on-site would require staff review, to ensure adequate parking remains. In the event parking falls below the required minimum, an amendment to the SUP will be required.

Landscape Buffer:

Request – The subject property is adjacent to a single family residence and residential zoning district to the east. The applicant is requesting to provide an alternative landscape buffer on the east side consisting of the existing site features. There are two existing mature trees in the required buffer, one at the northeast corner of the subject property and another approximately 45 feet to the south, on top of the existing retaining wall.

The subject property is at a lower elevation than the residential property to the east. The six-foot retaining wall, in addition to the wooden residential fence, provides an approximate 12-foot visual screen between properties. There is no grass along the buffer, but there are wood chips in the majority of the yard to serve as playground surface, including the required 20-foot buffer. There are two existing playground

structures and an existing basketball hoop with a small pavement area currently within the required buffer.

Ordinance – Chapter 4 (Landscaping) of the Land Development Code requires a 20-foot greenbelt with live evergreen plants, minimum six feet in height after two years, minimum three feet in height at the time of planting, and maximum six feet on-center along the entire border between the proposed commercial use and the adjacent residential use to the east.

Analysis – Although there is a significant difference in elevation between the subject property and the residential property to the east, new trees, if planted to meet the intent of the requirement, could eventually grow to the height of the eastern wall to provide additional screening between the properties. The addition of two more trees, where practical along the required buffer, could improve the landscape screening between properties over time.

Screening:

Request – The subject property is adjacent to a single family residence and residential zoning district to the east. The applicant is requesting to provide an alternative screening device on the east side consisting of the existing six-foot retaining wall and the six-foot residential wooden fence on top of it, for a wall totaling approximately 12 feet tall.

Ordinance – Chapter 3 (Land Use) of the Land Development Code requires an eight-foot, decorative, masonry wall between the proposed commercial use and residential lot and district to the east.

Analysis – The addition of the required masonry wall would be duplicative in this instance and would provide no additional screening between the subject property and the adjacent home to the east.

Commercial Design Standards:

Request – The existing building is required to come into conformance with architectural criteria contained in Chapter 6 (Commercial Design Standards) of the Land Development Code. The applicant has not submitted a Commercial/Institutional Building Design Factor Worksheet since the building is existing and no architectural elevation drawings are available. It is possible that the building could meet the standards, but verification could not be completed without the required documentation. The applicant is requesting a waiver to demonstrating compliance with the minimum design score and exterior finishing materials (described below) but has committed to making the following improvements to the building and site regardless of the design score:

1. Change the look of the roof by installing a metal roof.
2. Install windows on the exterior of Pre-Primary and Primary classrooms.

3. Repaint the exterior walls to a softer color.
4. Add an extra step at the entrance.
5. Repair the patio in the backyard.
6. Stain the fence and fix the backyard door.
7. Remove the tree at the entrance of the building, as the tree is breaking the sidewalk and stops the front view of the building.

Ordinance – Chapter 6 (Commercial Design Standards) of the Land Development Code requires a minimum design score of 30 except where required to be higher or lower as a condition of a Special Use Permit or Planned Unit Development. The building is also required to come into conformance with the following exterior finishing materials requirement:

“Materials: The exterior walls of all commercial and institutional buildings constructed as provided for in this chapter shall be composed of 100% percent masonry, glass, or other equivalent material. However, building accents such as wood, EIFS, Hardie Plank or decorative metal trim are permitted such they do not exceed 15 percent of the total exterior wall surface area. Mixing of more than one type of masonry material for exterior walls is encouraged. For the purposes of this chapter, approved non-glass, masonry materials may include brick, finished concrete, stone (natural and man-made), and cementitious stucco. Unfinished concrete masonry unit products such as cinder block or tilt-wall sections are permitted but must have an architecturally finished surface such as split-face, rusticated, natural stone, etc.”

The existing building, constructed in 1984, has both brick and wood siding. The percentage of masonry coverage has not been calculated, due to the lack of architectural drawings, but it is possible that the wood siding comprises more than 15 percent of the total exterior wall surface area.

Analysis – The existing building is of a distinct architectural style, exhibiting a slanted wood detailing, alternating with walls of complementary brick, mansard roof areas, and a well-defined entry. Should the applicant be permitted or required to repaint the exterior with a different color, it is recommended that the brick not be painted in order to maintain the architectural integrity of the structure. The replacement of the roof shingles with metal could provide an updated look to the structure but could also detract from the building's architectural style. A building permit application will be required prior to the change of any new roofing material. Staff will review the application to ensure the architectural style of the building is not altered. Repainting of any portion of the building will need to meet the color requirements set forth in Section 6.5-Exterior Building Color and Materials, of the Land Development Code. The requested waivers are appropriate should the architectural style of the building be considered as an asset to the site. Additionally, staff recommends that any new exterior lighting on the site be screened from residential properties.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property as located within the Southern Gateway of the Colleyville Boulevard

Corridor. Additionally, the subject property is located near a Sales Tax-Preferred Intersection. One of the major goals of the comprehensive plan is to address the redevelopment and enhancement of properties along the Corridor, and to facilitate high-quality redevelopment. Further, the intent is to create a cohesive development character along the Corridor and create a memorable entry point into the City.

Based on the goals set forth by the comprehensive plan, the subject property as described above, should be redeveloped in a manner consistent with the vision for the future of Colleyville Boulevard. The improvements presented by the applicant appear to beautify the property and utilize it to its greatest extent in its current state. Unless or until the subject property is combined with other properties in the vicinity, it will remain significantly limited in function.

Surrounding Development: The table below reflects the surrounding zoning and existing land uses for the subject property as further illustrated on the attached location map:

CC-3 Highway Commercial (99 Cents Only Retail Store)	CC-3 Highway Commercial (99 Cents Only Retail Store)	CC-3 Highway Commercial (99 Cents Only Retail Store)
CC-3 Highway Commercial (Comet Cleaners Commercial Building)	<i>Subject Property</i> <i>CN-Neighborhood Commercial (Vacant Commercial Building)</i>	PUD-R (Woodbriar Estates West Residential Subdivision)
CC-1 Village Retail (Rice King Restaurant)	PUD-R (Woodbriar Park)	PUD-R (Woodbriar Estates West Residential Subdivision)

The adjacent property to the east is occupied by a single family residential home. The home fronts onto West Greenbriar Road and shares a side-yard fence with the subject property. A large retaining wall is located along the shared property line, which elevates the single family home above the rear and side playground area of the subject property. The property to the south, is approximately two acres in size and occupied by Woodbriar Park, which was dedicated to the City as part of the Woodbriar Estates PUD-R.

Public Notification: Staff mailed notices to nine property owners within 200 feet as well as any Homeowners Associations within 500 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. To date, no correspondence has been received. At the February 8, 2016 Planning and Zoning Commission meeting, no citizens registered support or opposition, and no one wished to speak on the proposal.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of this request at the February 8, 2016 meeting by a vote of 5-2 with the following conditions:

- The Minimum Tree Preservation requirements of Chapter 5 of the Land Development Code shall be waived for the entire site;
- Two trees, meeting the requirements of new plantings in the Land Development Code, shall be provided within 20 feet of the eastern property line, spaced as practical to provide additional screening;
- Prior to issuance of a Certificate of Occupancy an off-site parking agreement shall be attained for nearby parking to meet the minimum parking requirements or the maximum number of pupils shall be reduced to 75 to meet on-site parking provided;
- The Minimum Design Score Requirement of Chapter 6 of the Land Development Code shall be waived for the existing building; and
- The addition of any exterior lighting shall be shielded from the adjacent residential properties

Staff Recommendation: The proposed Special Use Permit (SUP) is being requested for a new day care user in a vacant building that was previously a day care-type use. The proposed day care land use is appropriate for the location and for the building on the subject property and should not adversely affect surrounding properties. Staff recommends approval of the SUP with the following considerations:

1. An off-site parking agreement shall be attained for nearby parking to meet the minimum parking requirements or the maximum number of pupils shall be reduced to 75 to meet on-site parking provided.
2. Two trees, meeting the requirements of new plantings in the Land Development Code, shall be provided within 20 feet of the eastern property line, spaced as practical to provide additional screening.
3. The existing architectural style of the building shall be maintained with the use of similar materials and colors. Any future improvements significantly altering the existing building shall be subject to the review and approval of the Director of Community Development. A minimum design score and elevations shall not be required.
4. Any new exterior lighting on the site shall be screened from residential properties.

Financial Impact

There is no financial impact to the City.

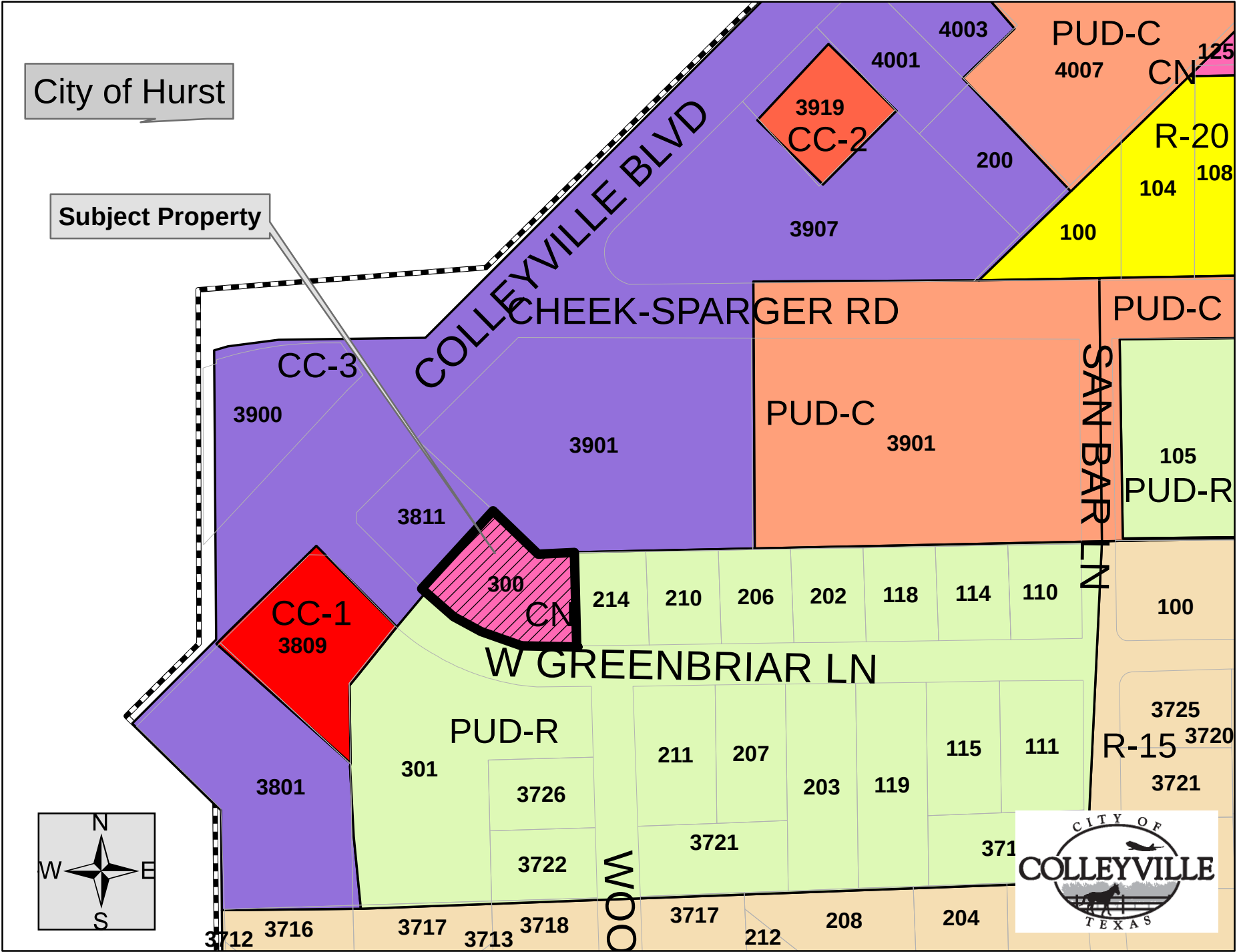
Recommendation

Approve

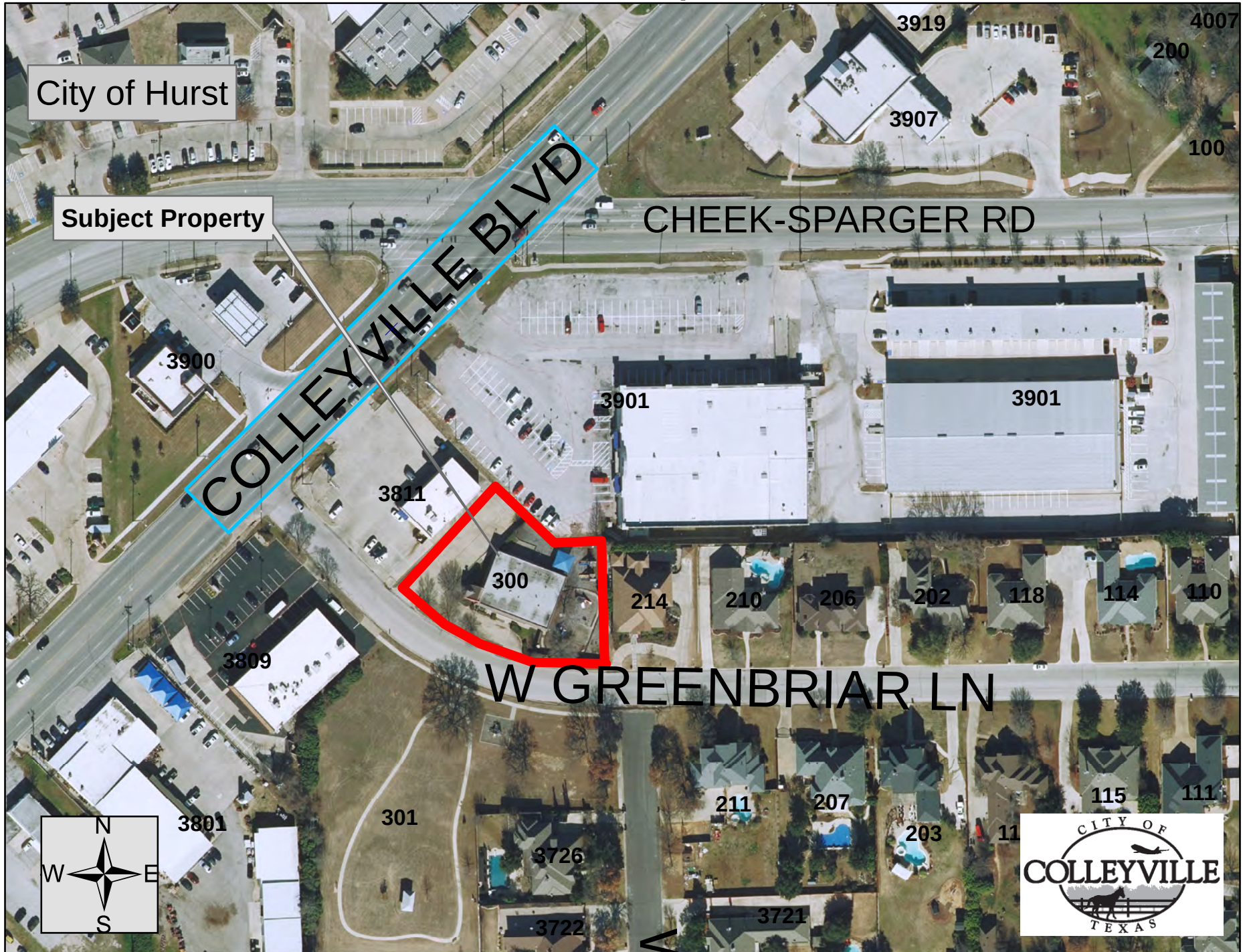
Attachments

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Floor Plan
7. Site Photos
8. Notification Map
9. Notification List
10. Letter to City Council - Applicant Absence
11. Ordinance O-16-1977

Zoning Map

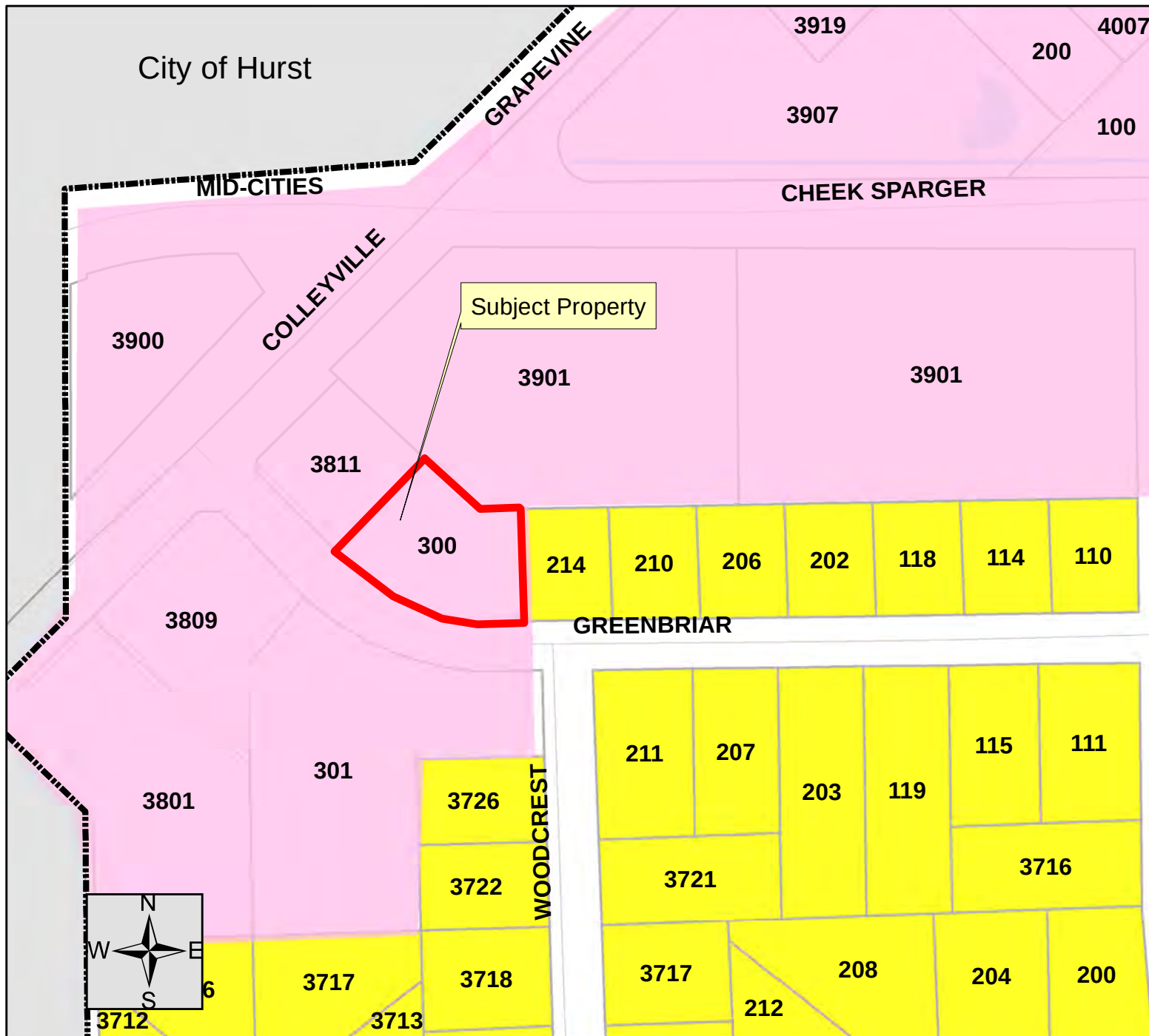


Aerial Map



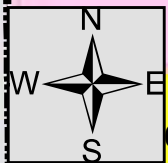
Future Land Use Map

Case ZC15-023
300 W. Greenbriar Ln.



Legend

- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- PARKS/ OPEN SPACE
- COLLEYVILLE BLVD CORRIDOR
- Subject Property
- Parcels
- COLLEYVILLE CITY LIMITS



Statement of Planning objective

The purpose of this SUP is to allow Sherwood Montessori Academy to operate a child care facility. Sherwood Montessori Academy is focused on providing early childhood development and daycare services to children from the age of 6 months to 12 years to the Colleyville community. The school will be focused on providing early childhood learning experiences by using the Montessori methodology. The **Montessori Method** of education, developed by Dr. Maria **Montessori**, is a child-centered educational approach based on scientific observations of children from birth to adulthood. Dr. **Montessori's Method** has been time tested, with over 100 years of success in diverse cultures throughout the world. SMA is dedicated to provide the **Montessori methodology** of education which advocates child centered education approach based on scientific observation of Children from birth to adulthood developed by Dr. Maria Montessori. It is a view of the child as one who is naturally eager for knowledge and capable of initiating learning in a supportive, thoughtfully prepared learning environment. It is an approach that values the human spirit and the development of the whole child- physical, social emotional and cognitive

Sherwood Montessori is more focused on providing stimulating and cognitive environment where a child can have the choice as to as which activities they do first learn what they want to learn. Montessori Philosophy is based on scientific studies and it has been reported that Montessori students have:

- *more interest in learning,
- *more self disciplined
- * have a greater understanding of truth and fairness
- *more creativity, especially in their writing
- *are more independence
- *a better understanding of concepts from grammar and story structure to mathematical operations, algebra and geometry
- *have a deep understanding of and how geography, history, social studies, and science are all related

RECEIVED
DEC 23 2015
Per

Mission Statement: "Create a positive life experience in children"

Company Goals and Objectives: Sherwood Montessori Academy here by referred to as 'SMA' in this document. The primary objective is to provide a carefully planned, stimulating environment which will help every child to develop positive attitude, self-confidence, independence, self-discipline and a positive self-image, feeling of self-worth and competence. Our goals are to provide every child a learning opportunity which encourages all children to use their imagination and to investigate and actively explore their environment. We want to give children a secure, positive and stimulating learning environment where they will experience secure, stimulating, healthy and enjoyable opportunities for growth.

Business Philosophy: SMA is dedicated to provide the Montessori methodology of education which advocates child centered education approach based on scientific observation of Children from birth to adulthood developed by Dr. Maria Montessori. It is a view of the child as one who is naturally eager for knowledge and capable of initiating learning in a supportive, thoughtfully prepared learning environment. It is an approach that values the human spirit and the development of the whole child- physical, social emotional and cognitive.

SMA will provide early childhood learning experiences for the children. The children as school will be taught individually and in groups depending on their age. SMA will be also providing services to parents who have infants that require day care facilities and not the learning experiences. SMA plans to provide educational and day care services to children from the age of 6 months to 9 years. SMA will also have a after school program for children enrolled in elementary schools. In the after school program SMA will help the children with their homework (if any) and work on their enrichment.

Hours of operations: The operating hours for the facility are 6:30 A.M. to 6:30 p.m. on Monday through Friday for 12 months. Summer camps will be offer during the three summer months.

No. of Employees: 7

Daycare Programs

- Infant program (6 weeks-12 months)
- Toddler program (13 months-24 months)
- Transition program (2 yrs-3yrs)
- Pre- school program (3- 6yrs)
- After- school program (6yrs-12 yrs)
- Summer program

Other enrichment programs (included in tuition):

- Music
- Fine Art
- Computer
- Foreign Language
- Yoga/Exercise

Extra-Curricular Programs we will offer

- Dance
- Private Spanish
- Basket Ball
- Soccer
- Karate

Special services we offer:

- Pickup and drop off to and from Elementary School.

Important features and benefits

- Certified Directresses
- Classical Montessori Curriculum
- Security Monitoring System
- Indoor Cafeteria
- Indoor play room

RECEIVED

DEC 23 2015

Per

Economic Development information

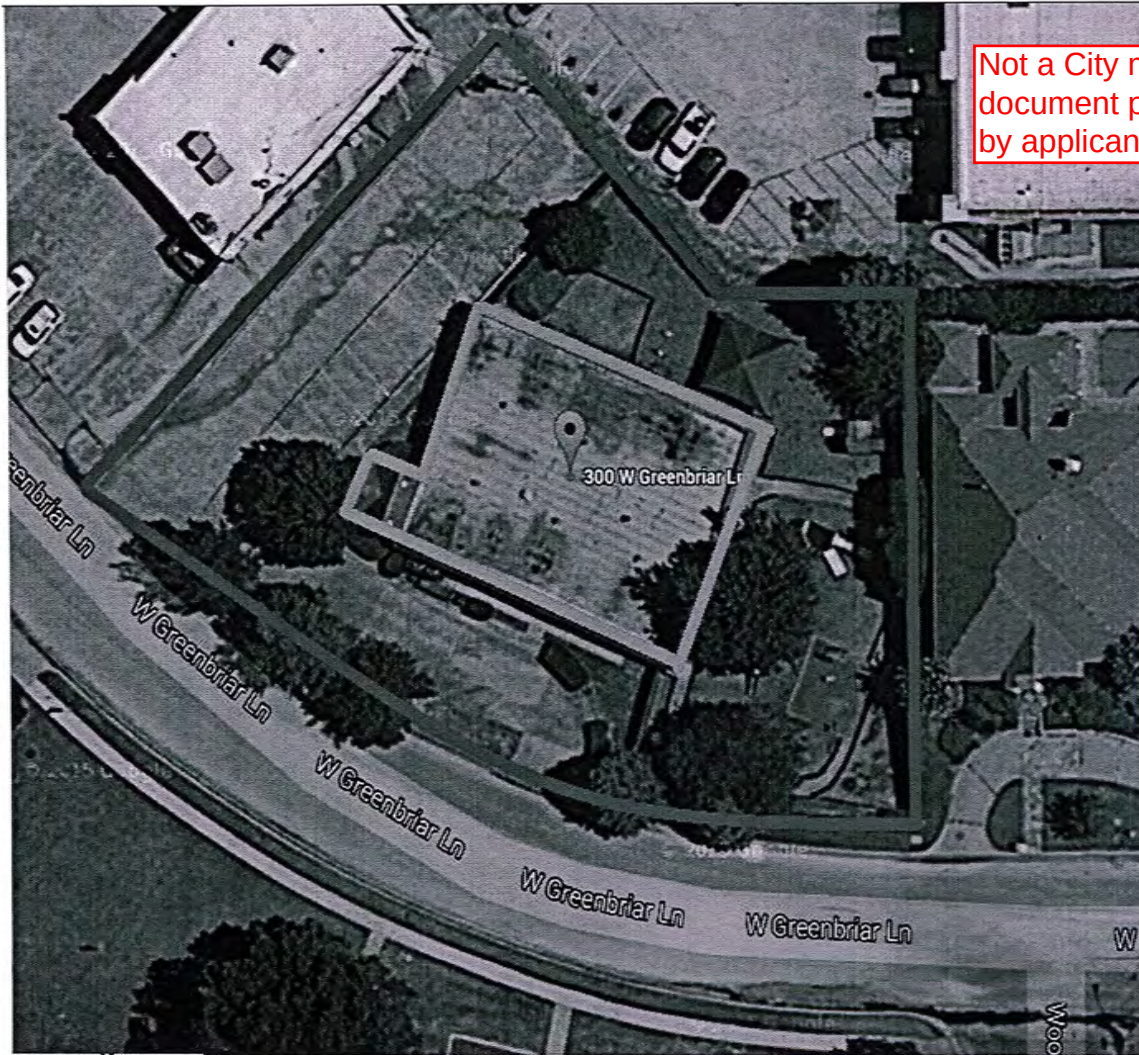
This Daycare facility will have no Sales Tax impact as we are providing child care and not selling any equipments or goods, our estimated annual revenue is project to be \$86,700- \$1,224,000. The development/renovation cost will be approx. \$ 100000. This facility is a for –profit-entity and therefor will be subject to property and personal property taxes.

Description	Value
Total SQFT of the building area	4950 SQFT
Estimated revenue per sqft	\$175 per sqft per year
Estimated revenue per year	\$86,7000- \$1,224,000
Estimated property Taxes	\$10,500

RECEIVED

DEC 23 2015

Per



Not a City map--
document provided
by applicant.



Property Information

Land- 25,918 sq ft
Building- 4,950 sq ft

Description	Area in SQ FT	% of area
Gross Area	25918	100 %
Floor area	4950	19.11 %
Paved surface area	11000	42.44 %
Open area	9968	38.45 %

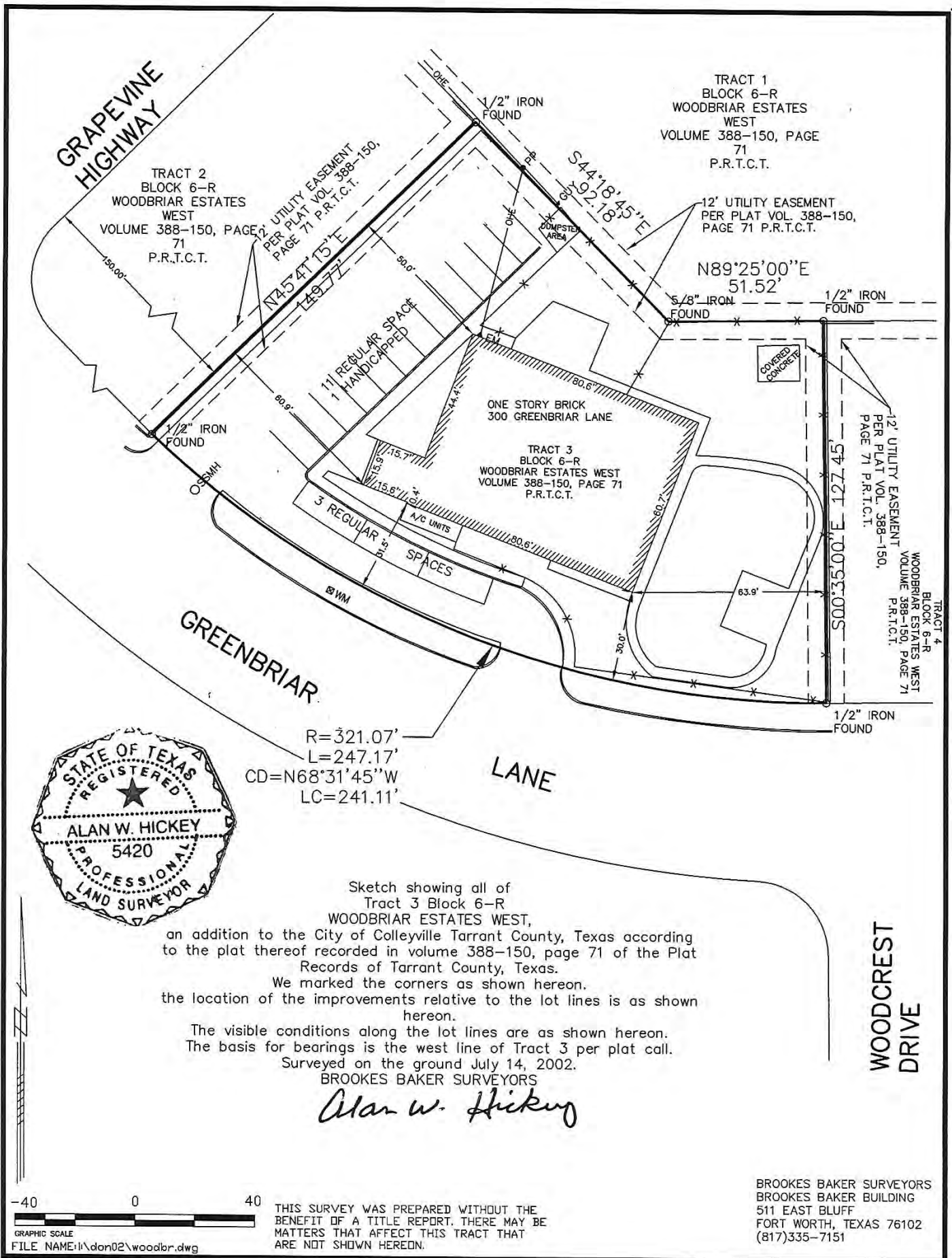


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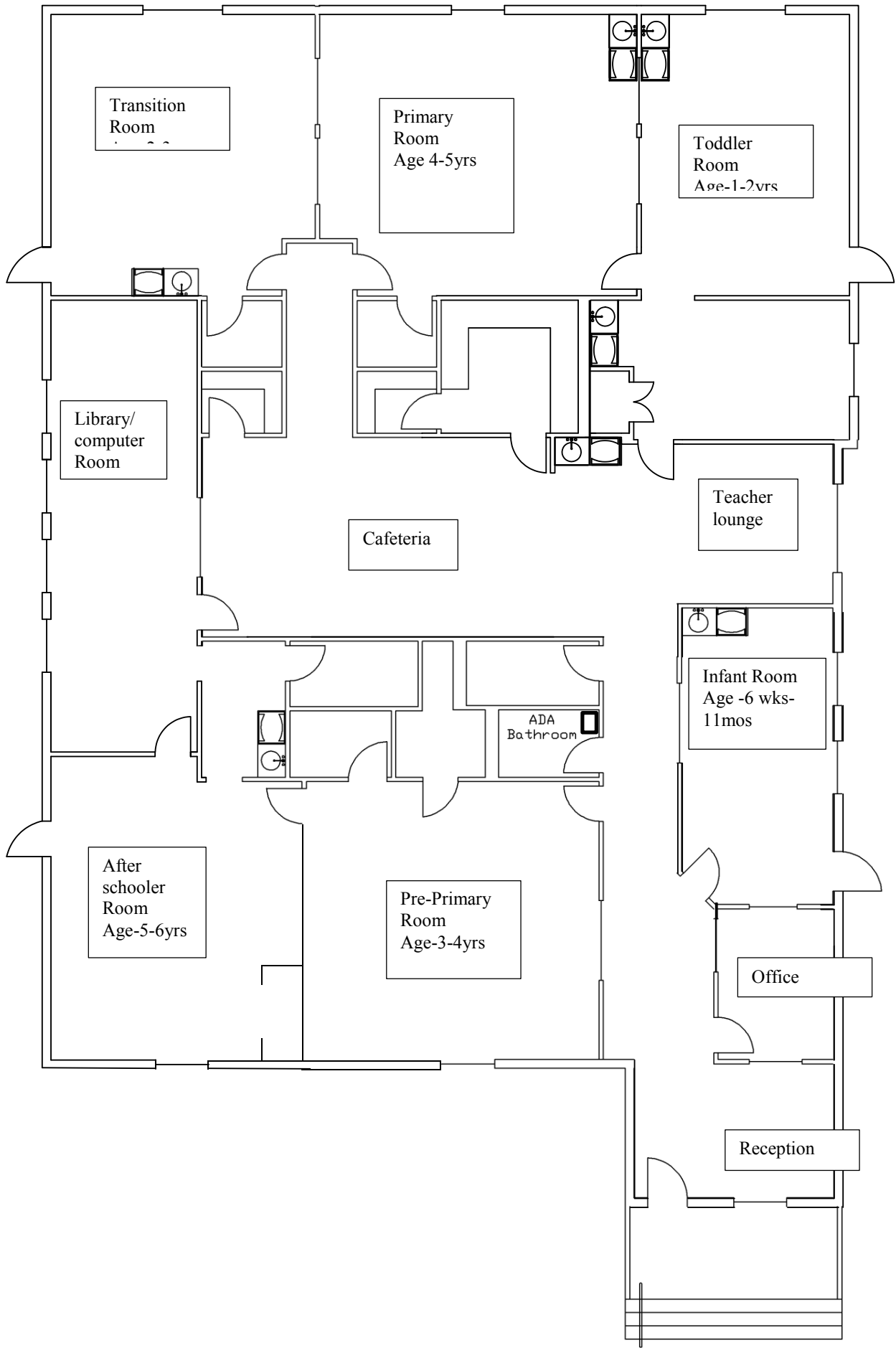
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Site Plan



Floor Plan



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos

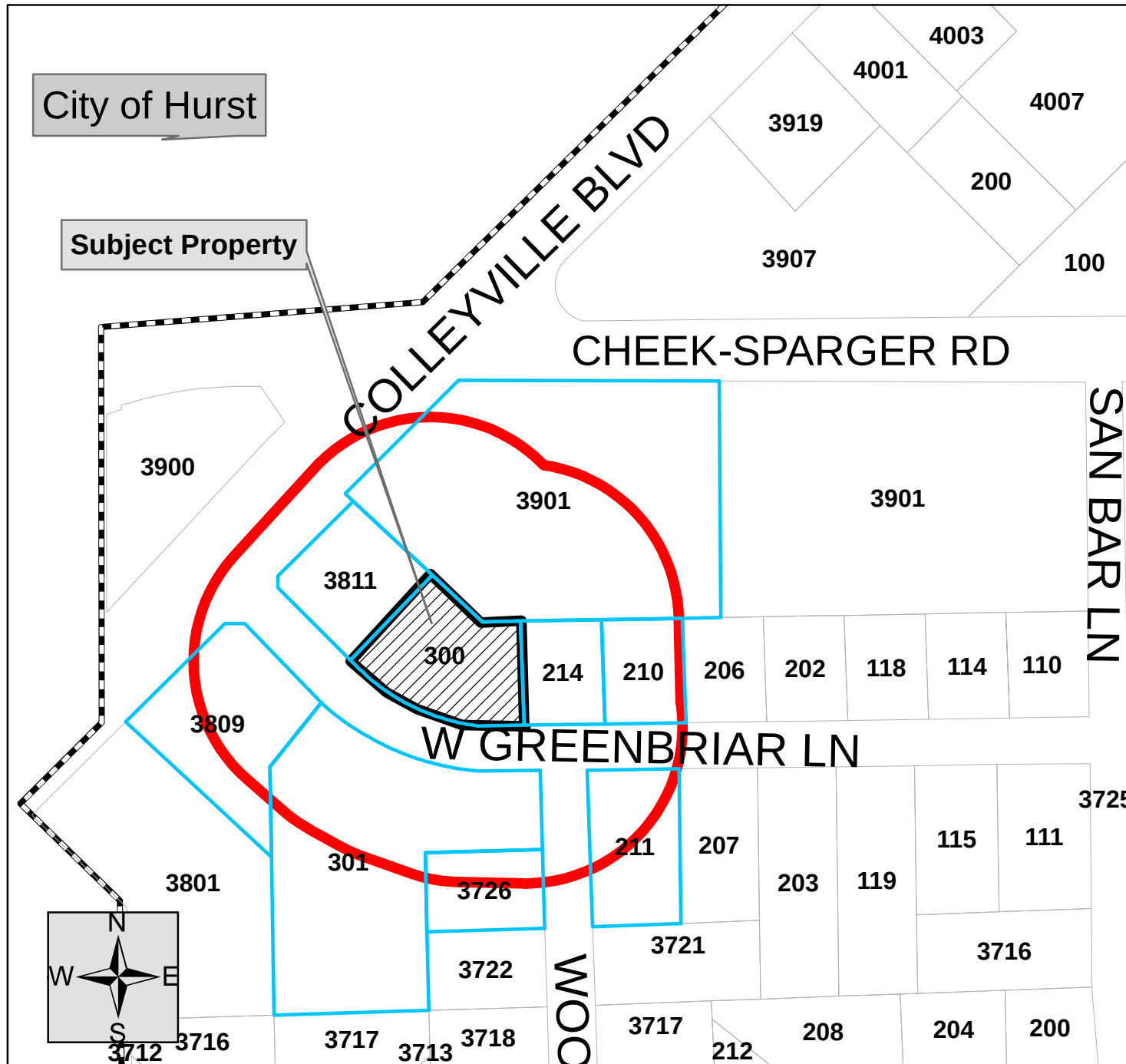


Site Photos



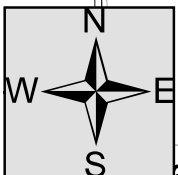
Notification Map

Case ZC15-023
300 W. Greenbriar Ln.



Legend

- Properties within 200 feet
- Subject Property
- Parcels
- City Limit



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
PARSONS, STEVE	210 W GREENBRIAR LN	COLLEYVILLE	TX	76034	210 W GREENBRIAR LN
99 CENTS ONLY STORES TX INC	4000 UNION PACIFIC AVE	LOS ANGELES	CA	90023	3901 COLLEYVILLE BLVD
LERER, JANE S	3831 TURTLE CREEK BLVD # 23C	DALLAS	TX	75219	3811 COLLEYVILLE BLVD
HARDIN, LANA MICHELLE	3726 WOODCREST DR	COLLEYVILLE	TX	76034	3726 WOODCREST DR
COLLEYVILLE OAKMONT PART LLC	6421 CAMP BOWIE BLVD STE 302	FORT WORTH	TX	76116	3809 COLLEYVILLE BLVD
ALLEN, TAMERA	211 W GREENBRIAR LN	COLLEYVILLE	TX	76034	211 W GREENBRIAR LN
CLARKE, CANDI LYNNE	214 W GREENBRIAR LN	COLLEYVILLE	TX	76034	214 W GREENBRIAR LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE	TX	76034	301 W GREENBRIAR LN
4 HMS LLC	141 QUEST CT	KELLER	TX	76248	300 W GREENBRIAR LN
Grapevine-Colleyville ISD	3051 IRA E WOODS AVE	GRAPEVINE	TX	76051	STATE LAW REQUIRED
WOODBRIAR ESTATES HOA	3700 SWEETBRIAR	COLLEYVILLE	TX	76034	Courtesy Notice
CITY OF HURST	1505 PRECINCT LINE ROAD	HURST	TX	76054	Courtesy Notice
SHALINI SINGH	416 BROKEN SWORD DRIVE	LEWISVILLE	TX	75056	APPLICANT

Public hearing notices were mailed
Thursday, January 28, 2016 by Taci
Wrisley

Letter to City Council - Applicant Absence

Friday, February 26, 2016

Application: Case ZC15-023

Dear City of Colleyville Council Members,

Due to change in date of the city council meeting and our previously arranged plan to be at a family reunion during spring break (LISD calendar), we are unable to attend the City council meeting on March 8th 2016. Our Sincere apologies.

We wanted to Thank you for taking the time and considering our case at the planning and zoning meeting held on Feb 8th. While we were largely in agreement with the stipulations provided to us during the meeting, we did more research on items below and would like to share our findings and request to consider increasing the number of pupils from 70 (currently agreed to) to 100.

- Progress on Shared parking agreements with our neighboring businesses.
- Our findings on the capacity of businesses that have previously operated from the proposed location.
- Our new plan to help with the parking limitations.
- Our Financial projections to help with case for increasing the number of pupils.

We hope that you get to enjoy the upcoming spring break with your family members. We are eagerly looking forward to the Council meeting on March 22nd.

Your Sincerely,

Shalini Singh

Manager
Sherwood Montessori Academy LLC.

ORDINANCE O-16-1977

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING OF LOT 3, BLOCK 6R, OF THE WOODBRIAR ESTATES WEST ADDITION, LOCATED AT 300 WEST GREENBRIAR LANE, BY AUTHORIZING A SPECIAL USE PERMIT FOR A DAY CARE CENTER; 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 rezoning under Case No. ZC15-023; 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 enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the 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 Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference

to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a day care center on Lot 3, Block 6R, of the Woodbriar Estates West Addition, located at 300 West Greenbriar Lane, as depicted on the attached as Exhibit "A".
- Sec. 3. 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. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The minimum tree preservation requirements of Chapter 5 of the Land Development Code shall be waived for the entire site.
- b. Two trees, meeting the requirements of new plantings in the Land Development Code, shall be provided within 20 feet of the eastern property line, spaced as practical to provide additional screening.

- c. Prior to issuance of a Certificate of Occupancy, an off-site/shared parking agreement, meeting the requirements of Section 3.29 (Parking Requirements), shall be attained to meet the minimum parking requirements, or the maximum number of pupils shall be reduced to 75 to meet on-site parking provided. Upon approval of an off-site/shared parking agreement, meeting the requirements of Section 3.29 (Parking Requirements), the number of pupils may increase based on the number of additional parking spaces provided.
 - d. The Minimum Design Score Requirement of Chapter 6 of the Land Development Code shall be waived for the existing building.
 - e. Any new exterior lighting on the site shall be screened from residential properties.
 - f. An alternative screening device along the eastern property line, consisting of the six-foot wooden fence on top of the existing six-foot retaining wall, shall be permitted in lieu of an eight-foot masonry screening wall.
 - g. The subject property shall generally conform to the site plan as depicted in "Exhibit B"
- Sec. 5. 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. 6. 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. 7. 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. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 8th day of March 2016.

The second reading and public hearing being conducted on the 22nd day of March 2016.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2016.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A" - Location and Zoning Map

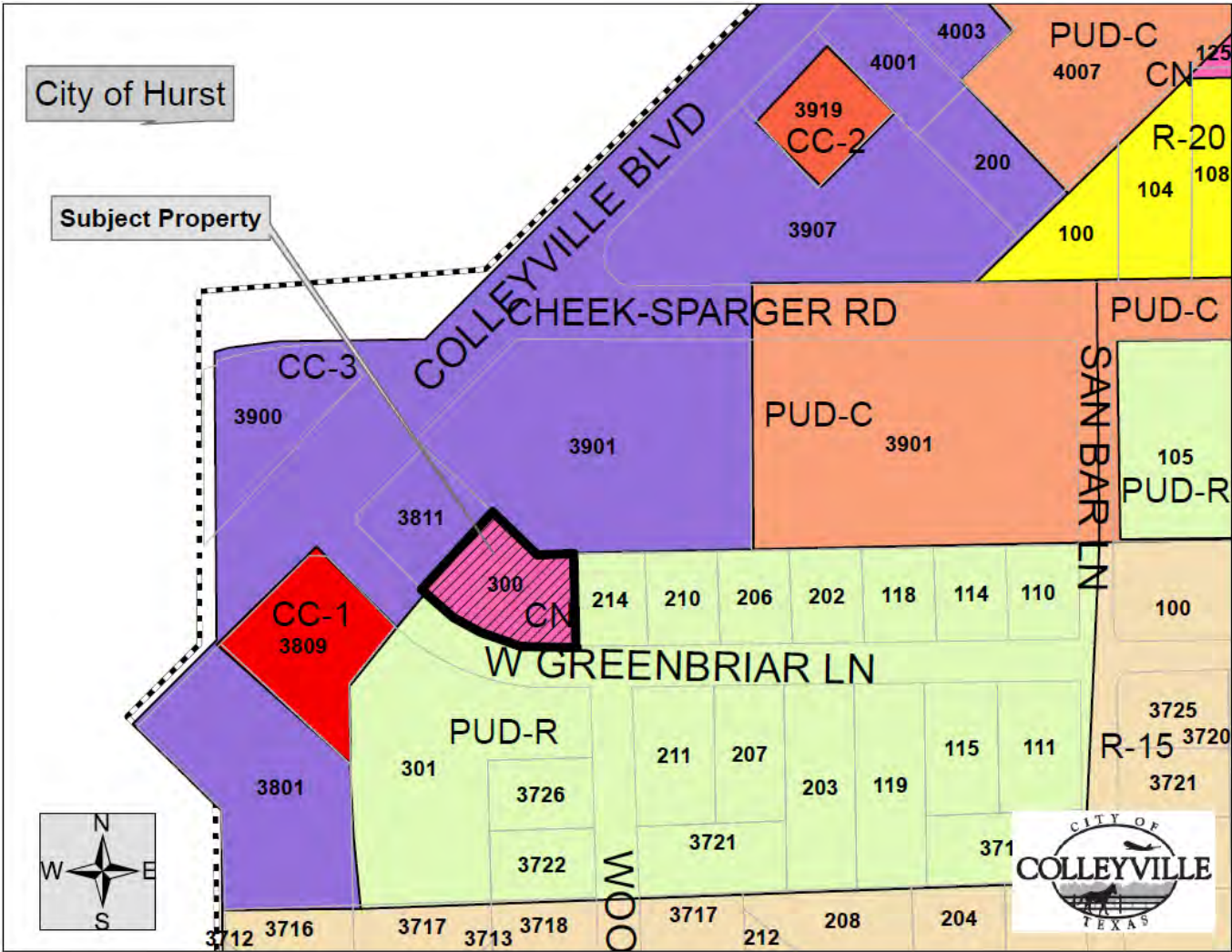
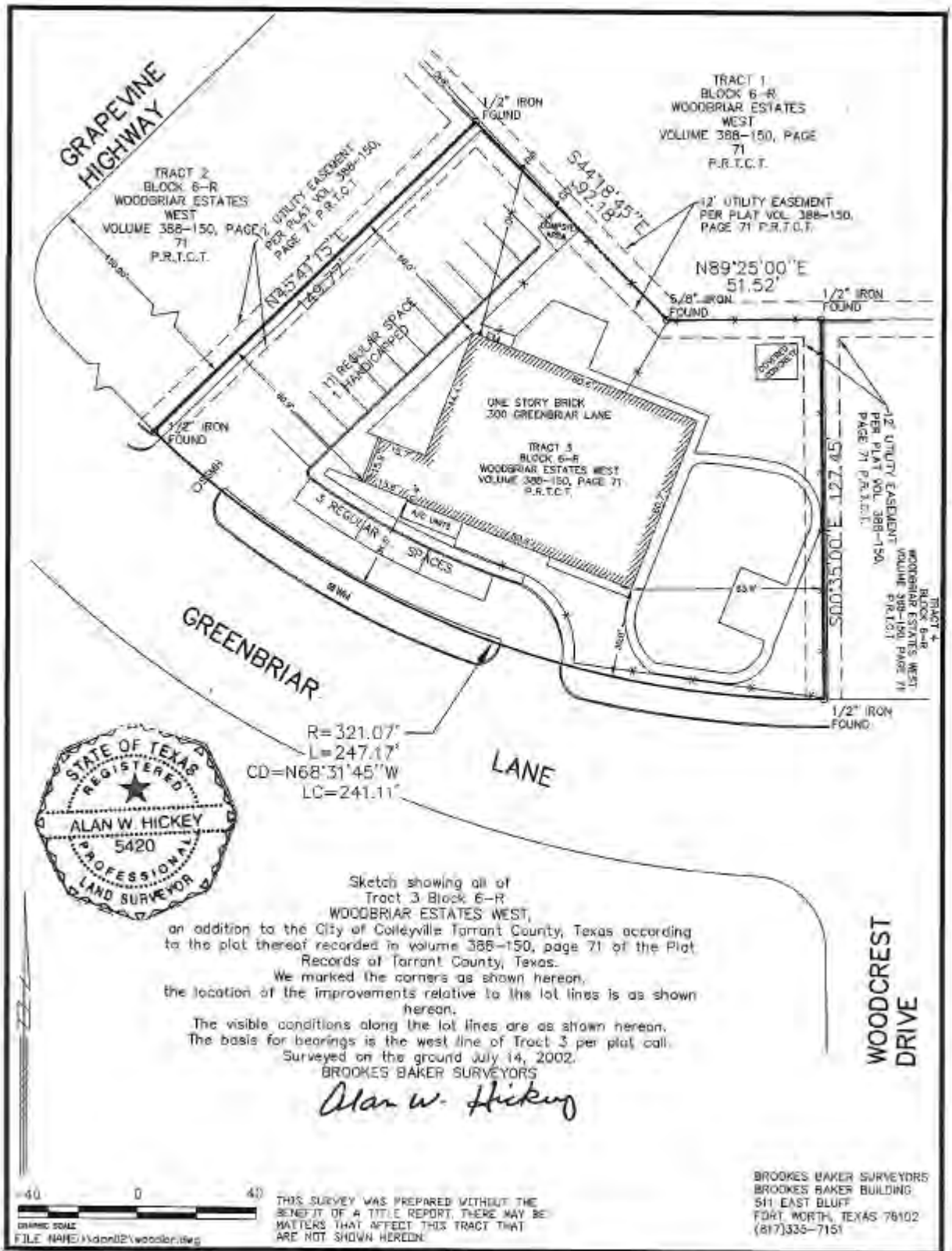


Exhibit “B” – Site Plan





City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 6a

Agenda Date 03/22/2016

Number Resolution R-16-3975

Type Resolution

Department Finance

Title

Approval of a resolution accepting the annual audit for Fiscal Year ended September 30, 2015

Strategy Map Connection

B4- Cultivate a culture of transparency and consistent communication

F4- Adhere to the City's financial and budgetary policies

Explanation

Reading and Public Hearing

On Tuesday, March 8, 2016, the Audit Committee met with John Manning, the audit engagement partner with the City's audit firm, Pattillo, Brown and Hill, L.L.P., to review the results of the annual audit for Fiscal Year ended September 30, 2015, and the Statement on Auditing Standards 114 audit management letter. The City received an unmodified audit opinion (Independent Auditor's Report), which is the most favorable audit opinion an entity can receive. John Manning will be present to give a brief presentation regarding the annual audit.

The Comprehensive Annual Financial Report (CAFR) for Fiscal Year ended September 30, 2015 is attached. A public copy of the CAFR is also available for review in the Finance Department, Office of the City Secretary, and Colleyville Public Library. The CAFR will also be available for review on the City's web site in the Public Documents section after acceptance by the City Council.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Comprehensive Annual Financial Report Year Ended September 30, 2015
2. Resolution R-16-3975

**CITY OF
COLLEYVILLE, TEXAS**

COMPREHENSIVE ANNUAL FINANCIAL REPORT

YEAR ENDED SEPTEMBER 30, 2015

Prepared by
Finance Department

Brian Hogan
Chief Financial Officer

Karen Hines
Accounting Manager

CITY OF COLLEYVILLE, TEXAS

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CITY OF COLLEYVILLE, TEXAS

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INTRODUCTORY SECTION

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Integrity ★ Service ★ Innovation

March 22, 2016

To the Citizens of the City of Colleyville:

The Comprehensive Annual Financial Report of the City of Colleyville (the "City") for the fiscal year ended September 30, 2015, is hereby submitted. Responsibility for both the accuracy of the data, and completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data are accurate in all material respects and are reported in a manner designed to present fairly the financial position, results of operations and cash flows of the various funds of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

In developing and evaluating the City's accounting system, consideration is given to the adequacy of internal accounting controls. These controls are designed to provide reasonable, but not absolute, assurance regarding the safeguarding of assets against loss from unauthorized use or disposition, and the reliability of financial records for preparing financial statements and maintaining accountability for assets. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived, and the evaluation of costs and benefits requires estimates and judgments by management. We believe that the City's current system of internal controls adequately safeguards assets and provides reasonable assurance of proper recording of financial transactions.

As required by the City's charter, the financial statements have been audited by Pattillo, Brown & Hill, L.L.P., a firm of certified public accountants. The goal of the independent audit was to provide reasonable assurances that the financial statements of the City of Colleyville for the fiscal year ended September 30, 2015, are free of material misstatement. The independent audit involved examining on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the City of Colleyville's financial statements for fiscal year ended September 30, 2015, are presented in conformity with generally accepted accounting principles (GAAP).

As required by GAAP, management provides a narrative introduction, overview and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the independent auditors report.

PROFILE OF THE GOVERNMENT

On January 10, 1956, the City of Colleyville was incorporated and adopted a home-rule charter on January 15, 1977. It has a Council-Manager form of government with policy making and legislative authority vested in a governing body consisting of a Mayor and six Council members. The Mayor and Council are responsible for passing ordinances, adopting the budget, appointing board and committee members, and hiring the City Manager. The City Manager is responsible for carrying out the policies and ordinances of the Mayor and Council, overseeing the day-to-day operations of the City, and appointing department heads. The Mayor and six Council members are elected on an at large, non-partisan basis for three year terms. The three year terms are staggered so that the Mayor and City Council persons from Place 1 and 2 are elected in year one, City Council persons from Places 3 and 4 are elected in year two, and City Council persons from Places 5 and 6 are elected in year three.

The City provides a full range of municipal services. These services include police and fire protection, municipal court, streets, drainage utility, leisure services (parks and recreation, Colleyville Center and library), water and sewer, engineering/community development, and general administrative services. Based upon the criterion set forth in generally accepted accounting principles, the following organizations are includable within the City's reporting entity:

<u>Entity</u>	<u>Method of Inclusion</u>
Colleyville Economic Development Corporation (CEDC)	Blended
Colleyville Crime Control and Prevention District	Blended
Colleyville Tax Investment Financing Reinvestment Zone Zone Number One (TIF)	Discretely Presented

The City Charter of the City of Colleyville establishes the fiscal year as October 1 through September 30. The Charter requires the City Manager to submit a proposed budget and accompanying budget message to the City Council each year and the proposed budget is presented to the City Council at a budget work session. After public hearings at two consecutive regular City Council meetings, the Council may adopt the proposed budget, with or without amendment. The budget ordinance is to be adopted no later than the 30th day of September and requires an affirmative vote of a majority of the Council. The City maintains budgetary control by adopting an annual operating budget for the General Fund, Debt Service Fund, Drainage Utility Fund, and Water and Sewer Enterprise Fund. Detail control is maintained at the line item level by encumbering available funds at the time a purchase order is written. Encumbrances lapse at fiscal year-end, but can be re-appropriated through a budget amendment during the following fiscal year. The City Manager is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the City Council.

LOCAL ECONOMY

The City of Colleyville is a residential-oriented community located 11 miles northeast of the City of Fort Worth, 22 miles northwest of Dallas and 5 miles west of Dallas/Fort Worth International Airport in Northeast Tarrant County. Relocations of residents to the City continued in fiscal year 2015, as did commercial development. During the fiscal year, the City issued 181 residential building permits and the average square footage of a residence was almost five thousand square feet. The City also issued 105 certificates of occupancy for new, remodeled, and expanding businesses. The City's strong economy supports a 94% occupancy rate of existing retail and office spaces.

In fiscal year 2015, two multi-tenant retail centers were completed. Both projects continue to bring new tenants and sales tax dollars to Colleyville.

- Colleyville Downs, a 200,910 square foot Class “A” multi-tenant retail property anchored by Whole Foods, Petco, and Ace Hardware, added an outparcel pad site in 2015 that is shared by a Zoës Kitchen and Snuffer’s Restaurant and Bar.
- Colleyville Stampede includes 12,847 square feet of new retail and restaurant space.

Transportation projects completed in fiscal year 2015 include the roundabout at the Jackson Road and Cheek-Sparger Road intersection, the Kingston Addition street rehabilitation project, and three quiet zone grade crossings of the Cotton Belt railroad at John McCain, Bransford, and Pleasant Run roads.

Transportation projects in progress at the end of fiscal year 2015 are State Highway/Colleyville Boulevard (final construction of Phase 1 and final design of Phases II and III), Pleasant Run Road street reconstruction and trail improvements, and final design for Phase I of Glade Road.

Destination Colleyville, an update to the City’s comprehensive master plan, was adopted on December 15, 2015. The plan provides a common vision and goals for economic stability, transportation, housing and neighborhoods, City services and facilities, future land use, and character and placemaking.

For the Future. In fiscal year 2016, scheduled major transportation projects include construction for Phases II and III of State Highway 26/Colleyville Boulevard, and Glade Road (completion of Phase I and design work for Phases II, III, and IV).

LONG TERM FINANCIAL PLANNING

In Fiscal Year 2005, the City Council adopted a Fund Balance Policy requiring a ninety day reserve for fund balance in both the General Fund and the Utility Fund. In fiscal year 2011, the policy was updated to reflect the designations of non-spendable, restricted, committed, assigned and unassigned as required by GASB 54 and was reviewed for update in fiscal year 2015. At the end of fiscal year 2015, both the General Fund and the Utility Fund have a fund balance in excess of the required ninety day reserve. Amount in excess of the reserve may be used to fund one-time capital expenditures.

In Fiscal Year 2014, the City Council adopted the City’s Strategy Map, which incorporated focus areas that had been present in prior strategic plans dating back to 2010. The four focus areas are:

- Protect and Preserve Colleyville Neighborhoods
- Provide Sustainable Government
- Encourage Economic Development
- Provide Core Services

There are four perspectives from which to view, and address, the focus areas:

- Learning and Growth
- Financial Stewardship
- Business Management
- Customer Service

Each perspective is represented by a tier on the Strategy Map and contains objectives that must be achieved to ensure we are ultimately delivering on our focus areas. Input from the biennial citizen survey, biennial employee survey, and the City Council was used to select objectives included on the Strategy Map.

In fiscal year 2015, departments created Business Plans, which identify their core services, as well as strengths and opportunities for each. Each core service is also linked to one or more objectives on the City's Strategy Map, providing linkages and responsibility for furthering the City's goals. Department business plans are updated in advance of, and ultimately drive, all budget requests. The future outlook section of the Business Plans ensures that staff is constantly monitoring needs and trends on the horizon.

As a part of the annual budget process, an updated five-year forecast for operating funds is presented to City Council at the first of two budget work sessions. The budget process also includes an annual update of the five-year capital improvements program (CIP). Improving the process each year, the CIP now includes specific street projects to be completed as opposed to a single project budget for all street maintenance that does not specifically identify streets to be improved. In Fiscal Year 2015, the City's Water and Wastewater Master Plan was updated and identifies future utility projects that are needed, which will be prioritized and scheduled in future CIPs. The City updated the water/waste water rate schedule in July of 2015 in order to provide resources for reinvestment into the system.

AWARDS AND ACKNOWLEDGEMENTS

Awards. The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Colleyville for its comprehensive annual financial report for the fiscal year ended September 30, 2014. This was the twenty fifth consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

In addition, the City also received the GFOA's Distinguished Budget Presentation award for its annual budget dated October 1, 2014. In order to qualify for this award, the City's budget document was judged to be proficient in several categories, including as a policy document, a financial plan, an operations guide, and a communications device.

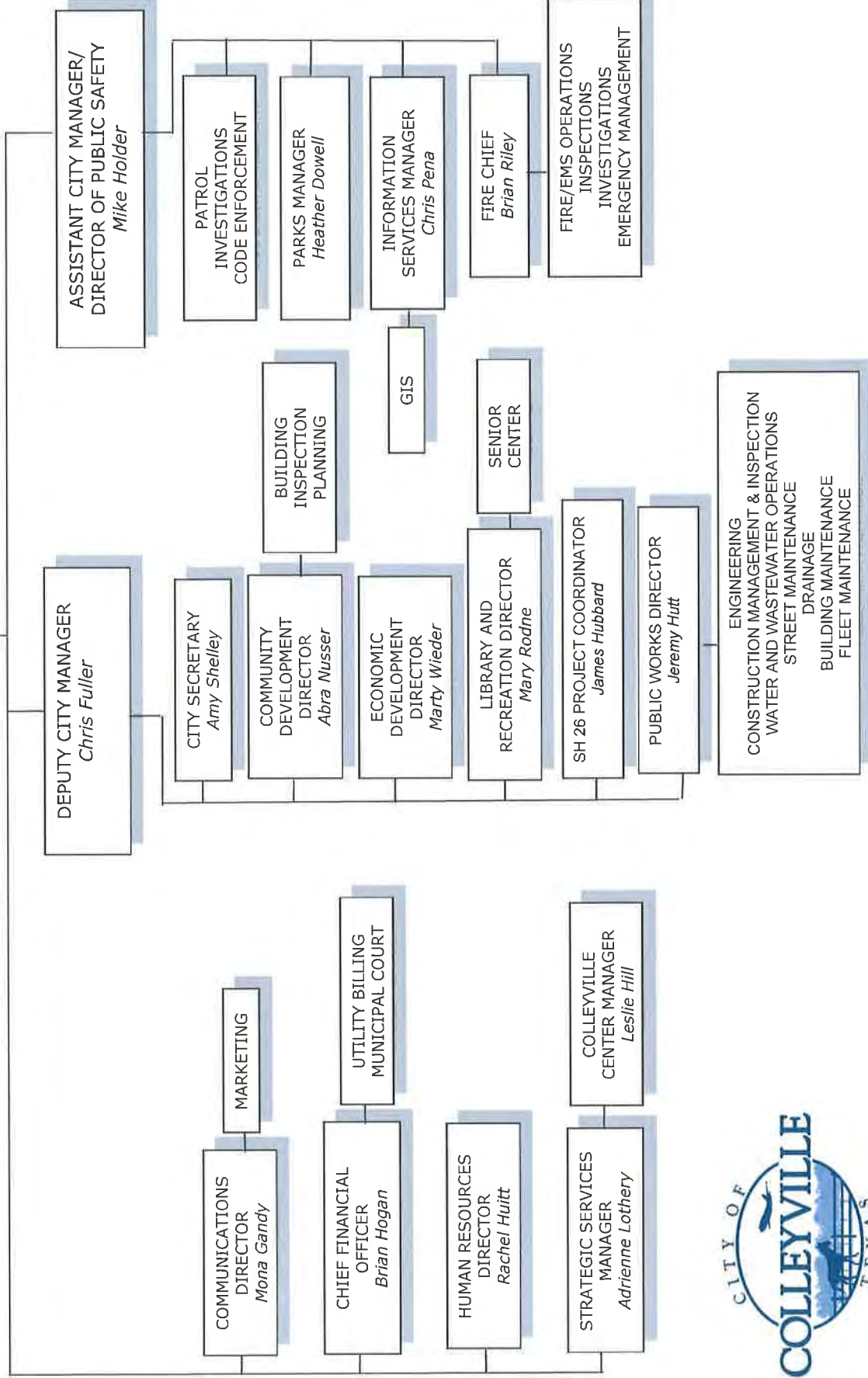
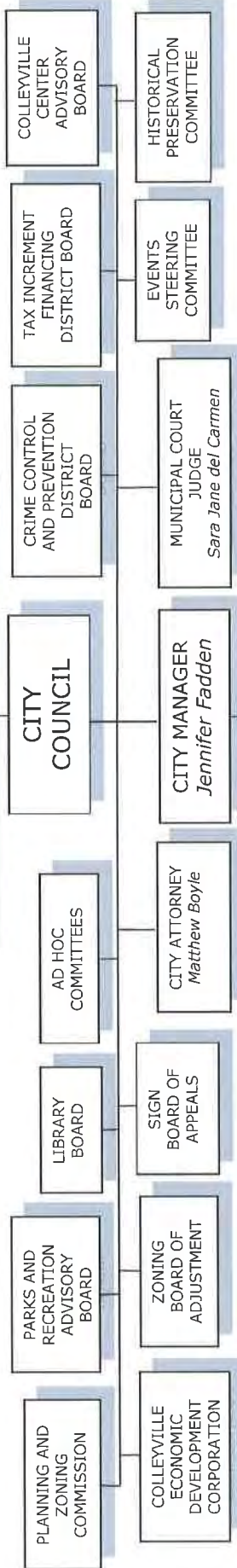
Acknowledgements. The preparation of this report could not be accomplished on a timely basis without the dedicated endeavors of the entire staff of the Finance Department. We would like to express our sincere appreciation to all employees who contributed to the preparation. Additionally, we would also like to thank the Mayor, City Council, and City Manager for their support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,


Brian Hogan, CPA, CGFO
Chief Financial Officer


Karen Hines
Accounting Manager

CITIZENS OF COLLEYVILLE





Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Colleyville
Texas**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2014

Executive Director/CEO

CITY OF COLLEYVILLE, TEXAS

**HOME RULE, COUNCIL – MANAGER
FORM OF GOVERNMENT**

CITY OFFICIALS

YEAR ENDED SEPTEMBER 30, 2015

David Kelly
Mayor

Carol Wollin
Councilmember, Place 1

Chuck Mogged
Councilmember, Place 2

Chris Putnam
Councilmember, Place 3

Jody Short
Councilmember, Place 4

Nancy Coplen
Councilmember, Place 5

Mike Taylor
Mayor Pro Tem and
Councilmember, Place 6

Jennifer Fadden
City Manager

Brian Hogan
Chief Financial Officer

Karen Hines
Accounting Manager

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FINANCIAL SECTION

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P A T T I L L O , B R O W N & H I L L , L . L . P .
CERTIFIED PUBLIC ACCOUNTANTS ■ BUSINESS CONSULTANTS

INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and
Members of the City Council
City of Colleyville, Texas

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Colleyville, Texas, as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the City of Colleyville, Texas' basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance 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.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Colleyville, Texas, as of September 30, 2015, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Change in Accounting Principle

As discussed in Note I to the financial statements, in 2015 the City adopted new accounting guidance, Governmental Account Standards (GASB) Statement No. 68, *Accounting and Financial Reporting for Pensions—an amendment of GASB Statement No. 27* and Governmental Account Standards (GASB) Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date—an amendment of GASB Statement No. 68*. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, schedule of changes in net pension liability and related ratios and schedule of contributions, on pages 19-28 and 76-77 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Colleyville, Texas' basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and schedules, and statistical section, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules and the schedule of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules and the schedule of federal awards are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 17, 2016, on our consideration of the City of Colleyville, Texas' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Colleyville, Texas' internal control over financial reporting and compliance.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas
March 17, 2016

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MANAGEMENT'S DISCUSSION AND ANALYSIS

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Management's Discussion and Analysis

As management of the City of Colleyville, we offer readers of the City's financial statement this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2015. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 3 – 6 of this report.

FINANCIAL HIGHLIGHTS

- The assets of the City of Colleyville exceeded its liabilities as of September 30, 2015, by \$199,166,837 (net position). Of this amount, \$35,942,295 (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors in accordance with the City's fund designation and fiscal policies.
- The City's total net position increased by \$17,586,666 including prior period adjustment.
- As of the close of the current fiscal year, the City of Colleyville's governmental funds reported combined ending fund balances of \$37,042,913. Of this amount, \$8,736,746 is unassigned fund balance available for use within the City's fund designation and fiscal policies.
- As of September 30, 2015, unreserved, unassigned fund balance for the General Fund was \$8,736,746 or 43.1% of the total General Fund expenditures.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: (1) government-wide financial statements, (2) fund financial statements and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements – The government-wide financial statements, which begin on page 30 of this report, are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the City's assets, liabilities, and deferred inflows/outflows of resources, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows.

Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods (e.g., uncollected taxes and earned but unused compensated absences). Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include General Government, Community Development and Engineering, Fire and Rescue, Leisure Services, Maintenance, Municipal Court, Police, and Streets and Drainage. The business-type activities of the City include Water and Wastewater, and Drainage Utility.

Fund financial statements – A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All funds of the City can be divided into two categories – governmental funds and proprietary funds.

Governmental Funds – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental fund statements of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Beginning on page 34 of this report, information is presented separately in the Governmental Fund Balance Sheet and in the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances for the General Fund, Capital Projects and Debt Service Fund, all of which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

Proprietary Funds – The City maintains one type of proprietary fund. Enterprise Funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses Enterprise Funds to account for the Water and Wastewater and Drainage Utility Funds.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The basic proprietary fund financial statements which begin on page 42 of this report provide separate information for the Water and Wastewater and Drainage Utility Enterprise Funds since these are considered to be major funds of the City.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 47 – 74 of this report.

Other Information – In addition to the basic financial statements and accompanying notes, this report also presents combining fund statements and schedules that further support the information in the financial statements. The combining fund statements and schedules for nonmajor funds are presented immediately following the notes to the financial statements beginning on page 80 of this report.

GOVERNMENTAL-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of government's financial position. In the case of the City of Colleyville, assets exceeded liabilities by \$199,166,837 as of September 30, 2015.

The largest portion of the City's net position (\$143,782,311) reflects its investments in capital assets (e.g., land, building, equipment, improvements, construction in progress and infrastructure), less any outstanding debt used to acquire those assets. The City uses these capital assets to provide service to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

CITY OF COLLEYVILLE'S NET POSITION

	Governmental Activities		Business-type Activities		Totals	
	2015	2014	2015	2014	2015	2014
Current and other assets	\$ 42,899,632	\$ 38,081,951	\$ 17,075,594	\$ 16,207,650	\$ 59,975,226	\$ 54,289,601
Capital assets	113,463,038	105,718,089	46,323,327	43,861,991	159,786,365	149,580,080
Total assets	156,362,670	143,800,040	63,398,921	60,069,641	219,761,591	203,869,681
Deferred outflow of resources	325,573	-	142,715	116,835	468,288	116,835
Total deferred outflow of resources	325,573	-	142,715	116,835	468,288	116,835
Other liabilities	3,937,454	3,511,944	2,247,804	2,100,979	6,185,258	5,612,923
Long-term liabilities	13,668,452	15,102,680	1,209,332	1,690,742	14,877,784	16,793,422
Total liabilities	17,605,906	18,614,624	3,457,136	3,791,721	21,063,042	22,406,345
Net position:						
Net investment in capital assets	98,958,693	89,754,051	44,823,618	41,567,161	143,782,311	131,321,212
Restricted	19,442,231	17,500,426	-	-	19,442,231	17,500,426
Unrestricted	20,681,413	17,930,939	15,260,882	14,827,594	35,942,295	32,758,533
Total net position	\$ 139,082,337	\$ 125,185,416	\$ 60,084,500	\$ 56,394,755	\$ 199,166,837	\$ 181,580,171

A portion of the City's net position (\$19,442,231) represents resources that are subject to external restriction on how they may be used. The remaining balance (\$35,942,295) of unrestricted net position may be used to meet the City's ongoing obligation to citizens and creditors in accordance with the City's fund designation and fiscal policies.

As of September 30, 2015, the City has positive balances in all three categories of net position, both for the City as a whole, as well as for its governmental and business-type activities separately. The increase of \$9,545,509 in net position relating to governmental activities is primarily due to the acquisition of infrastructure improvements from developer contributions, increases in cash due to increases in sales tax, property tax, and building related revenues, and repayment of long term debt. The increase in net position of business type activities \$3,101,110 is related to the contributions of water and sewer infrastructure improvements from developers, repayment of long term debt and from water sales, as a tiered rate structure has been in place since December 2012, whereby customers who have monthly use greater than 20,000 gallons pay higher rates in increasing tiers.

Analysis of the City's Operations – The following table provides a summary of the City's operations for the year ended September 30, 2015. Governmental activities increased the City of Colleyville's net position by \$9,545,509. Business-type activities contributed an increase to the City's net position of \$3,101,110.

CITY OF COLLEYVILLE'S CHANGES IN NET POSITION

	Governmental Activities		Business-type Activities		Totals	
	2015	2014	2015	2014	2015	2014
Revenues:						
Program revenues:						
Charges for services	\$ 4,787,351	\$ 3,977,375	\$ 16,748,728	\$ 15,729,482	\$ 21,536,079	\$ 19,706,857
Operating grants and contributions	450,559	486,869	-	-	450,559	486,869
Capital grants and contributions	7,712,266	5,943,465	2,362,261	2,707,835	10,074,527	8,651,300
General revenues:						
Ad valorem taxes	13,493,621	12,950,832	-	-	13,493,621	12,950,832
Sales taxes	6,705,914	6,472,195	-	-	6,705,914	6,472,195
Franchise taxes	2,319,723	2,172,801	-	-	2,319,723	2,172,801
Other taxes	107,977	98,160	-	-	107,977	98,160
Investment earnings	100,842	39,697	52,480	23,655	153,322	63,352
Miscellaneous	82,873	61,643	-	-	82,873	61,643
Gain on sale of capital assets	-	810,020	5,062	40,814	5,062	850,834
Total revenues	<u>35,761,126</u>	<u>33,013,057</u>	<u>19,168,531</u>	<u>18,501,786</u>	<u>54,929,657</u>	<u>51,514,843</u>
Expenses:						
General government	4,676,185	4,103,928	-	-	4,676,185	4,103,928
Community development and engineering	1,582,461	1,613,311	-	-	1,582,461	1,613,311
Fire and rescue	5,264,026	4,625,036	-	-	5,264,026	4,625,036
Leisure services	4,042,252	3,776,068	-	-	4,042,252	3,776,068
Maintenance	684,301	575,696	-	-	684,301	575,696
Municipal court	522,422	501,604	-	-	522,422	501,604
Police	5,681,698	5,019,343	-	-	5,681,698	5,019,343
Streets and drainage	4,404,701	4,128,365	-	-	4,404,701	4,128,365
Water and wastewater	-	-	14,055,232	13,238,893	14,055,232	13,238,893
Drainage	-	-	833,599	571,886	833,599	571,886
Interest on long-term debt	536,161	717,045	-	-	536,161	717,045
Total expenses	<u>27,394,207</u>	<u>25,060,396</u>	<u>14,888,831</u>	<u>13,810,779</u>	<u>42,283,038</u>	<u>38,871,175</u>
Increases in net position before transfers	8,366,919	7,952,661	4,279,700	4,691,007	12,646,619	12,643,668
Transfers	1,178,590	1,180,292	(1,178,590)	(1,180,292)	-	-
Change in net position	9,545,509	9,132,953	3,101,110	3,510,715	12,646,619	12,643,668
Net position, beginning	125,185,416	116,211,275	56,394,755	52,972,667	181,580,171	169,183,942
Prior period adjustments	4,351,412	(158,812)	588,635	(88,627)	4,940,047	(247,439)
Net position, ending	<u>\$ 139,082,337</u>	<u>\$ 125,185,416</u>	<u>\$ 60,084,500</u>	<u>\$ 56,394,755</u>	<u>\$ 199,166,837</u>	<u>\$ 181,580,171</u>

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

Governmental funds – The focus of the City of Colleyville's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, the City of Colleyville's governmental funds reported combined ending fund balances of \$37,042,913. Approximately 24% of this total amount (\$8,736,746) constitutes unassigned fund balance. The remainder of the fund balance (\$28,306,167) is reserved to indicate that it is not available for new spending because it has already been committed to pay for encumbrances or debt service or to provide for other items. Refer to page 34 and 35 of this report for a more detailed presentation of governmental fund balances.

The decrease of approximately \$1,344,000 in unrestricted fund balance in the governmental funds for fiscal year 2015 is due to a number of the following factors. In the General Fund, the City's original budgeted expenditures exceeded budgeted revenues by (\$1,164,638). A one-time funding of \$300,000 to the Capital Projects Fund was budgeted for use on future capital projects. In addition, the adopted budget provides a base level of \$2,000,000 for street maintenance and rehabilitation and an additional \$1,000,000 through a strategic draw-down of the General Fund balance. This is a \$600,000 increase from fiscal year 2014 and will be used as a funding source in the comprehensive CIP plan to be distributed among various projects based on relative priority. This planned utilization of fund balance in the General Fund was included in the ten year financial forecast, and the fiscal year 2015 ending fund balance is greater than the three month policy requirement. The actual decrease to fund balance for the General Fund was \$(1,343,021) for fiscal year 2015, primarily due to greater than anticipated revenues from sales taxes, ambulance revenues, building permits, property taxes and reductions to overall departmental expenditures. Also included was City Council approved authorization to provide for a transfer of unspent street maintenance funds at the end of the fiscal year (\$1,708,929) and the authorized transfer of the difference in total revenues and expenditures of the General Fund to the Capital Projects Fund (\$4,265,677) for use in future CIP street rehabilitation projects that includes (\$2,356,749) for Colleyville Boulevard (SH26) enhancements. The aforementioned year end transfers to the Capital Projects Fund resulted in a net increase of \$1,649,254 to that fund balance, and will be used for future street capital projects. As the aforementioned transfers from the General Fund to the Capital Projects Fund were contained within funds that are in the governmental fund classification, there was not a major increase or decrease reflected in the unrestricted total for governmental funds. Additionally, there was a utilization of \$152,666 of surplus fund balance in the adopted fiscal year 2015 Debt Service budget for the third year lease payment on the radio tower and equipment, due to the current level of existing fund balance and declining future debt obligations. The actual fiscal year 2015 decrease to fund balance for the Debt Service Fund was (\$72,980), due to greater than anticipated property tax collections.

Proprietary funds – The City's proprietary fund statements beginning on page 42 of this report provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the respective major proprietary funds are Water and Wastewater (\$13,665,689), and Drainage Utility (\$1,595,193). The Water and Wastewater Fund experienced an increase in total net position of \$3,003,713 during Fiscal Year 2015 due to revenue from the pass through of the Trinity River Authority wastewater rate increase and the receipt of developer contributions from the eight new subdivisions, which accounted for approximately \$2.4 million. The Drainage Utility fund's net position increased by \$97,397, due to increased service charge revenue from new accounts and reductions to expenditures.

Governmental Activities – There was an increase in revenues from sales tax due to improving economic conditions and the capital grants category from increased developer contributions and impact fees stemming from new development and the addition of eight subdivisions in Colleyville in fiscal year 2015. There was an increase in license and permit revenues due to an increase of 73 residential building permits from fiscal year 2014 and additional commercial construction. The property tax base increased approximately \$124 million (4.8%), due to the new residential and commercial construction, and the current year tax collection rate was over 99.56% of the levy.

In fiscal year 2013, there was a compensation and classification study performed. This resulted in a new compensation structure that was implemented in fiscal year 2014. Employees earning below the new minimum salary of their position's pay range received a market adjustment, not to exceed 10 percent, of this new structure. Employees earning more than 10 percent below the new minimum salary will receive the remainder of the adjustment over the next one to two fiscal years so that an individual's pay increase does not exceed 10 percent in any given year. Fiscal year 2015 will fund year 2 of this 3 year program. Also in fiscal year 2015, the City added several new positions including one police officer, three firefighter/paramedics, and a temporary construction manager to serve through fiscal year 2019 as a coordinator for the Colleyville Boulevard (SH26) project. Some positions were upgraded from part-time to full-time positions including an administrative support position in the library, a records clerk in the police department, and a maintenance and operations technician. Major capital equipment purchases included five vehicles for the police department (crime control district), maintenance equipment for the parks department, and new media equipment for the fire department training room.

Business-type Activities – The City has two enterprise operations, the Water and Wastewater Fund and the Drainage Utility Fund. Total operating revenues of the Water and Sewer fund were \$15,800,163 for the fiscal year. Water revenues increased due to the Stage 1 water restrictions being lifted and an increased usage during the summer months. Water usage during these months was billed at higher rates per the tiered rate structure that was implemented to encourage conservation. Wastewater revenues decreased compared to fiscal year 2014 due to an abnormally wet spring and overall decreased water usage for the entire year. The coverage ratio for debt for this fund was 7.63 for the fiscal year, exclusive of transfers. The slight increase in the Drainage Utility Fund's revenues was due to new residential and commercial construction.

Increases in the Water and Wastewater Fund expenses relate to the increase in cost of purchased water and treatment of wastewater from Trinity River Authority. The Authority's rate increase relates to higher cost for electricity, debt issuance for plant expansion, rehabilitation and replacement of system-wide aging infrastructure, and compliance with federal water and wastewater mandates.

General Fund Budgetary Highlights – The City made revisions to the original appropriations approved by the City Council, which resulted in an increase to the General Fund budget of \$200,000 for a transfer to the Capital Projects Fund for future expenditures for the SH 26 reconstruction. Also included with this revision was a City Council adopted authorization to transfer unspent street resurfacing appropriations to the Capital Projects fund and the difference between total revenues and expenses for future street capital projects (\$4,265,677). This transfer was funded primarily by the receipt of higher than anticipated sales tax, permit revenues, property tax collections, inspection fees for the eight new subdivisions, ambulance collections, and lower than anticipated expenditures due to unfilled positions. This accounted for the variance in transfers out from the adopted budget.

The General Fund's overall budgeted revenue increased by \$1,737,822. Major increases in General Fund property taxes are due to the declining allocation of the interest and sinking fund rate (Debt Service portion) to repayment of debt and an increase to the operations and maintenance portion of the rate (General Fund portion), as the total tax rate was unchanged from the prior year. There was a budgetary and actual increase in sales tax revenue due to improving economic conditions and continued growth in commercial retail development. Also, revenue increases were derived from the transfer from the Utility Fund for the administrative and franchise fee that is based upon water and wastewater sales. Also included is the \$1,000,000 drawdown of General Fund balance, which funded the increase in the street overlay budget.

Refer to the General Fund Statement of Revenue, Expenditures and Changes in Fund Balances – Budget and Actual on page 41 of this report for a detailed presentation of the actual General Fund operations compared to both the original and final budget for fiscal year 2015.

CAPITAL ASSETS

The City of Colleyville's investment in capital assets for its governmental and business-type activities as of September 30, 2015, amounts to \$159,786,365 (net of accumulated depreciation). This investment in capital assets includes land, building, equipment, improvements other than buildings, infrastructure, and construction work in progress. Major capital asset events occurring during the current fiscal year included the following:

- Capitalized almost \$4.9 million in street improvements and developer contributions, primarily with the completion of eight new subdivisions.
- Capitalized approximately \$2.4 million in water and wastewater system developer contributions and,
- Capitalized approximately \$335,000 in park improvements, including landscaping and amenities for City Park.

CITY OF COLLEYVILLE'S CAPITAL ASSETS AT YEAR-END

	Governmental Activities		Business-type Activities		Totals	
	2015	2014	2015	2014	2015	2014
Land	\$ 9,178,641	\$ 9,178,641	\$ 304,839	\$ 304,839	\$ 9,483,480	\$ 9,483,480
Buildings and improvements	46,882,488	46,132,834	53,922	53,922	46,936,410	46,186,756
Equipment	11,007,458	10,773,596	2,008,921	2,133,927	13,016,379	12,907,523
Infrastructure/water						
distribution sewer collection	93,599,298	84,231,649	74,597,681	72,218,901	168,196,979	156,450,550
Construction in progress	5,122,642	3,831,697	3,773,157	1,715,997	8,895,799	5,547,694
Less: accumulated depreciation	(52,327,489)	(48,430,328)	(34,415,193)	(32,565,595)	(86,742,682)	(80,995,923)
Total capital assets	\$ 113,463,038	\$ 105,718,089	\$ 46,323,327	\$ 43,861,991	\$ 159,786,365	\$ 149,580,080

Additional information on the City's capital assets can be found in Note 4, pages 61 – 62 of this report.

DEBT ADMINISTRATION

At the end of the current fiscal year, the City of Colleyville had total bonded debt, notes payable and capital lease obligations of \$16,044,345. Of this amount, \$6,920,000 represents bonded debt backed by the full faith and credit of the government, \$6,935,000 represents bonds secured by sales tax revenues, \$850,000 represents bonds secured solely by water and sewer revenues, and \$690,000 represents bonds secured solely by drainage utility system revenues. The City's capitalized lease obligations of \$649,345 pertain to the prior year lease purchase of a fire pumper truck and mid-mount aerial platform fire apparatus, and P25 radio tower and equipment conversion.

OUTSTANDING DEBT AT YEAR-END BONDS, NOTES AND CAPITALIZED LEASE OBLIGATIONS PAYABLE

	Governmental Activities		Business-type Activities		Totals	
	2015	2014	2015	2014	2015	2014
General obligation bonds and certificates of obligation	\$ 6,920,000	\$ 7,660,000	\$ -	\$ -	\$ 6,920,000	\$ 7,660,000
Sales tax revenue bonds	6,935,000	7,330,000	-	-	6,935,000	7,330,000
Revenue bonds payable	-	-	1,540,000	2,225,000	1,540,000	2,225,000
Capitalized lease obligations	649,345	974,038	-	-	649,345	974,038
	<u>\$ 14,504,345</u>	<u>\$ 15,964,038</u>	<u>\$ 1,540,000</u>	<u>\$ 2,225,000</u>	<u>\$ 16,044,345</u>	<u>\$ 18,189,038</u>

The City's General Obligation, Tax and Water Works and Sewer System Certificates of Obligation, and Water Works and Sewer System Revenue Bond ratings are listed below.

	Fitch Ratings	Standard & Poor's
General Obligation Bonds	AAA	AAA
Water Revenue Bonds	AAA	AAA

The City's General Obligation bonds and Water Revenue bonds are both rated AAA by both Standard and Poor's and Fitch Ratings. These are the highest bond ratings assigned to municipal debt by these ratings agencies. Additional information on the City of Colleyville's long term debt can be found in footnote 4 on pages 63-67 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The fiscal year 2016 General Fund budget including transfers is based on a projected revenue increase of 4.1% as compared to the fiscal year 2015 adopted budget. There is a 3.1% increase projected in General Fund property tax revenue, due to a declining portion of the total tax rate committed to debt service repayment (interest and sinking portion) thereby increasing the amount allocated to the General Fund (operations and maintenance portion) and a 2.8% increase in valuation. This is the largest revenue source and comprises 53.8% of General Fund revenues. The total tax rate for fiscal year 2016 is \$.3559, which is unchanged since fiscal year 2008. Sales tax is the second largest revenue source, however, the city's primary commercial corridor along Colleyville Boulevard (SH26) will be under construction for the next several years. Fiscal year 2016 sales tax is only projected to grow 1% from fiscal year 2015 as construction is expected to impact traffic to nearby businesses. There continues to be a planned utilization of \$1,000,000 surplus fund balance in the adopted fiscal year 2016 General Fund budget to provide funding for a portion of the \$3.0 million street rehabilitation budget. Additionally, there is a utilization of \$152,666 of fund balance in the adopted fiscal year 2016 Debt Service budget for the fourth year lease payment on the radio tower and equipment due to the current level of existing fund balance. The use of fund unrestricted fund balance in both funds is contained in the ten year financial plan.

As a local government, we exist to provide certain services that citizens expect, at the level they expect, for a good value. The adopted fiscal year 2016 budget provides a staffing level increase of 2.5 more full time equivalent employees to fully fund the programs and services expected by the citizens. The positions include the addition of one urban forester in the Community Development department, one police officer, increasing one part-time building inspector to full time, and increasing one part-time marketing coordinator to full time. One vacant part-time building attendant position was eliminated and the funding repurposed for the previously mentioned changes.

Slight revenue growth in the Water and Wastewater Fund will come from additional residential and commercial customers. A new rate structure that was adopted by the City Council in July 2015 will generate additional resources for needed water and waste water infrastructure projects. There was also the incorporation of the pass through of projected Trinity River Authority (TRA) rate increases to maintain the financial stability of the Water and Wastewater Fund in future years.

REQUEST FOR INFORMATION

The financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the City's finances. If you have questions about this report or need any additional information, contact Brian Hogan, Chief Financial Officer, at 100 Main Street, Colleyville, Texas 76034, or call (817) 503-1014.

BASIC FINANCIAL STATEMENTS

CITY OF COLLEYVILLE, TEXAS
STATEMENT OF NET POSITION
SEPTEMBER 30, 2015

	Governmental Activities	Business-type Activities
ASSETS		
Cash and equivalents	\$ 26,840,660	\$ 4,067,584
Investments	10,695,251	7,770,591
Receivables (net of allowances for uncollectibles of \$500,621)		
Accounts	137,715	3,168,318
Property taxes	184,385	-
Loans	160,000	-
Due from other governments	1,447,231	-
Inventories	2,119	224,190
Net pension asset	3,408,572	463,905
Accrued interest	23,699	16,805
Restricted assets:		
Cash and equivalents	-	1,364,201
Capital assets:		
Land	9,178,641	304,839
Buildings and improvements	46,882,488	53,922
Equipment	11,007,458	2,008,921
Infrastructure/water distribution/sewer collection	93,599,298	74,597,681
Construction in progress	5,122,642	3,773,157
Less: accumulated depreciation	(52,327,489)	(34,415,193)
Total capital assets	113,463,038	46,323,327
Total assets	156,362,670	63,398,921
DEFERRED OUTFLOWS OF RESOURCES		
Deferred charge on refunding	-	100,145
Deferred outflows related to pensions	325,573	42,570
Total deferred outflows of resources	325,573	142,715
LIABILITIES		
Accounts payable	1,347,900	1,156,300
Accrued liabilities	605,268	64,895
Unearned revenues	1,182	-
Accrued interest payable	110,833	10,366
Advances from developers	192,508	69,000
Escrow funds	-	26,613
Customer deposits	54,869	455,760
Noncurrent liabilities:		
Due within one year	1,624,894	464,870
Due in more than one year	13,668,452	1,209,332
Total liabilities	17,605,906	3,457,136
NET POSITION		
Net investment in capital assets	98,958,693	44,823,618
Restricted:		
Debt service	744,295	-
Court security and technology	154,901	-
Grant programs	9,844	-
Leisure services	233,472	-
Economic development	2,975,894	-
Streets and drainage	13,838,090	-
Police	1,485,735	-
Unrestricted	20,681,413	15,260,882
Total net position	\$ 139,082,337	\$ 60,084,500

The accompanying notes are an integral part of these financial statements.

Total	Component Units
\$ 30,908,244	\$ 12,751,890
18,465,842	3,871,407
3,306,033	-
184,385	-
160,000	-
1,447,231	-
226,309	-
3,872,477	-
40,504	774
1,364,201	-
9,483,480	1,853,241
46,936,410	-
13,016,379	-
168,196,979	12,217,863
8,895,799	-
(86,742,682)	(262,623)
159,786,365	13,808,481
219,761,591	30,432,552
100,145	20,896
368,143	-
468,288	20,896
2,504,200	758,690
670,163	-
1,182	-
121,199	13,275
261,508	-
26,613	-
510,629	-
2,089,764	585,000
14,877,784	2,603,900
21,063,042	3,960,865
143,782,311	10,640,477
744,295	-
154,901	-
9,844	-
233,472	-
2,975,894	-
13,838,090	-
1,485,735	-
35,942,295	15,852,106
\$ 199,166,837	\$ 26,492,583

CITY OF COLLEYVILLE, TEXAS
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2015

Functions/Programs	Expenses	Program Revenue		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government				
Governmental activities:				
General government	\$ 4,676,185	\$ 17,500	\$ 435	\$ -
Community development	1,582,461	1,587,038	-	-
Fire and rescue	5,264,026	327,264	11,105	-
Leisure services	4,042,252	503,098	336,969	634,122
Maintenance	684,301	-	-	-
Municipal court	522,422	1,474,485	-	-
Police	5,681,698	75,415	102,050	-
Streets and drainage	4,404,701	802,551	-	7,078,144
Interest on long-term debt	536,161	-	-	-
Total governmental activities	<u>27,394,207</u>	<u>4,787,351</u>	<u>450,559</u>	<u>7,712,266</u>
Business-type activities:				
Water and wastewater	14,055,232	15,800,163	-	2,362,261
Drainage	833,599	948,565	-	-
Total business-type activities	<u>14,888,831</u>	<u>16,748,728</u>	<u>-</u>	<u>2,362,261</u>
Total primary government	<u>\$ 42,283,038</u>	<u>\$ 21,536,079</u>	<u>\$ 450,559</u>	<u>\$ 10,074,527</u>
Component unit				
Tax increment financing	\$ 873,149	\$ -	\$ -	\$ -
Total component unit	<u>\$ 873,149</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
General revenues:				
Taxes:				
Property taxes, levied for general purposes				
Property taxes, levied for debt service				
TIF taxes				
Sales taxes				
Franchise taxes				
Other taxes				
Investment earnings				
Miscellaneous				
Gain on sale of capital assets				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position - beginning				
Prior period adjustment				
Net position - ending				

The accompanying notes are an integral part of these financial statements.

Net (Expense) Revenue and Changes in Net Position

Primary Government			
Governmental Activities	Business-type Activities	Total	Component Units
\$(4,658,250)	\$ -	\$(4,658,250)	\$ -
4,577	-	4,577	-
(4,925,657)	-	(4,925,657)	-
(2,568,063)	-	(2,568,063)	-
(684,301)	-	(684,301)	-
952,063	-	952,063	-
(5,504,233)	-	(5,504,233)	-
3,475,994	-	3,475,994	-
(536,161)	-	(536,161)	-
<u>(14,444,031)</u>	<u>-</u>	<u>(14,444,031)</u>	<u>-</u>
-	4,107,192	4,107,192	-
-	114,966	114,966	-
-	<u>4,222,158</u>	<u>4,222,158</u>	-
<u>(14,444,031)</u>	<u>4,222,158</u>	<u>(10,221,873)</u>	-
-	-	-	(873,149)
-	-	-	<u>(873,149)</u>
12,686,911	-	12,686,911	-
806,710	-	806,710	-
-	-	-	4,043,790
6,705,914	-	6,705,914	-
2,319,723	-	2,319,723	-
107,977	-	107,977	-
100,842	52,480	153,322	12,840
82,873	-	82,873	-
-	5,062	5,062	-
<u>1,178,590</u>	<u>(1,178,590)</u>	<u>-</u>	<u>-</u>
<u>23,989,540</u>	<u>(1,121,048)</u>	<u>22,868,492</u>	<u>4,056,630</u>
9,545,509	3,101,110	12,646,619	3,183,481
<u>125,185,416</u>	<u>56,394,755</u>	<u>181,580,171</u>	<u>23,309,102</u>
<u>4,351,412</u>	<u>588,635</u>	<u>4,940,047</u>	<u>-</u>
<u>\$ 139,082,337</u>	<u>\$ 60,084,500</u>	<u>\$ 199,166,837</u>	<u>\$ 26,492,583</u>

CITY OF COLLEYVILLE, TEXAS
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2015

	General	Capital Projects	Debt Service
ASSETS			
Cash and cash equivalents	\$ 6,458,498	\$ 11,935,309	\$ 829,283
Investments	3,753,362	2,282,746	-
Receivables (net of allowances for uncollectibles)			
Accounts	137,715	-	-
Taxes	158,767	-	25,618
Loans	160,000	-	-
Due from other governments	670,005	185,487	227
Inventories	2,119	-	-
Accrued interest	12,356	4,644	-
Total assets	<u>11,352,822</u>	<u>14,408,186</u>	<u>855,128</u>
LIABILITIES			
Accounts payable	897,530	438,860	-
Accrued liabilities	578,490	-	-
Unearned revenue	1,182	-	-
Advances from developers	47,548	131,236	-
Customer deposits	54,869	-	-
Total liabilities	<u>1,579,619</u>	<u>570,096</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - property taxes	158,767	-	25,618
Unavailable revenue - municipal fines	12,650	-	-
Unavailable revenue - ambulance fees	49,385	-	-
Total deferred inflows of resources	<u>220,802</u>	<u>-</u>	<u>25,618</u>
FUND BALANCES			
Non-spendable:			
Inventories	2,119	-	-
Restricted:			
Streets and drainage	-	13,838,090	-
Debt service	-	-	829,510
Court security and technology	-	-	-
Grant programs	-	-	-
Leisure services	-	-	-
Economic development	-	-	-
Police	-	-	-
Committed:			
Strategic incentives	295,198	-	-
Sales tax incentives	518,338	-	-
Leisure services	-	-	-
Capital projects	-	-	-
Assigned:			
Capital projects	-	-	-
Recycling	-	-	-
Leisure services	-	-	-
Unassigned	8,736,746	-	-
Total fund balances	<u>9,552,401</u>	<u>13,838,090</u>	<u>829,510</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 11,352,822</u>	<u>\$ 14,408,186</u>	<u>\$ 855,128</u>

Amounts reported for governmental activities in the statement of net assets are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Other long-term assets are not available to pay for current-period expenditures and, therefore are deferred in the funds.

Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.

Net position of governmental activities

The accompanying notes are an integral part of these financial statements.

Other Governmental	Total Governmental Funds
\$ 7,617,570	\$ 26,840,660
4,659,143	10,695,251
-	137,715
-	184,385
-	160,000
591,512	1,447,231
-	2,119
6,699	23,699
<u>12,874,924</u>	<u>39,491,060</u>
11,510	1,347,900
26,778	605,268
-	1,182
13,724	192,508
-	54,869
<u>52,012</u>	<u>2,201,727</u>
-	184,385
-	12,650
-	49,385
-	<u>246,420</u>
-	2,119
-	13,838,090
-	829,510
154,901	154,901
9,844	9,844
233,472	233,472
2,975,894	2,975,894
1,485,735	1,485,735
-	295,198
-	518,338
1,281,722	1,281,722
5,868,405	5,868,405
797,959	797,959
1,627	1,627
13,353	13,353
-	8,736,746
<u>12,822,912</u>	<u>37,042,913</u>
\$ <u>12,874,924</u>	
	113,463,038
	3,734,145
	246,420
	(15,404,179)
	<u>\$ 139,082,337</u>

CITY OF COLLEYVILLE, TEXAS
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2015

	<u>General</u>	<u>Capital Projects</u>	<u>Debt Service</u>
REVENUES			
Taxes	\$ 18,562,464	\$ -	\$ 808,761
Fees and fines	1,084,100	-	-
Licenses and permits	1,303,710	-	-
Intergovernmental	-	1,368,596	-
Charges for services	1,517,950	-	-
Capital improvement fees	-	785,992	-
Donations	-	-	-
Investment earnings	62,386	19,250	965
Miscellaneous	82,873	-	-
Total revenues	<u>22,613,483</u>	<u>2,173,838</u>	<u>809,726</u>
EXPENDITURES			
Current:			
General government	3,867,015	72,147	-
Community development and engineering	1,357,919	165,173	-
Fire and rescue	4,614,700	1,306	-
Leisure services	2,493,699	-	-
Maintenance	632,480	30,000	-
Municipal court	366,587	-	-
Police	4,393,623	-	-
Streets and drainage	2,284,515	123,265	-
Debt service:			
Principal	-	-	1,064,693
Interest and other charges	-	-	318,998
Capital outlay	257,359	4,698,370	-
Total expenditures	<u>20,267,897</u>	<u>5,090,261</u>	<u>1,383,691</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>2,345,586</u>	<u>(2,916,423)</u>	<u>(573,965)</u>
OTHER FINANCING SOURCES (USES)			
Sale of capital assets	3,798	-	-
Transfers in	1,115,272	4,565,677	500,985
Transfers out	(4,807,677)	-	-
Total other financing sources and uses	<u>(3,688,607)</u>	<u>4,565,677</u>	<u>500,985</u>
NET CHANGE IN FUND BALANCES	<u>(1,343,021)</u>	<u>1,649,254</u>	<u>(72,980)</u>
FUND BALANCES, BEGINNING	<u>10,895,422</u>	<u>12,188,836</u>	<u>902,490</u>
FUND BALANCES, ENDING	<u>\$ 9,552,401</u>	<u>\$ 13,838,090</u>	<u>\$ 829,510</u>

The accompanying notes are an integral part of these financial statements.

Other Governmental	Total Governmental Funds
\$ 3,249,281	\$ 22,620,506
133,554	1,217,654
-	1,303,710
9,167	1,377,763
53,560	1,571,510
-	785,992
981,282	981,282
18,241	100,842
15,000	97,873
<u>4,460,085</u>	<u>30,057,132</u>
186,970	4,126,132
1,250	1,524,342
2,097	4,618,103
502,672	2,996,371
-	662,480
141,979	508,566
750,039	5,143,662
-	2,407,780
395,000	1,459,693
205,416	524,414
<u>1,312,544</u>	<u>6,268,273</u>
<u>3,497,967</u>	<u>30,239,816</u>
962,118	(182,684)
16,800	20,598
315,318	6,497,252
(510,985)	(5,318,662)
(178,867)	1,199,188
783,251	1,016,504
<u>12,039,661</u>	<u>36,026,409</u>
\$ <u>12,822,912</u>	\$ <u>37,042,913</u>

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CITY OF COLLEYVILLE, TEXAS

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2015

Amounts reported for governmental activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds:	\$ 1,016,504
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	2,042,040
The net effect of transactions involving capital assets is to increase net position.	5,702,909
Revenues, in the statement of activities, that do not provide current financial resources, are not reported as revenues in the funds.	(5,554)
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds.	1,459,693
Certain pension expenditures are not expended in the government-wide financial statements and recorded as deferred resource outflows or inflow. This item relates to contributions made after the measurement date. Additionally, a portion of the City's unrecognized deferred resource outflows related to the pension liability were amortized.	(617,267)
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.	(52,816)
Change in net position of governmental activities	\$ <u>9,545,509</u>

The accompanying notes are an integral part of these financial statements.

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CITY OF COLLEYVILLE, TEXAS

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

FOR THE YEAR ENDED SEPTEMBER 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
REVENUES				
Taxes	\$ 17,830,254	\$ 17,830,254	\$ 18,562,464	\$ 732,210
License and permits	856,500	856,500	1,303,710	447,210
Fees and fines	810,288	810,288	1,084,100	273,812
Charges for services	1,288,519	1,288,519	1,517,950	229,431
Investment earnings	35,000	35,000	62,386	27,386
Other	55,100	55,100	82,873	27,773
Total revenues	<u>20,875,661</u>	<u>20,875,661</u>	<u>22,613,483</u>	<u>1,737,822</u>
EXPENDITURES				
Current:				
General government	4,206,772	4,206,772	3,867,015	339,757
Community development and engineering	1,314,446	1,314,446	1,357,919	(43,473)
Fire and rescue	4,557,537	4,557,537	4,614,700	(57,163)
Leisure services	2,740,360	2,740,360	2,493,699	246,661
Maintenance	749,942	749,942	632,480	117,462
Municipal court	399,733	399,733	366,587	33,146
Police	4,408,293	4,408,293	4,393,623	14,670
Streets and drainage	4,083,178	4,083,178	2,284,515	1,798,663
Capital outlay	25,957	25,957	257,359	(231,402)
Total expenditures	<u>22,486,218</u>	<u>22,486,218</u>	<u>20,267,897</u>	<u>2,218,321</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>(1,610,557)</u>	<u>(1,610,557)</u>	<u>2,345,586</u>	<u>3,956,143</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	1,182,919	1,182,919	1,115,272	(67,647)
Transfers out	(742,000)	(4,807,677)	(4,807,677)	-
Sale of capital assets	5,000	5,000	3,798	(1,202)
Total other financing sources and uses	<u>445,919</u>	<u>(3,619,758)</u>	<u>(3,688,607)</u>	<u>(68,849)</u>
NET CHANGE IN FUND BALANCE	<u>(1,164,638)</u>	<u>(5,230,315)</u>	<u>(1,343,021)</u>	<u>3,887,294</u>
FUND BALANCE, BEGINNING	<u>10,895,422</u>	<u>10,895,422</u>	<u>10,895,422</u>	<u>-</u>
FUND BALANCE, ENDING	<u>\$ 9,730,784</u>	<u>\$ 5,665,107</u>	<u>\$ 9,552,401</u>	<u>\$ 3,887,294</u>

The notes to the financial statements are an integral part of this statement.

CITY OF COLLEYVILLE, TEXAS

STATEMENT OF NET POSITION

PROPRIETARY FUNDS

SEPTEMBER 30, 2015

	Enterprise Funds		
	Water and Wastewater	Drainage Utility	Total
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 2,839,349	\$ 1,228,235	\$ 4,067,584
Investments	7,551,218	219,373	7,770,591
Accounts receivable, net of allowances	3,054,156	114,162	3,168,318
Inventories	224,190	-	224,190
Restricted assets:			
Cash and cash equivalents	1,364,201	-	1,364,201
Total current assets	15,033,114	1,561,770	16,594,884
Non-current assets:			
Accrued interest receivable	16,463	342	16,805
Net pension asset	397,726	66,179	463,905
Capital assets:			
Land and improvements	304,839	-	304,839
Buildings	53,922	-	53,922
Utility system	70,469,317	4,128,364	74,597,681
Equipment and furniture	1,575,418	433,503	2,008,921
Construction in progress	3,598,510	174,647	3,773,157
Less accumulated depreciation	(32,972,083)	(1,443,110)	(34,415,193)
Total non-current assets	43,444,112	3,359,925	46,804,037
Total assets	58,477,226	4,921,695	63,398,921
DEFERRED OUTLOWS OF RESOURCES			
Deferred charge on refunding	95,843	4,302	100,145
Deferred outflows related to pensions	36,103	6,467	42,570
Total deferred outflows of resources	131,946	10,769	142,715
LIABILITIES			
Current liabilities:			
Accounts payable	1,140,633	15,667	1,156,300
Accrued liabilities	54,138	10,757	64,895
Accrued interest payable	6,375	3,991	10,366
Advances from developers	69,000	-	69,000
Escrow funds	26,613	-	26,613
Customer deposits	455,760	-	455,760
Compensated absences	13,040	1,830	14,870
Revenue bonds payable	345,000	105,000	450,000
Total current liabilities	2,110,559	137,245	2,247,804
Non-current liabilities:			
Compensated absences	52,158	7,320	59,478
Revenue bonds payable	564,854	585,000	1,149,854
Total non-current liabilities	617,012	592,320	1,209,332
Total liabilities	2,727,571	729,565	3,457,136
NET POSITION			
Net investment in capital assets	42,215,912	2,607,706	44,823,618
Unrestricted	13,665,689	1,595,193	15,260,882
Total net position	\$ 55,881,601	\$ 4,202,899	\$ 60,084,500

The accompanying notes are an integral part of these financial statements.

CITY OF COLLEYVILLE, TEXAS

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION

PROPRIETARY FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2015

	Enterprise Funds		
	Water and Wastewater	Drainage Utility	Total
OPERATING REVENUES			
Metered water sales	\$ 10,817,312	\$ -	\$ 10,817,312
Wastewater service charges	3,414,577	-	3,414,577
Drainage service charges	-	944,382	944,382
Other charges and services	1,545,745	4,183	1,549,928
Miscellaneous	22,529	-	22,529
Total operating revenues	<u>15,800,163</u>	<u>948,565</u>	<u>16,748,728</u>
OPERATING EXPENSES			
Personnel services	1,652,266	305,484	1,957,750
Maintenance and contractual services	10,331,440	378,272	10,709,712
Materials and supplies	126,171	14,183	140,354
Depreciation and amortization	1,916,805	119,028	2,035,833
Total operating expenses	<u>14,026,682</u>	<u>816,967</u>	<u>14,843,649</u>
OPERATING INCOME	<u>1,773,481</u>	<u>131,598</u>	<u>1,905,079</u>
NON-OPERATING REVENUES (EXPENSES)			
Interest and investment revenues	51,017	1,463	52,480
Interest expense and fiscal charges	(28,550)	(26,437)	(54,987)
Gain (loss) on disposal of property	5,062	9,805	14,867
Total non-operating revenues (expenses)	<u>27,529</u>	<u>(15,169)</u>	<u>12,360</u>
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	1,801,010	116,429	1,917,439
Capital contributions	2,362,261	-	2,362,261
Transfers out	(1,159,558)	(19,032)	(1,178,590)
CHANGE IN NET POSITION	3,003,713	97,397	3,101,110
TOTAL NET POSITION, BEGINNING	<u>52,391,637</u>	<u>4,003,118</u>	<u>56,394,755</u>
PRIOR PERIOD ADJUSTMENT	<u>486,251</u>	<u>102,384</u>	<u>588,635</u>
TOTAL NET POSITION, ENDING	<u>\$ 55,881,601</u>	<u>\$ 4,202,899</u>	<u>\$ 60,084,500</u>

The accompanying notes are an integral part of these financial statements.

CITY OF COLLEYVILLE, TEXAS

STATEMENT OF CASH FLOWS

PROPRIETARY FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2015

	Enterprise Funds		
	Water and Wastewater	Drainage Utility	Totals
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from customers	\$ 15,160,051	\$ 938,299	\$ 16,098,350
Cash paid to suppliers for goods and services	(10,111,170)	(399,943)	(10,511,113)
Cash paid to employees for services	(1,642,510)	(298,013)	(1,940,523)
Net cash provided by operating activities	<u>3,406,371</u>	<u>240,343</u>	<u>3,646,714</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Transfers out	(1,159,558)	(19,032)	(1,178,590)
Net cash used for noncapital financing activities	<u>(1,159,558)</u>	<u>(19,032)</u>	<u>(1,178,590)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition of capital assets	(4,460,413)	(30,041)	(4,490,454)
Proceeds from sale of capital assets	5,062	9,805	14,867
Capital grants and contributions	2,362,261	-	2,362,261
Principal paid on debt	(469,976)	(225,000)	(694,976)
Interest paid on debt	(28,550)	(26,437)	(54,987)
Net cash used for capital and related financing activities	<u>(2,591,616)</u>	<u>(271,673)</u>	<u>(2,863,289)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
(Purchase) sale of investments	(652,958)	190	(652,768)
Earnings on investments	51,017	1,463	52,480
Net cash provided (used) by investing activities	<u>(601,941)</u>	<u>1,653</u>	<u>(600,288)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	(946,744)	(48,709)	(995,453)
CASH AND CASH EQUIVALENTS, BEGINNING	<u>5,150,294</u>	<u>1,276,944</u>	<u>6,427,238</u>
CASH AND CASH EQUIVALENTS, ENDING	<u>\$ 4,203,550</u>	<u>\$ 1,228,235</u>	<u>\$ 5,431,785</u>

CITY OF COLLEYVILLE, TEXAS

STATEMENT OF CASH FLOWS

PROPRIETARY FUNDS

(Continued)

FOR THE YEAR ENDED SEPTEMBER 30, 2015

	Enterprise Funds		
	Water and Wastewater	Drainage Utility	Totals
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:			
Operating income	\$ 1,773,481	\$ 131,598	\$ 1,905,079
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:			
Depreciation and amortization expense	1,926,781	119,028	2,045,809
Changes in assets and liabilities:			
Decrease (increase) in assets:			
Accounts receivable	(640,112)	(10,266)	(650,378)
Inventory	(88,799)	-	(88,799)
Accrued interest receivable	(7,496)	(51)	(7,547)
Increase (decrease) in liabilities:			
Accounts payable	389,175	(28,299)	360,876
Accrued liabilities	13,249	3,684	16,933
Compensated absences payable	(23,005)	(3,787)	(26,792)
Customer deposits	12,975	-	12,975
Net pension liability	52,422	29,738	82,160
Accrued interest payable	(2,300)	(1,302)	(3,602)
Net cash provided by operations	<u>\$ 3,406,371</u>	<u>\$ 240,343</u>	<u>\$ 3,646,714</u>
Noncash investing, capital, and financing activities:			
Contributions of capital assets	\$ 2,707,835	\$ -	\$ 2,707,835

The notes to the financial statements are an integral part of this statement.

CITY OF COLLEYVILLE, TEXAS
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
SEPTEMBER 30, 2015

	<u>Agency Fund</u>
ASSETS	
Cash and investments	\$ <u>25,318</u>
Total assets	\$ <u><u>25,318</u></u>
LIABILITIES	
Due to other agencies and individuals	\$ <u>25,318</u>
Total liabilities	\$ <u><u>25,318</u></u>

The accompanying notes are an integral part of these financial statements.

CITY OF COLLEYVILLE, TEXAS

NOTES TO THE FINANCIAL STATEMENTS

SEPTEMBER 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Colleyville Home Rule Charter was adopted by the voters at an election held on January 15, 1977. The City operates under a Council-Manager form of government.

The accounting policies of the City of Colleyville, Texas (the "City") conform to generally accepted accounting principles as applicable to governmental units. The following is a summary of the more significant of such policies:

A. Reporting Entity

As required by generally accepted accounting principles, these financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units, although legally separate entities are, in substance, part of the government's operations and so data from these units are combined with data of the primary government. Each directly presented component unit, on the other hand, is reported in a separate column in the combined financial statements to emphasize it is legally separate from the government. Each blended component unit has a September 30 year-end.

Blended Component Unit – The Colleyville Economic Development Corporation (CEDC) was incorporated on September 3, 1996, as a nonprofit industrial development corporation under the Development Corporation Act of 1979 ("Act"). The CEDC operates under a seven (7) member Board of Directors appointed by the City Council. Each of the directors shall be a resident of the City. The Corporation is organized exclusively for the purposes of benefiting and accomplishing public purposes of and to act on behalf of, the City, and the specific purposes for which the Corporation is organized. This includes municipal park improvements, the purchase of land and improvements for additional neighborhood parks, the construction of a community center and library. Although it is legally separate from the City, the CEDC is reported as if it were part of the primary government, because CEDC is financing public improvements and the City is the primary beneficiary of the services provided.

Blended Component Unit – Colleyville Crime Control and Prevention District (the District) was formed under Chapter 363 of the Texas Local Government Code, the Crime Control and Prevention District Act. The District is organized to act on behalf of the City for financing, development of crime control throughout the City. The District is governed by a seven-member board consisting of all members of the City Council. The District is reported as a part of the primary government because it provides services entirely for the City.

Discretely Presented Component Unit – Colleyville Tax Increment Financing Reinvestment Zone Number One (the TIF) was formed to make public improvements, under the authority of the Tax Increment Financing Act. The TIF is governed by a nine-member board consisting of five members appointed by the City Council and one member each appointed by the four other participating taxing entities. The primary government appoints a voting majority of the unit's governing body and the City has a potential economic benefit from this unit. Therefore, the TIF is presented in the accompanying financial statements as a discretely presented component unit. Complete financial statements for the TIF may be obtained from the City of Colleyville Finance Department, 100 Main Street, Colleyville, Texas 76034.

B. Government-wide Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenue, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenue* includes 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenue are reported instead as *general revenue*.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual Enterprise Funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements, except for Agency Funds, which have no measurement focus. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenue to be available if collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, sales taxes, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenue of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

GOVERNMENTAL FUNDS

Governmental Funds are those through which most governmental functions of the City are financed. The acquisition, use, and balances of the City's expendable financial resources and the related liabilities (except those accounted for in the proprietary fund type) are accounted for through governmental funds. The measurement focus is upon determination of changes in financial position, rather than upon net income determination. The following are the City's governmental fund types:

The City reports the following major governmental funds:

The **General Fund** – is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

The **Capital Projects Fund** – is used to account for financial resources to be used for the acquisition or construction of general major capital facilities. Financing is provided primarily by the sale of general obligation bonds and developer contributions.

The **Debt Service Fund** – is used to account for the acquisition of resources for, and the payment of, general long-term debt principal and interest, and related costs.

Additionally, the City also reports the following fund type:

The **Special Revenue Fund** – accounts for the revenues and expenditures associated with a special project or purpose.

PROPRIETARY FUNDS

Proprietary Funds are used to account for activities that are similar to those often found in the private sector. The measurement focus is upon determination of net income and capital maintenance.

The City reports the following major proprietary funds:

The **Water and Wastewater Fund** – is used to account for operations (a) that are financed and operated in a manner similar to private business enterprises – where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenue earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes. This fund is used to account for water and wastewater operations.

The **Drainage Utility Fund** – is used to account for the establishment and maintenance of drainage facilities within the municipal boundaries of the City. All activities necessary to provide such facilities are accounted for in this fund, included but not limited to, administration, operations, maintenance, billing and collections.

FIDUCIARY FUNDS

Agency Fund – *Fiduciary Funds* are used to account for assets held by the City in a trustee capacity or as an agent on behalf of others. Agency funds are custodial in nature and do not present results of operations or have a measurement focus. The City has two agency funds: Employee Activity and the Sesquicentennial Fund. These funds are held for the benefit of City employees and to benefit the City's historical purposes.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the City's water and wastewater function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenue reported for the various functions concerned.

Amounts reported as *program revenues* include: 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenue. Likewise, general revenue includes all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's Enterprise Funds are charges to customers for sales and services. Operating expenses for Enterprise Funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as nonoperating revenue and expenses.

D. Cash and Cash Equivalents

For purposes of the statement of cash flows, the Enterprise Fund considers all highly liquid investments (investments with original maturities less than 90 days, including restricted assets) to be cash equivalents.

E. Investments

In accordance with GASB Statement No. 31, the City's general policy is to report money market investments and short-term participating interest-earning investment contracts at amortized cost and to report nonparticipating interest-earning investment contracts using a cost-based measure. However, if the fair value of an investment is significantly affected by the impairment of the credit standing of the issuer or by other factors, it is reported at fair value. All other investments are reported at fair value unless a legal contract exists which guarantees a higher value. The term "short-term" refers to investments, which have a remaining term of one year or less at time of purchase. The term "nonparticipating" means that the investment's value does not vary with market interest rate changes.

F. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the noncurrent portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

The allowance for utility receivables is the total of final bills that have been sent out by the City. Final bills are bills that have been sent out to customers that have notified the City of a discontinuation of service. Ambulance receivables in excess of 180 days comprise the ambulance allowance for uncollectables. The allowance for uncollectable accounts for capias warrants is set at 90% of outstanding receivables.

Property taxes are levied on October 1 and attach as an enforceable lien on property as of January 1. Statements are mailed on October 1, or as soon thereafter as possible, and are due upon receipt. All unpaid taxes become delinquent if not paid before February 1 of the following year.

G. Inventories

Inventories in the Enterprise Fund are valued at cost (first-in, first-out method).

H. Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. The City defines capital assets as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment is depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	15 - 50
Improvements	20 - 50
Equipment	5 - 10
Infrastructure (streets and drainage)	50
Water distribution/sewer collection	5 - 40

I. Compensated Absences

City employees are granted vacation and sick pay in varying amounts. In the event of termination, an employee is paid for all accumulated, unused vacation. Vacation pay is accrued as it vests to the employee. Sick pay is recorded when paid or upon retirement when a maximum of 90 days is paid. The accrued sick pay is not recorded, as the City's policy is not to compensate employees upon separation of services with the City, except for retirement, and such amounts are not considered material. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements.

J. Long-term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

In the fund financial statements, the face amount of debt issued is reported as other financing sources for the governmental fund types.

For governmental fund types, bond premiums and discounts, as well as issuance costs, are recognized during the current period. Bond proceeds are reported as another financing source. Issuance costs, even if withheld from the actual net proceeds received, are reported as expenditures. For proprietary fund types, bond premiums and discounts, as well as issuance costs, are charged to current operations rather than being deferred and amortized due to the relatively immaterial effect on the basic financial statements taken as a whole.

K. Fund Balance Classification

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- **Nonspendable:** This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. Nonspendable items are not expected to be converted to cash or are not expected to be converted to cash within the next year.
- **Restricted:** This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.
- **Committed:** This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by resolution of the City Council, the City's highest level of decision making authority. These amounts cannot be used for any other purpose unless the Council removes or changes the specified use by taking the same type of action that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.
- **Assigned:** This classification includes amounts that are constrained by the City's intent to be used for a specific purpose but are neither restricted nor committed. This is done through resolution of the City Council. This intent can be expressed by the Chief Financial Officer.
- **Unassigned:** This classification includes the residual fund balance for the General Fund. The unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of assigned fund balance amounts.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

L. Minimum Unassigned Fund Balance

It is the goal of the City to achieve and maintain an unassigned fund balance in the General Fund equal to three months of that year's budgeted expenditures for both the General and Utility Funds. The City Council may declare a fiscal emergency and withdraw any amount of the unassigned General and Utility Funds' balances for purposes of addressing the fiscal emergency. Any such action must also provide for necessary appropriations to restore the designated fund balance to the balance within a three-year period.

M. Net Position Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

N. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has the following items that qualify for reporting in this category.

- Deferred charges on refundings - A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.
- Pension contributions after measurement date – These contributions are deferred and recognized in the following fiscal year.
- Difference in projected and actual earnings on pension assets – This difference is deferred and amortized over a closed five year period.
- Difference in expected actual pension experience – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

In addition to liabilities, the balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of fund that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from three sources: property taxes, municipal fines and ambulance fees. These amounts are deferred and recognized as an inflow of resources in that period that the amounts become available.

O. Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual amounts could differ from those estimates.

P. Risk Management

Insurance coverage for property, liability and workers' compensation is provided by the Texas Municipal League Intergovernmental Risk Pool, a state insurance pool. Contributions to the Risk Pool for workers' compensation are based on the City's past claims history. The Risk Pool is self-sustaining through members' contributions and maintains insurance to limit risk of loss with an external insurance company. Settlement claims have not exceeded aggregate limits in the past three fiscal years.

Q. Pensions

For purposes of measuring the net pension liability, pension related deferred outflows and inflows of resources, and pension expense, City specific information about its Fiduciary Net Position in the Texas Municipal Retirement System (TMRS) and additions to/deductions from the City's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. Information regarding the City's Total Pension Liability is obtained from TMRS through a report prepared for the City by TMRS consulting actuary, Gabriel Roeder Smith & Company, in compliance with Governmental Accounting Standards Board (GASB) Statement No. 68, Accounting and Financial Reporting for Pensions.

R. Prior Period Adjustment – Change in Accounting Principles

As a result of implementing GASB Statement 68, the City has increased beginning net position as of October 1 2014 by \$4,351,412 for the governmental activities and \$588,635 for the business-type activities.

2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains, “Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.” The details of this \$(15,404,179) difference are as follows:

Bonds payable	\$(13,855,000)
Capital leases payable	(649,345)
Accrued interest payable	(110,833)
Compensated absences	(789,001)
Net adjustment to reduce <i>fund balance – total governmental funds</i> to arrive at <i>net assets – governmental activities</i>	\$(15,404,179)

Explanation of Certain Differences Between the Governmental Fund Statement of Revenue, Expenditures and Changes in Fund Balances and the Government-wide Statement of Activities

The governmental fund statement of revenue, expenditures and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental fund* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains, “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.” The details of this \$(2,042,040) difference are as follows:

Capital outlay	\$ 6,268,273
Depreciation expense	(4,226,233)
Net adjustment to increase <i>net changes in fund balances – total governmental funds</i> to arrive at <i>changes in net assets of governmental activities</i>	\$ 2,042,040

Another element of that reconciliation states, “Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.” The details of this \$(5,554) difference are as follows:

Property taxes	\$ 6,729
Ambulance revenue	(9,120)
Adjudicated fines	(3,163)
Net adjustment to increase <i>net changes in fund balances – total governmental funds</i> to arrive at <i>changes in net assets of governmental activities</i>	\$(5,554)

Another element of that reconciliation states, "The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds." Neither transaction, however, has any effect on net position. The details of this \$1,459,693 difference are as follows:

Principal payments and refundings	\$ <u>1,459,693</u>
Net adjustment to reduce <i>fund balance -total governmental funds</i> to arrive at <i>net assets - governmental activities</i>	\$ <u>1,459,693</u>

Another element of that reconciliation states, "Some expenses reported in the statement of activities do not require the use of current financial resources, and therefore are not reported as expenditures in governmental funds." The details of this \$(52,816) difference are as follows:

Compensated absences	\$(41,069)
Accrued interest	(<u>11,747</u>)
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net assets of governmental activities</i>	\$(<u>52,816</u>)

3. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A. Budgetary Information

The City Council follows these procedures in establishing budgetary data reflected in the basic financial statements:

- (1) Prior to September 1, the City Manager submits to the City Council a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- (2) Public hearings are conducted to obtain taxpayer comments.
- (3) Prior to September 30, the budget is legally enacted through passage of an ordinance.
- (4) The City Manager is authorized to transfer budgeted amounts between departments within any fund; however, any revisions that alter the total expenditures of any fund must be approved by the City Council.
- (5) Formal budgetary integration is employed as a management control device during the year for the General, Debt Service, and Enterprise Funds. Budgetary control is maintained at the fund level.

Internal budgets are prepared and reviewed by the City Council for expenditures of Special Revenue Funds. These budgeted expenditures are not formally adopted by the City Council. No budgets were prepared for revenue of these funds for the year ended September 30, 2015.

- (6) Budgets for the General and the Debt Service Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). Formal budgeted amounts are as amended by the City Council for the General, Debt Service and Enterprise Funds.
- (7) Budgetary data for the Capital Projects Fund has not been presented in the accompanying basic financial statements, as such funds are budgeted over the life of the respective project and not on an annual basis. Accordingly, formal budgetary integration of the Capital Projects Fund is not employed and comparison of actual results of operations to budgetary data for such fund is not presented.
- (8) Budgetary data for the Enterprise and Drainage Utility Funds has not been presented since the reporting on such budgets is not legally required.

Expenditures Over Appropriations

Community development and engineering, fire and rescue, and capital outlay expenditures in the general fund exceeded appropriations by \$43,473, \$57,163, and \$231,402. This overage was funded by under spending in other functions.

4. DETAILED NOTES ON ALL FUNDS

Deposits and Investments

As of September 30, 2015, the City had the following investments:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Weighted Average Maturity (Days)</u>
LOGIC	\$ 24,851,107	33
U. S. Treasuries and Agencies	<u>22,326,370</u>	353
Total fair value	<u>\$ 47,177,477</u>	

The Public Funds Investment Act (Government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports and establishment of appropriate policies. Among other things, it requires the City to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, and (9) bid solicitation preferences for certificates of deposit. Statutes authorize the City to invest in (1) obligations of the U. S. Treasury, certain U. S. agencies, and the State of Texas; (2) certificates of deposit, (3) certain municipal securities, (4) money market savings accounts, (5) repurchase agreements, (6) bankers acceptances, (7) Mutual Funds, (8) investment pools, (9) guaranteed investment contracts, and (10) common trust funds. The Act also requires the City to have independent auditors perform test procedures related to investment practices as provided by the Act. The City is in substantial compliance with the requirements of the Act and with local policies.

The City's investment pools are 2a7-like pools. A 2a7-like pool is one which is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940.

Interest Rate Risk. In accordance with its investment policy, the government manages its exposure to declines in fair market values by limiting the average dollar weighted maturity of its investment portfolios to a maximum of 540 days.

Custodial Credit Risk. The City maintains a cash and investment pool that combines cash of the various funds in order to maximize investment opportunities. The City's policy and state statutes require that all deposits in financial institutions be insured by the Federal Depository Insurance Corporation (FDIC) or fully collateralized as per the Public Funds Collateral Act. The City's deposits were fully insured or collateralized as required by state statutes as of September 30, 2015.

Credit Risk. It is the City's policy to limit its investments to investment types with an investment quality rating not less than A or its equivalent by a nationally recognized statistical rating organization. The City's investment pools are rated as follows by Standard & Poor's Investors Service.

LOGIC	AAAm
U. S. Treasuries and Agencies	AA+

Receivables

Receivables as of year-end for the government's individual major funds, nonmajor funds and enterprise funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	Governmental Funds				Enterprise Funds		
	General	Capital Projects	Debt Service	Nonmajor Funds	Water and Wastewater	Drainage Utility	Total
Receivables:							
Accounts	\$ 585,604	\$ -	\$ -	\$ -	\$ 3,106,888	\$ 114,162	\$ 3,806,654
Taxes	158,767	-	25,618	-	-	-	184,385
Due from other governments	670,005	185,487	227	591,512	-	-	1,447,231
Loans	160,000	-	-	-	-	-	160,000
Accrued interest	12,356	4,644	-	6,699	16,463	342	40,504
Gross receivables	1,586,732	190,131	25,845	598,211	3,123,351	114,504	5,638,774
Less: allowance for uncollectibles	(447,889)	-	-	-	(52,732)	-	(500,621)
Net total receivables	<u>\$ 1,138,843</u>	<u>\$ 190,131</u>	<u>\$ 25,845</u>	<u>\$ 598,211</u>	<u>\$ 3,070,619</u>	<u>\$ 114,504</u>	<u>\$ 5,138,153</u>

The City's property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real property and certain personal property located in the City. Tax liens attach as of January 1. The assessed value, net of exemptions, upon which the fiscal 2015 levy was based, was \$4,103,146,803.

Property taxes are limited by the Texas constitution to \$2.50 per \$100 of assessed valuation and by City Charter to \$1.50 per \$100 valuation. Also, the tax rate set per budget year shall not result in property tax revenue increase greater than seven percent of the total property tax revenue collected in the preceding budget year, adjusted for new construction, unless authorized by the voters of the City at a special election. The combined tax rate to finance general governmental service and debt service for the year ended September 30, 2015, was \$.3559 per \$100 of assessed valuation.

Taxes are due by January 31 following the levy date. Tax collections, including related penalties and interest, was \$13,486,892 for the year ended September 30, 2015. Property taxes receivable at September 30, 2015, were \$184,385.

The appraisal of property within the City is the responsibility of a countywide appraisal district as required by legislation passed by the Texas Legislature. The appraisal district is required under such legislation to assess all property within the appraisal district on the basis of 100% of its appraised value and is prohibited from applying any assessment ratios. The value of property within the appraisal district must be reviewed every three years; however, the City may, at its own expense, require annual reviews of appraised values. The City may challenge appraised values established by the appraisal district through various appeals and, if necessary, legal action.

Capital Assets

Capital asset activity for the year ended September 30, 2015, was as follows:

Primary Government

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 9,178,641	\$ -	\$ -	\$ 9,178,641
Construction in progress	3,831,697	4,343,983	(3,053,038)	5,122,642
Total assets not being depreciated	13,010,338	4,343,983	(3,053,038)	14,301,283
Capital assets, being depreciated:				
Buildings and improvements	46,132,834	749,654	-	46,882,488
Machinery and equipment	10,773,596	569,573	(335,711)	11,007,458
Infrastructure	84,231,649	9,367,649	-	93,599,298
Total capital assets being depreciated	141,138,079	10,686,876	(335,711)	151,489,244
Less accumulated depreciation:				
Buildings and improvements	(15,946,886)	(1,413,351)	-	(17,360,237)
Machinery and equipment	(8,039,593)	(940,296)	329,072	(8,650,817)
Improvements other than buildings	(24,443,849)	(1,872,586)	-	(26,316,435)
Total accumulated depreciation	(48,430,328)	(4,226,233)	329,072	(52,327,489)
Total capital assets being depreciated, net	92,707,751	6,460,643	(6,639)	99,161,755
Governmental activities capital assets, net	\$ 105,718,089	\$ 10,804,626	\$ (3,059,677)	\$ 113,463,038
	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Land	\$ 304,839	\$ -	\$ -	\$ 304,839
Construction in progress	1,715,997	2,057,160	-	3,773,157
Total assets not being depreciated	2,020,836	2,057,160	-	4,077,996
Capital assets, being depreciated:				
Buildings and improvements	53,922	-	-	53,922
Machinery and equipment	2,133,927	13,630	(138,636)	2,008,921
Improvements other than buildings	72,218,901	2,419,666	(40,886)	74,597,681
Total capital assets being depreciated	74,406,750	2,433,296	(179,522)	76,660,524
Less accumulated depreciation:				
Buildings and improvements	(49,573)	(622)	-	(50,195)
Machinery and equipment	(1,344,990)	(214,630)	138,636	(1,420,984)
Improvements other than buildings	(31,171,032)	(1,813,868)	40,886	(32,944,014)
Total accumulated depreciation	(32,565,595)	(2,029,120)	179,522	(34,415,193)
Total capital assets being depreciated, net	41,841,155	404,176	-	42,245,331
Business-type activities capital assets, net	\$ 43,861,991	\$ 2,461,336	\$ -	\$ 46,323,327

	Beginning Balance	Increases	Decreases	Ending Balance
Component unit:				
Capital assets, not being depreciated:				
Construction in progress	\$ 8,055,352	\$ 4,162,511	\$ -	\$ 12,217,863
Total assets not being depreciated	<u>8,055,352</u>	<u>4,162,511</u>	<u>-</u>	<u>12,217,863</u>
Capital assets, being depreciated:				
Improvements other than buildings	<u>1,845,976</u>	<u>7,265</u>	<u>-</u>	<u>1,853,241</u>
Total capital assets being depreciated	<u>1,845,976</u>	<u>7,265</u>	<u>-</u>	<u>1,853,241</u>
Less accumulated depreciation:				
Improvements other than buildings	(221,374)	(41,249)	-	(262,623)
Total accumulated depreciation	<u>(221,374)</u>	<u>(41,249)</u>	<u>-</u>	<u>(262,623)</u>
Total capital assets being depreciated, net	<u>1,624,602</u>	<u>(33,984)</u>	<u>-</u>	<u>1,590,618</u>
Component unit capital assets, net	<u>\$ 9,679,954</u>	<u>\$ 4,128,527</u>	<u>\$ -</u>	<u>\$ 13,808,481</u>

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	\$ 476,303
Community Development	6,193
Fire and rescue	453,322
Leisure services	968,226
Maintenance	5,029
Police	343,157
Streets and drainage	<u>1,974,003</u>
Total depreciation expense - governmental activities	<u>\$ 4,226,233</u>
Business-type activities:	
Water and wastewater	\$ 1,910,807
Drainage utility	<u>118,313</u>
Total depreciation expense - business-type activities	<u>\$ 2,029,120</u>

Construction Commitments

The government has active construction projects as of September 30, 2015. The major projects are listed as follows:

Project	Spent-to-date	Remaining Commitment
Kingston	\$ 2,008,659	\$ 159,472
Hwy 26 waterline/sewerline relocation project	3,210,223	59,637
Pleasant Run (Mission to Bogart)	1,692,072	319,578
Western Trails, Area 1	1,157,306	206,898
Reagan Estates, Area 2	<u>451,015</u>	<u>58,901</u>
Total	<u>\$ 8,519,275</u>	<u>\$ 804,486</u>

Interfund Transactions

The composition of interfund transfers as of September 30, 2015, is as follows:

Interfund Transfers

	Transfer In				Total
	General	Capital Projects	Debt Service	Nonmajor Government Funds	
Transfer Out:					
General	\$ -	\$ 4,565,677	\$ -	\$ 242,000	\$ 4,807,677
Nonmajor governmental	-	-	500,985	10,000	510,985
Water and wastewater	1,115,272	-	-	44,286	1,159,558
Drainage fee	-	-	-	19,032	19,032
Total Transfers Out	\$ 1,115,272	\$ 4,565,677	\$ 500,985	\$ 315,318	\$ 6,497,252

The transfer of \$1,115,272 from the Water and Wastewater Fund to the General Fund represents the 2015 Administrative transfer and the franchise fee based on gross water and wastewater revenue of the prior year's audited financial statements. The transfer of \$4,807,677 from the General Fund to the Capital Projects and nonmajor governmental funds represents transfers for capital replacement. The transfer of \$500,985 from the Crime District to the Debt Service Fund is for the repayment of debt. All principal and interest is paid from the Debt Service Fund's bank account.

Long-term Liabilities

General Obligation Bonds

The government issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for governmental activities. The original amount of general obligation bonds issued in prior years was \$29,315,000.

General obligation bonds are direct obligations and pledge the full faith and credit of the government. These bonds generally are issued as 20-year serial bonds with equal amounts of principal maturing each year. General obligation bonds currently outstanding are as follows:

Purpose	Interest Rates	Amount
Governmental activities	2% - 5%	\$ 13,855,000
		<u>\$ 13,855,000</u>

Long-term liability activity for the year ended September 30, 2015, was as follows:

	Balance September 30, 2014	Additions	Retirements	Balance September 30, 2015	Amounts Due Within One Year
<u>Governmental activities</u>					
General obligation bonds and certificates of obligation	\$ 7,660,000	\$ -	\$ 740,000	\$ 6,920,000	\$ 770,000
Sales tax revenue bonds	7,330,000	-	395,000	6,935,000	410,000
Capital lease obligations	974,038	-	324,693	649,345	287,094
Compensated absences	747,932	508,296	467,227	789,001	157,800
Total governmental activities	<u>16,711,970</u>	<u>508,296</u>	<u>1,926,920</u>	<u>15,293,346</u>	<u>1,624,894</u>
<u>Business-type activities</u>					
Revenue bonds and certificates of obligation	2,225,000	-	685,000	1,540,000	450,000
Premium on bonds	69,830	-	9,976	59,854	-
Compensated absences	101,140	55,926	82,718	74,348	14,870
Total business-type activities	<u>2,395,970</u>	<u>55,926</u>	<u>777,694</u>	<u>1,674,202</u>	<u>464,870</u>
Total primary government	<u>\$ 19,107,940</u>	<u>\$ 564,222</u>	<u>\$ 2,704,614</u>	<u>\$ 16,967,548</u>	<u>\$ 2,089,764</u>
<u>Component unit</u>					
Tax increment financing fund revenue bonds	\$ 3,670,000	\$ -	\$ 565,000	\$ 3,105,000	\$ 585,000
Bond premium	104,876	-	20,976	83,900	-
Total component unit	<u>\$ 3,774,876</u>	<u>\$ -</u>	<u>\$ 585,976</u>	<u>\$ 3,188,900</u>	<u>\$ 585,000</u>

For the governmental activities, compensated absences are generally liquidated by the General Fund.

Governmental activities long-term liabilities at September 30, 2015, consisted of the following:

General obligation bonds and certificates of obligation serviced by property tax revenue:

\$2,915,000 Series 2006 General Obligation Refunding bonds due in annual installments of \$25,000 to \$540,000 through February 15, 2019; interest at 3.64%.	\$ 2,020,000
\$4,325,000 Series 2007 General Obligation Bonds due in annual installments of \$50,000 to \$555,000 through February 15, 2027; interest at 4.00% to 5.00%.	4,125,000
\$1,435,000 Series 2011 General Obligation Refunding Bonds due in annual installments of \$135,000 to \$800,000 through February 15, 2020; interest at 2.00% to 4.00%.	<u>775,000</u>
Total General Obligation Bonds and Certificates of Obligation	<u>\$ 6,920,000</u>

\$9,570,000 Series 2013 Colleyville Economic Development Corporation Refunding and Improvement Sales Tax Revenue Bonds due in annual installments of \$340,000 to \$635,000 through February 15, 2029; interest at 2.88%	\$ <u>6,935,000</u>
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Total Revenue Bonds	\$ <u><u>6,935,000</u></u>
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The City's defeased debt as of September 30, 2015, was \$9,795,000.

Business-type activities long-term liabilities at September 30, 2015, consisted of the following:

Water and Wastewater Fund:

\$1,890,000 Series 2010 Waterworks and Wastewater System Refunding Bonds due in annual installments of \$155,000 to \$580,000 through January 1, 2018; interest at 2.00% - 3.00%.	\$ <u>850,000</u>
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Total Water and Wastewater Fund	\$ <u><u>850,000</u></u>
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Drainage Utility Fund:

\$1,135,000 Series 2011 Waterworks and Wastewater System Refunding Bonds due in annual installments of \$105,000 to \$225,000 through February 15, 2021; interest at 3.47%.	\$ <u>690,000</u>
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Total Drainage Utility Fund	\$ <u><u>690,000</u></u>
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Total Business-type activities	\$ <u><u>1,540,000</u></u>
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The ordinances authorizing the issuance of Waterworks and Wastewater System Revenue Bonds created the Interest and Sinking Fund and Reserve Fund. The gross revenue of the waterworks and wastewater system, after deduction of reasonable expenses of operations and maintenance, are pledged to such funds in amounts equal to the total annual principal and interest requirements of the bonds and amounts required to maintain the Reserve Fund. At September 30, 2015, the City was in compliance with these requirements.

The City's component unit, the Tax Increment Financing District, long-term liabilities at September 30, 2015, consisted of the following:

Tax Increment Financing District

\$4,225,000 Series 2011 Refunding Bonds due in installments of \$490,000 to \$665,000 beginning in 2012 through February 15, 2020; interest at 2.0% to 4.0%.	\$ <u>3,105,000</u>
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Total Tax Increment Financing District	\$ <u><u>3,105,000</u></u>
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Governmental Activities

<u>September 30,</u>	General Obligation Bonds and Certificates of Obligation		Revenue Bonds	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2016	\$ 770,000	\$ 251,258	\$ 410,000	\$ 193,824
2017	795,000	223,179	420,000	181,872
2018	810,000	194,388	425,000	169,704
2019	850,000	163,828	445,000	157,176
2020	320,000	141,400	460,000	144,144
2021-2025	2,290,000	455,000	2,500,000	511,632
2026-2030	<u>1,085,000</u>	<u>43,900</u>	<u>2,275,000</u>	<u>133,560</u>
	<u>\$ 6,920,000</u>	<u>\$ 1,472,953</u>	<u>\$ 6,935,000</u>	<u>\$ 1,491,912</u>

Business-type Activities

<u>September 30,</u>	Revenue Bonds	
	<u>Principal</u>	<u>Interest</u>
2016	\$ 450,000	\$ 42,446
2017	460,000	28,291
2018	265,000	16,899
2019	115,000	10,670
2020	125,000	6,506
2021-2025	<u>125,000</u>	<u>2,169</u>
	<u>\$ 1,540,000</u>	<u>\$ 106,981</u>

Discretely Presented Component Unit - Tax Increment Financing Fund

<u>September 30,</u>	Revenue Bonds	
	<u>Principal</u>	<u>Interest</u>
2016	\$ 585,000	\$ 97,425
2017	600,000	79,650
2018	615,000	61,425
2019	640,000	39,400
2020	<u>665,000</u>	<u>13,300</u>
	<u>\$ 3,105,000</u>	<u>\$ 291,200</u>

Capital Leases

The City has entered into lease agreements as lessee for financing and acquisition of equipment for the Fire Department. These lease agreements qualify as capital leases for accounting purposes and, therefore, have been recorded at the present value of its future minimum lease payments as of the inception date.

The assets acquired through capital leases are as follows:

	<u>Governmental Activities</u>
Asset:	
Machinery and equipment	\$ 2,030,652
Less: accumulated depreciation	(618,843)
Total	<u>\$ 1,411,809</u>

The future minimum lease obligations and the net present value of these minimum lease payments as of September 30, 2015, were as follows:

	<u>Governmental Activities</u>
2016	\$ 314,086
2017	161,419
2018	116,839
2019	<u>116,839</u>
Total minimum lease payments	709,183
Less: amount representing interest	(59,838)
Present value of minimum lease payments	<u>\$ 649,345</u>

Defined Benefit Pension Policies

Plan Descriptions

The City participates as one of 860 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agency multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Sections 401(a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at www.tmrs.org.

All eligible employees of the City are required to participate in TMRS.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the City-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

A summary of plan provisions for the City are as follows:

Employee deposit rate	7%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	20 years to any age, 5 years at age 60 and above
Updated service credit	100% repeating, transfers
Annuity increase to retirees	0% of CPI

Employees covered by benefit terms

At the December 31, 2014 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	99
Inactive employees entitled to but not yet receiving benefits	108
Active employees	<u>180</u>
	<u>387</u>

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are with 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contributions rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City were 6.84% and 7.69% in calendar years 2014 and 2015, respectively. The city's contributions to TMRS for the year ended September 30, 2015, were \$868,363, and were equal to the required contributions.

Net Pension Liability

The city's Net Pension Liability (NPL) was measured as of December 31, 2014, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total Pension Liability in the December 31, 2014 actuarial valuation was determined using the following actuarial assumptions:

Inflation	3.0% per year
Overall payroll growth	3.0% per year
Investment Rate of Return	7.0%, net of pension plan investment expense, including inflation

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Table, with male rates multiplied by 109% and female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Disabled Retiree Mortality Table is used, with slight adjustments.

Actuarial assumptions used in the December 31, 2014 valuation were based on the results of actuarial experience studies. The experience study in TMRS was for the period January 1, 2006 through December 31, 2009, first used in the December 31, 2010 valuation. Healthy post-retirement mortality rates and annuity purchase rates were updated based on a Mortality Experience Investigation Study covering the 2009 through 2011, and the dated December 31, 2013. These assumptions were first used in the December 31, 2013 valuation, along with a change to the Entry Age Normal (EAN) actuarial cost method. Assumptions are reviewed annually. No additional changes were made for the 2014 valuation.

The long-term expected rate of return on pension plan investments is 7.0%. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the TMRS Board of Trustees. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates return for each major assets class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return (Arithmetic)</u>
Domestic Equity	17.5%	4.80%
International Equity	17.5%	6.05%
Core Fixed Income	30.0%	1.50%
Non-Core Fixed Income	10.0%	3.50%
Real Return	5.0%	1.75%
Real Estate	10.0%	5.25%
Absolute Return	5.0%	4.25%
Private Equity	5.0%	8.50%
Total	100.0%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 7.0%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefit payments to determine the Total Pension Liability.

Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balance at 12/31/2013	\$ 42,047,025	\$ 46,456,782	\$ (4,409,757)
Changes for the year:			
Service cost	1,598,908	-	1,598,908
Interest	2,938,763	-	2,938,763
Difference between expected and actual experience	136,216	-	136,216
Contributions - employer	-	745,874	(745,874)
Contributions - employee	(1,728,299)	763,324	(2,491,623)
Net investment income	-	2,657,437	(2,657,437)
Benefit payments, including refunds of employee contributions	-	(1,728,299)	1,728,299
Administrative expense	-	(27,747)	27,747
Other changes	-	(2,281)	2,281
Net changes	2,945,588	2,408,308	537,280
Balance at 12/31/2014	\$ 44,992,613	\$ 48,865,090	\$ (3,872,477)

The following presents the net pension liability of the City, calculated using the discount rate of 7.0%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.0%) of 1-percentage-higher (8.0%) than the current rate:

	1% Decrease in Discount Rate (6.0%)	Discount Rate (7.0%)	1% Increase in Discount Rate (8.0%)
City's net pension liability	\$ 2,425,275	\$ (3,872,477)	\$ (9,066,776)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. The report may be obtained on the Internet at www.tmrs.org.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. For the year ended September 30, 2015, the City recognized pension expense of \$699,427.

At September 30, 2015, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>
Differences between expected and actual economic experience	\$ 108,097
Difference between projected and actual investment earnings	<u>475,630</u>
Total	<u>\$ 583,727</u>

Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expenses as follows:

<u>Year ended Dec 31</u>	
2015	\$ 147,027
2016	147,027
2017	147,027
2018	<u>142,646</u>
	<u>\$ 583,727</u>

Subsequent event

Pursuant to TMRS policy of conducting experience studies every four years, the TMRS Board at their July 31, 2015 meeting determined that they would be changing certain actuarial assumptions including reducing the long term expected rate of return from the current 7% to 6.75% and changing the inflation assumption from 3% to 2.5%. Reduction of expected investment return and related discount rate will increase projected pension liabilities. Reducing the inflation assumption reduces liabilities as future annuity levels and future cost of living adjustments are not projected to be as large as originally projected. While the actual impact on the City's valuation for December 31, 2015 is not known the City does expect some downward pressure on its funded status and upward pressure on its 2017 actuarially determined contribution (ADC) due to this change.

Water and Wastewater Contracts

The City has two contracts with the Trinity River Authority of Texas (TRA) for the purchase of treated water and for the transportation, treatment and disposal of sanitary sewage and other waste. The initial term of the contracts are 35 years (water – April 2014) and 50 years (wastewater – November 2023), however both contain language that they will continue in effect until all related bonds and refunding bonds in lieu of debt have been paid. While the provisions of each of the contracts vary, each contract basically requires the City to pay varying amounts based on the costs associated with water purchased and sewage transported and/or treated and disposed. The cost includes the City's proportionate share of TRA's operating and maintenance expenses, related debt service costs, and certain other miscellaneous charges. Purchases of treated water and charges for the transportation, treatment and disposal of sewage and other wastes during fiscal year 2015 amounted to approximately \$7,727,104 and \$2,102,605, respectively.

Advances from Developers

Developers are required by ordinance to construct perimeter streets and related storm drainage facilities. The developer may request a waiver from the Council for the construction requirements and instead deposit escrow funds with the City equal to one-half of the estimated cost of construction, which are utilized by the City to complete the project at some later date. At September 30, 2015, developers had escrowed \$3,023,466 with the City in connection with developer agreements.

Contingent Liabilities

The City has been named as a defendant or co-defendant in a number of legal actions. While the outcome of these cases is not known at this time, City management believes that any awards to insured parties which must be paid in excess of amounts covered by insurance will not be material to the financial position of the City.

Risk Financing and Insurance

The City is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During the fiscal year 1974, the City joined the Texas Municipal League Workers Compensation Joint Insurance Fund for risks related to employees. During the fiscal year 1992, the City joined the Texas Municipal League Joint Insurance Fund for risks related to general liability, property and errors and omissions. Premiums are paid to the Pool, which retains a limit of loss. Reinsurance companies insure the risks beyond those limits. The City retains, as a risk, only the deductible amount of each policy. There have been no significant reductions in insurance coverage and no settlements exceeded insurance coverage in the past three fiscal years.

Other Postemployment Benefits

Supplemental Death Benefits Fund

The City also participates in the cost sharing multiple-employer defined benefit group term life insurance plan operated by the Texas Municipal Retirement System (TMRS) known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance to provide group term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The death benefit for active employees provides a lump sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired employees are insured for \$7,500; this coverage is an "other postemployment benefit," or OPEB.

The City contributes to SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree life insurance during employees' entire careers.

The City's contributions to the TMRS SDBF for the years ended 2015, 2014, and 2013 were \$17,776, 16,837, and \$15,132, respectively, which equaled the required contributions each year.

Schedule of Contribution Rates			
Accounting Year Ending	Annual Required Contribution (Rate)	Actual Contribution Made (Rate)	Percentage of ARC Contributed
09/30/13	.015%	.015%	100%
09/30/14	.016%	.016%	100%
09/30/15	.015%	.015%	100%

**REQUIRED
SUPPLEMENTARY INFORMATION**

CITY OF COLLEYVILLE, TEXAS

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS

FOR THE YEAR ENDED SEPTEMBER 30, 2015

Plan Year	<u>2014</u>
A. Total pension liability	
Service Cost	\$ 1,598,908
Interest (on the Total Pension Liability)	2,938,763
Difference between expected and actual experience	136,216
Benefit payments, including refunds of employee contributions	(1,728,299)
Net change in total pension liability	2,945,588
Total pension liability - beginning	<u>42,047,025</u>
Total pension liability - ending (a)	<u>\$ 44,992,613</u>
B. Plan fiduciary net position	
Contributions - Employer	\$ 745,874
Contributions - Employee	763,324
Net Investment Income	2,657,437
Benefit payments, including refunds of employee contributions	(1,728,299)
Administrative Expenses	(27,747)
Other	<u>(2,281)</u>
Net change in plan fiduciary net position	2,408,308
Plan fiduciary net position - beginning	<u>46,456,782</u>
Plan fiduciary net position - ending (b)	<u>\$ 48,865,090</u>
C. Net pension liability - ending (a) - (b)	<u>\$(3,872,477)</u>
D. Plan fiduciary net position as a percentage of total pension liability	108.61%
E. Covered employee payroll	\$ 10,904,635
F. Net position liability as a percentage of covered employee payroll	-35.51%

CITY OF COLLEYVILLE, TEXAS
SCHEDULE OF CONTRIBUTIONS
FOR THE YEAR ENDED SEPTEMBER 30, 2015

Fiscal Year	2014	2015
Actuarial determined contribution	\$ 738,034	\$ 868,363
Contributions in relation to the actuarially determined contribution	<u>738,034</u>	<u>868,363</u>
Contribution deficiency (excess)	-	-
Covered employee payroll	10,707,890	11,640,489
Contributions as a percentage of covered employee payroll	6.89%	7.46%

NOTES TO SCHEDULE OF CONTRIBUTIONS

Valuation Date: Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	25 years
Asset Valuation Method	10 Year smoothed market; 15% soft corridor
Inflation	3.00%
Salary Increases	3.50% to 12.00% including inflation
Investment Rate of Return	7.00%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2010 valuation pursuant to an experience study of the period 2005-2009.

Mortality RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis of with BB.

Other Information:

Notes There were no benefit changes during the year.

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special Revenue Funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

Voluntary Park – This fund is used to account for the operations for which voluntary contributions by citizens are used. Contributions are used primarily to support park activities.

Voluntary Library – This fund is used to account for the operations for which voluntary contributions by citizens are used. Contributions are used primarily to support library activities.

Police Asset Forfeiture – This fund is used to account for activity related to seizure of assets in criminal-related activities.

Tree Preservation – This fund is used to account for operations related to replacement of trees, which are eliminated due to commercial development. Contributions are received from entities that are developing the property.

Library Donation – This fund is used to account for private and corporate donations for capital purchases related to the library building for the City.

Recreational Event – This fund is used to account for activities related to special events for the City.

Colleyville Center Development – This fund is used to account for contributions received to construct a community center.

Recycling – This fund is used to account for the promotion of recycling activities in the City of Colleyville. Contributions are received from the holder of the City's recycling franchise.

LEOSE (Law Enforcement Officer Standards and Education) – This fund is used to account for activities related to the continuing education of qualified law enforcement officers as funded by the State of Texas LEOSE Account.

Colleyville Economic Development – This fund is used to account for the use of bond proceeds and sales tax revenues for municipal park improvements, the purchase of land and equipment for additional neighborhood parks and for the construction of a community center and library.

Crime District – This fund is used to account for the Colleyville Crime Control and Prevention District formed to act on behalf of the City for financing the development of crime control throughout the City.

Kidsville Maintenance – This fund is used to account for contributions received for the maintenance of Kidsville Playground.

Special Donations – This fund is used to account for various donations made to the City for specific projects.

Court Technology – This fund is used to account for the collection and use of fines collected to be specifically used on technology for the court.

Court Security – This fund is used to account for the collection and use of fines collected to be specifically used for security purposes.

TDPA Grant – This fund is used to account for grant proceeds received for the acquisition of equipment and expenditures relating to fire and rescue.

Public Art – This fund is used to account for the acquisition of art to be placed in City owned facilities with high public visibility.

Juvenile Case Manager – This fund is used to account for staff, whose primary role is handling juvenile defendants in terms of teen court dockets, all school violations including truancy, failure to attend school and parental noncompliance violations, and mandatory classes for drug, tobacco and alcohol defendants, as permitted by state statute.

CAPITAL PROJECTS FUNDS

Capital Projects Funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

Colleyville Tomorrow Fund – is used to account for proceeds received on gas leases on City-owned property to be used for capital purchases.

Parks Tomorrow Fund – This fund is used to account for proceeds received on gas leases on City-owned parks property for parks capital projects.

Park Land Dedication Fund – This fund is used to account for the acquisition of land for new park sites and to make improvements to or expand existing parks to better serve new development. Fees collected from the developers of residential and commercial development finance the improvements.

Colleyville Economic Development Corporation (CEDC) – This fund is used to account for financial resources to be used for the acquisition or construction or CEDC capital facilities. Financing is provided primarily by the revenue from certificate of obligation bonds.

Capital and Cable Equipment Replacement – This fund is used to account for the replacement of cable equipment and other capital equipment.

Kimzey Park – This fund is used to account for the construction of Kimzey Park. The source of funding was a Texas Parks and Wildlife state grant.

CITY OF COLLEYVILLE, TEXAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS

SEPTEMBER 30, 2015

	Special Revenue Funds		
	Voluntary Park	Voluntary Library	Police Asset Forfeiture
ASSETS			
Cash and cash equivalents	\$ 1,310	\$ 51,257	\$ 4,092
Investments	849,617	359,532	-
Due from other governments	-	-	-
Accrued interest	1,299	820	-
Total assets	852,226	411,609	4,092
LIABILITIES			
Accounts payable	-	6,848	-
Accrued liabilities	-	-	-
Advances from developers	-	-	-
Total liabilities	-	6,848	-
FUND BALANCES			
Restricted	-	-	4,092
Committed	852,226	404,761	-
Assigned	-	-	-
Total fund balances	852,226	404,761	4,092
Total liabilities and fund balances	\$ 852,226	\$ 411,609	\$ 4,092

Special Revenue Funds

<u>Tree Preservation</u>	<u>Library Donation</u>	<u>Recreational Event</u>	<u>Colleyville Center Development</u>	<u>Recycling</u>	<u>LEOSE</u>
\$ 38,459	\$ 136,301	\$ 5,449	\$ 5,857	\$ 1,627	\$ 1,711
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>38,459</u>	<u>136,301</u>	<u>5,449</u>	<u>5,857</u>	<u>1,627</u>	<u>1,711</u>
-	1,240	-	-	-	-
-	-	-	-	-	-
<u>13,724</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>13,724</u>	<u>1,240</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
-	135,061	-	5,857	-	1,711
24,735	-	-	-	-	-
-	-	5,449	-	1,627	-
<u>24,735</u>	<u>135,061</u>	<u>5,449</u>	<u>5,857</u>	<u>1,627</u>	<u>1,711</u>
<u>\$ 38,459</u>	<u>\$ 136,301</u>	<u>\$ 5,449</u>	<u>\$ 5,857</u>	<u>\$ 1,627</u>	<u>\$ 1,711</u>

CITY OF COLLEYVILLE, TEXAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS

(Continued)

SEPTEMBER 30, 2015

	Special Revenue Funds		
	Colleyville Economic Development	Crime District	Kidsville Maintenance
ASSETS			
Cash and cash equivalents	\$ 2,146,379	\$ 1,233,158	\$ 20,251
Investments	510,424	-	-
Due from other governments	319,352	272,160	-
Accrued interest	524	-	-
	<u>2,976,679</u>	<u>1,505,318</u>	<u>20,251</u>
Total assets			
LIABILITIES			
Accounts payable	785	79	-
Accrued liabilities	-	23,596	-
Advances from developers	-	-	-
Total liabilities	<u>785</u>	<u>23,675</u>	<u>-</u>
FUND BALANCES			
Restricted	2,975,894	1,481,643	20,251
Committed	-	-	-
Assigned	-	-	-
Total fund balances	<u>2,975,894</u>	<u>1,481,643</u>	<u>20,251</u>
Total liabilities and fund balances	\$ <u>2,976,679</u>	\$ <u>1,505,318</u>	\$ <u>20,251</u>

Special Revenue Funds

<u>Special Donations</u>	<u>Court Technology</u>	<u>Court Security</u>	<u>TDPA Grant</u>	<u>Public Art</u>	<u>Juvenile Case Manager</u>
\$ 72,303	\$ 61,707	\$ 73,838	\$ 8,133	\$ 7,904	\$ 22,551
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>72,303</u>	<u>61,707</u>	<u>73,838</u>	<u>8,133</u>	<u>7,904</u>	<u>22,551</u>
-	-	-	-	-	13
-	-	878	-	-	2,304
-	-	-	-	-	-
-	-	<u>878</u>	-	-	<u>2,317</u>
72,303	61,707	72,960	8,133	-	20,234
-	-	-	-	-	-
-	-	-	-	7,904	-
<u>72,303</u>	<u>61,707</u>	<u>72,960</u>	<u>8,133</u>	<u>7,904</u>	<u>20,234</u>
<u>\$ 72,303</u>	<u>\$ 61,707</u>	<u>\$ 73,838</u>	<u>\$ 8,133</u>	<u>\$ 7,904</u>	<u>\$ 22,551</u>

CITY OF COLLEYVILLE, TEXAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS

(Continued)

SEPTEMBER 30, 2015

	Capital Project Funds		
	Colleyville Tomorrow	Parks Tomorrow	Park Land Dedication
ASSETS			
Cash and cash equivalents	\$ 1,907,749	\$ 1,197,656	\$ 200,510
Investments	375,326	-	2,114,383
Due from other governments	-	-	-
Accrued interest	462	-	2,949
Total assets	2,283,537	1,197,656	2,317,842
LIABILITIES			
Accounts payable	-	-	-
Accrued liabilities	-	-	-
Advances from developers	-	-	-
Total liabilities	-	-	-
FUND BALANCES			
Restricted	-	-	-
Committed	2,283,537	1,197,656	2,317,842
Assigned	-	-	-
Total fund balances	2,283,537	1,197,656	2,317,842
Total liabilities and fund balances	\$ 2,283,537	\$ 1,197,656	\$ 2,317,842

Capital Project Funds			
CEDC Capital Project	Capital and Cable Equipment Replacement	Kimzey Park	Total Governmental Funds
\$ 65,794	\$ 349,998	\$ 3,576	\$ 7,617,570
-	449,861	-	4,659,143
-	-	-	591,512
-	645	-	6,699
65,794	800,504	3,576	12,874,924
-	2,545	-	11,510
-	-	-	26,778
-	-	-	13,724
-	2,545	-	52,012
-	-	-	4,859,846
65,794	-	3,576	7,150,127
-	797,959	-	812,939
65,794	797,959	3,576	12,822,912
\$ 65,794	\$ 800,504	\$ 3,576	\$ 12,874,924

CITY OF COLLEYVILLE, TEXAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

NONMAJOR GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2015

	Special Revenue Funds		
	Voluntary Park	Voluntary Library	Police Asset Forfeiture
REVENUES			
Taxes	\$ -	\$ -	\$ -
Fees and fines	-	-	-
Intergovernmental	-	-	-
Charges for services	-	-	-
Donations	150,092	150,090	-
Investment earnings	2,146	1,961	-
Miscellaneous	-	-	-
Total revenues	<u>152,238</u>	<u>152,051</u>	<u>-</u>
EXPENDITURES			
Current:			
General government	-	-	-
Community development and engineering	-	-	-
Fire and rescue	-	-	-
Leisure services	61,556	151,391	-
Municipal court	-	-	-
Police	-	-	96
Debt service:			
Principal	-	-	-
Interest and other charges	-	-	-
Capital outlay	-	-	-
Total expenditures	<u>61,556</u>	<u>151,391</u>	<u>96</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>90,682</u>	<u>660</u>	<u>(96)</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from long-term debt, net	-	-	-
Payment to bond escrow agent	-	-	-
Sale of capital assets	-	-	-
Transfers in	-	-	-
Transfers out	-	-	-
Total other financing sources and uses	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	<u>90,682</u>	<u>660</u>	<u>(96)</u>
FUND BALANCES, BEGINNING	<u>761,544</u>	<u>404,101</u>	<u>4,188</u>
FUND BALANCES, ENDING	<u>\$ 852,226</u>	<u>\$ 404,761</u>	<u>\$ 4,092</u>

Special Revenue Funds

Tree Preservation	Library Donation	Recreational Event	Colleyville Center Development	Recycling	LEOSE
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	1,830	-	-	-	3,970
-	-	-	-	-	-
-	21,068	4,900	-	-	-
-	-	-	-	-	-
-	-	-	-	15,000	-
-	22,898	4,900	-	15,000	3,970
-	-	-	-	-	-
-	-	-	-	15,000	-
-	-	-	-	-	-
820	23,096	3,926	-	-	1,253
-	-	-	-	-	-
-	-	-	-	-	2,063
-	-	-	-	-	-
-	-	-	-	-	-
820	23,096	3,926	-	15,000	3,316
(820)	(198)	974	-	-	654
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
(820)	(198)	974	-	-	654
25,555	135,259	4,475	5,857	1,627	1,057
\$ 24,735	\$ 135,061	\$ 5,449	\$ 5,857	\$ 1,627	\$ 1,711

CITY OF COLLEYVILLE, TEXAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

NONMAJOR GOVERNMENTAL FUNDS

(Continued)

FOR THE YEAR ENDED SEPTEMBER 30, 2015

	Special Revenue Funds		
	Colleyville Economic Development	Crime District	Kidsville Maintenance
REVENUES			
Taxes	\$ 1,725,811	\$ 1,523,470	\$ -
Fees and fines	-	-	-
Intergovernmental	-	-	-
Charges for services	-	-	-
Donations	-	-	-
Investment earnings	2,259	987	-
Miscellaneous	-	-	-
Total revenues	<u>1,728,070</u>	<u>1,524,457</u>	<u>-</u>
EXPENDITURES			
Current:			
General government	51,949	-	-
Community development and engineering	-	-	-
Fire and rescue	-	-	-
Leisure services	237,477	-	175
Municipal court	-	-	-
Police	-	729,301	-
Debt service:			
Principal	395,000	-	-
Interest and other charges	205,416	-	-
Capital outlay	<u>596,329</u>	<u>218,642</u>	<u>-</u>
Total expenditures	<u>1,486,171</u>	<u>947,943</u>	<u>175</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>241,899</u>	<u>576,514</u>	<u>(175)</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from long-term debt, net	-	-	-
Payment to bond escrow agent	-	-	-
Sale of capital assets	-	16,800	-
Transfers in	-	-	-
Transfers out	<u>-</u>	<u>(510,985)</u>	<u>-</u>
Total other financing sources and uses	<u>-</u>	<u>(494,185)</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	<u>241,899</u>	<u>82,329</u>	<u>(175)</u>
FUND BALANCES, BEGINNING	<u>2,733,995</u>	<u>1,399,314</u>	<u>20,426</u>
FUND BALANCES, ENDING	<u>\$ 2,975,894</u>	<u>\$ 1,481,643</u>	<u>\$ 20,251</u>

Special Revenue Funds

<u>Special Donations</u>	<u>Court Technology</u>	<u>Court Security</u>	<u>TDPA Grant</u>	<u>Public Art</u>	<u>Juvenile Case Manager</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	32,148	34,394	-	-	67,012
3,367	-	-	-	-	-
-	53,560	-	-	-	-
21,010	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>24,377</u>	<u>85,708</u>	<u>34,394</u>	<u>-</u>	<u>-</u>	<u>67,012</u>
-	-	-	-	-	-
-	-	-	-	-	-
844	-	-	-	-	-
10,139	-	-	-	-	-
-	52,673	34,080	-	-	55,226
3,613	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>14,596</u>	<u>52,673</u>	<u>34,080</u>	<u>-</u>	<u>-</u>	<u>55,226</u>
<u>9,781</u>	<u>33,035</u>	<u>314</u>	<u>-</u>	<u>-</u>	<u>11,786</u>
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
9,781	33,035	314	-	-	11,786
<u>62,522</u>	<u>28,672</u>	<u>72,646</u>	<u>8,133</u>	<u>7,904</u>	<u>8,448</u>
<u>\$ 72,303</u>	<u>\$ 61,707</u>	<u>\$ 72,960</u>	<u>\$ 8,133</u>	<u>\$ 7,904</u>	<u>\$ 20,234</u>

CITY OF COLLEYVILLE, TEXAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

NONMAJOR GOVERNMENTAL FUNDS

(Continued)

FOR THE YEAR ENDED SEPTEMBER 30, 2015

	Capital Project Funds		
	Colleyville Tomorrow	Parks Tomorrow	Park Land Dedication
REVENUES			
Taxes	\$ -	\$ -	\$ -
Fees and fines	-	-	-
Intergovernmental	-	-	-
Charges for services	-	-	-
Donations	-	-	634,122
Investment earnings	3,697	1,292	4,685
Miscellaneous	-	-	-
Total revenues	<u>3,697</u>	<u>1,292</u>	<u>638,807</u>
EXPENDITURES			
Current:			
General government	-	-	-
Community development and engineering	-	-	-
Fire and rescue	-	-	-
Leisure services	5,291	-	-
Municipal court	-	-	-
Police	-	-	-
Debt service:			
Principal	-	-	-
Interest and other charges	-	-	-
Capital outlay	2,132	-	352,291
Total expenditures	<u>7,423</u>	<u>-</u>	<u>352,291</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>(3,726)</u>	<u>1,292</u>	<u>286,516</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from long-term debt, net	-	-	-
Payment to bond escrow agent	-	-	-
Sale of capital assets	-	-	-
Transfers in	63,318	-	-
Transfers out	-	-	-
Total other financing sources and uses	<u>63,318</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	<u>59,592</u>	<u>1,292</u>	<u>286,516</u>
FUND BALANCES, BEGINNING	<u>2,223,945</u>	<u>1,196,364</u>	<u>2,031,326</u>
FUND BALANCES, ENDING	<u>\$ 2,283,537</u>	<u>\$ 1,197,656</u>	<u>\$ 2,317,842</u>

Capital Project Funds			
CEDC Capital Project	Capital and Cable Equipment Replacement	Kimzey Park	Total Governmental Funds
\$ -	\$ -	\$ -	\$ 3,249,281
-	-	-	133,554
-	-	-	9,167
-	-	-	53,560
-	-	-	981,282
-	1,214	-	18,241
-	-	-	15,000
-	1,214	-	4,460,085
10,398	109,623	-	186,970
1,250	-	-	1,250
-	-	-	2,097
8,801	-	-	502,672
-	-	-	141,979
-	14,966	-	750,039
-	-	-	395,000
-	-	-	205,416
60,582	82,568	-	1,312,544
81,031	207,157	-	3,497,967
(81,031)	(205,943)	-	962,118
-	-	-	-
-	-	-	-
-	-	-	16,800
-	252,000	-	315,318
-	-	-	(510,985)
-	252,000	-	(178,867)
(81,031)	46,057	-	783,251
146,825	751,902	3,576	12,039,661
\$ 65,794	\$ 797,959	\$ 3,576	\$ 12,822,912

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CITY OF COLLEYVILLE, TEXAS

DEBT SERVICE FUND

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

FOR THE YEAR ENDED SEPTEMBER 30, 2015

	Budget	Actual	Variance with Budget - Positive (Negative)
REVENUES			
Taxes	\$ 727,816	\$ 808,761	\$ 80,945
Investment earnings	1,975	965	(1,010)
Total revenues	<u>729,791</u>	<u>809,726</u>	<u>79,935</u>
EXPENDITURES			
Debt service:			
Principal retirement	1,064,693	1,064,693	-
Interest and fiscal charges	318,749	318,998	(249)
Total expenditures	<u>1,383,442</u>	<u>1,383,691</u>	<u>(249)</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>(653,651)</u>	<u>(573,965)</u>	<u>79,686</u>
OTHER FINANCING SOURCES			
Transfers in	500,985	500,985	-
Total other financing sources	<u>500,985</u>	<u>500,985</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(152,666)	(72,980)	79,686
FUND BALANCE, BEGINNING	<u>902,490</u>	<u>902,490</u>	<u>-</u>
FUND BALANCE, ENDING	<u>\$ 749,824</u>	<u>\$ 829,510</u>	<u>\$ 79,686</u>

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AGENCY FUNDS

Employee Activity Fund – This fund is used to account for funds held by the City for the benefit of employees of the City.

Sesquicentennial Fund – This fund is used to account for funds held by the City for the benefit of the City of Colleyville's historical purposes.

CITY OF COLLEYVILLE, TEXAS

COMBINING STATEMENT OF FIDUCIARY NET POSITION

AGENCY FUNDS

SEPTEMBER 30, 2015

	<u>Employee Activity Fund</u>	<u>Sesquicentennial Fund</u>	<u>Total</u>
ASSETS			
Cash and cash equivalents	\$ <u>6,330</u>	\$ <u>18,988</u>	\$ <u>25,318</u>
Total assets	\$ <u>6,330</u>	\$ <u>18,988</u>	\$ <u>25,318</u>
LIABILITIES			
Due to other agencies and individuals	\$ <u>6,330</u>	\$ <u>18,988</u>	\$ <u>25,318</u>
Total liabilities	\$ <u>6,330</u>	\$ <u>18,988</u>	\$ <u>25,318</u>

CITY OF COLLEYVILLE, TEXAS
COMBINING STATEMENT OF CHANGES IN
ASSETS AND LIABILITIES
AGENCY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2015

Employee Activity Fund			
	Balance 10/01/14	Additions	Balance 09/30/15
Cash and cash equivalents	\$ 7,106	\$ 3,697	\$ 6,330
Total assets	\$ 7,106	\$ 3,697	\$ 6,330
Due to other agencies and individuals	\$ 7,106	\$ 3,697	\$ 6,330
Total liabilities	\$ 7,106	\$ 3,697	\$ 6,330

Sesquicentennial Fund			
	Balance 10/01/14	Additions	Balance 09/30/15
Cash and cash equivalents	\$ 18,405	\$ 583	\$ 18,988
Total assets	\$ 18,405	\$ 583	\$ 18,988
Due to other agencies and individuals	\$ 18,405	\$ 583	\$ 18,988
Total liabilities	\$ 18,405	\$ 583	\$ 18,988

Total Agency Funds			
	Balance 10/01/14	Additions	Balance 09/30/15
Cash and cash equivalents	\$ 25,511	\$ 4,280	\$ 25,318
Total assets	\$ 25,511	\$ 4,280	\$ 25,318
Due to other agencies and individuals	\$ 25,511	\$ 4,280	\$ 25,318
Total liabilities	\$ 25,511	\$ 4,280	\$ 25,318

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STATISTICAL SECTION

This part of the City of Colleyville, Texas' comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

Contents	Page
Financial Trends These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.	100
Revenue Capacity These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.	110
Debt Capacity These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.	115
Demographic and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.	122
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.	124

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

CITY OF COLLEYVILLE, TEXAS

NET POSITION BY COMPONENT

(Accrual Basis of Accounting)

	Fiscal Year		
	2006	2007	2008
Governmental activities:			
Net investment in capital assets	\$ 66,991,146	\$ 71,824,719	\$ 77,484,725
Restricted for:			
Debt service	937,578	1,032,586	889,689
Court security and technology	-	-	-
Grant programs	-	-	-
Leisure services	-	-	-
Economic development	-	-	-
Streets and drainage	-	-	-
Police	-	-	-
Unrestricted	<u>19,002,816</u>	<u>21,987,778</u>	<u>21,862,136</u>
Total governmental activities net position	<u>\$ 86,931,540</u>	<u>\$ 94,845,083</u>	<u>\$ 100,236,550</u>
Business-type activities:			
Net investment in capital assets	\$ 25,919,619	\$ 32,804,703	\$ 39,442,148
Restricted for:			
Debt service	882,821	1,080,751	1,024,349
Unrestricted	<u>19,253,772</u>	<u>13,626,274</u>	<u>7,837,790</u>
Total business-type activities net position	<u>\$ 46,056,212</u>	<u>\$ 47,511,728</u>	<u>\$ 48,304,287</u>
Primary government:			
Net investment in capital assets	\$ 92,910,765	\$ 104,629,422	\$ 116,926,873
Restricted for:			
Debt service	1,820,399	2,113,337	1,914,038
Court security and technology	-	-	-
Grant programs	-	-	-
Leisure services	-	-	-
Economic development	-	-	-
Streets and drainage	-	-	-
Police	-	-	-
Unrestricted	<u>38,256,588</u>	<u>35,614,052</u>	<u>29,699,926</u>
Total primary government net position	<u>\$ 132,987,752</u>	<u>\$ 142,356,811</u>	<u>\$ 148,540,837</u>

Note: The City implemented GASB 54 in fiscal year 2011 to provide clearer fund balance classifications.
Prior years were not restated.

TABLE 1

Fiscal Year						
2009	2010	2011	2012	2013	2014	2015
\$ 79,243,497	\$ 81,970,674	\$ 83,166,142	\$ 83,211,988	\$ 84,414,252	\$ 89,754,051	\$ 98,958,693
1,040,896	1,057,699	1,106,893	1,159,092	857,143	831,073	744,295
-	-	153,420	91,637	101,411	109,766	154,901
-	-	23,208	21,116	16,489	9,190	9,844
-	-	201,184	207,736	207,770	224,064	233,472
-	-	1,863,900	1,998,845	2,277,373	2,733,995	2,975,894
-	-	6,428,106	8,192,568	8,432,946	12,188,836	13,838,090
-	-	994,913	1,143,454	1,223,271	1,403,502	1,485,735
<u>27,498,864</u>	<u>25,936,703</u>	<u>17,837,593</u>	<u>19,559,719</u>	<u>18,680,620</u>	<u>17,930,939</u>	<u>20,681,413</u>
<u>\$ 107,783,257</u>	<u>\$ 108,965,076</u>	<u>\$ 111,775,359</u>	<u>\$ 115,586,155</u>	<u>\$ 116,211,275</u>	<u>\$ 125,185,416</u>	<u>\$ 139,082,337</u>
\$ 39,174,562	\$ 39,080,043	\$ 38,892,098	\$ 38,395,708	\$ 39,269,943	\$ 41,567,161	\$ 44,823,618
987,181	983,225	662,050	-	-	-	-
<u>8,127,736</u>	<u>7,747,336</u>	<u>10,111,776</u>	<u>12,332,238</u>	<u>13,702,724</u>	<u>14,827,594</u>	<u>15,260,882</u>
<u>\$ 48,289,479</u>	<u>\$ 47,810,604</u>	<u>\$ 49,665,924</u>	<u>\$ 50,727,946</u>	<u>\$ 52,972,667</u>	<u>\$ 56,394,755</u>	<u>\$ 60,084,500</u>
\$ 118,418,059	\$ 121,050,717	\$ 122,058,240	\$ 121,607,696	\$ 123,684,195	\$ 131,321,212	\$ 143,782,311
2,028,077	2,040,924	1,768,943	1,159,092	857,143	831,073	744,295
-	-	153,420	91,637	101,411	109,766	154,901
-	-	23,208	21,116	16,489	9,190	9,844
-	-	201,184	207,736	207,770	224,064	233,472
-	-	1,863,900	1,998,845	2,277,373	2,733,995	2,975,894
-	-	6,428,106	8,192,568	8,432,946	12,188,836	13,838,090
-	-	994,913	1,143,454	1,223,271	1,403,502	1,485,735
<u>35,626,600</u>	<u>33,684,039</u>	<u>27,949,369</u>	<u>31,891,957</u>	<u>32,383,344</u>	<u>32,758,533</u>	<u>35,942,295</u>
<u>\$ 156,072,736</u>	<u>\$ 156,775,680</u>	<u>\$ 161,441,283</u>	<u>\$ 166,314,101</u>	<u>\$ 169,183,942</u>	<u>\$ 181,580,171</u>	<u>\$ 199,166,837</u>

CITY OF COLLEYVILLE, TEXAS

CHANGES IN NET POSITION

(Accrual Basis of Accounting)

	Fiscal Year		
	2006	2007	2008
EXPENSES			
Governmental activities:			
General government	\$ 2,729,064	\$ 2,438,051	\$ 2,814,874
Community Development and Engineering	1,267,136	1,523,768	1,481,124
Fire and rescue	3,814,585	3,790,831	3,958,111
Leisure services	3,513,992	3,525,094	4,033,105
Maintenance	383,504	434,984	417,265
Municipal court	270,345	262,198	324,020
Police	3,801,644	4,232,185	4,657,438
Streets and drainage	2,932,465	2,890,995	3,129,730
Interest on long-term debt	1,142,043	1,032,374	1,101,714
Total governmental activities expenses	<u>19,854,778</u>	<u>20,130,480</u>	<u>21,917,381</u>
Business-type activities:			
Water and wastewater	9,428,373	9,337,282	11,179,548
Drainage	548,963	671,773	593,600
Interest on long-term debt	440,703	400,752	362,642
Total business-type activities expenses	<u>10,418,039</u>	<u>10,409,807</u>	<u>12,135,790</u>
Total primary government program expenses	<u>\$ 30,272,817</u>	<u>\$ 30,540,287</u>	<u>\$ 34,053,171</u>
PROGRAM REVENUES			
Governmental activities:			
Charges for services:			
General government	\$ 6,000	\$ 6,000	\$ 16,000
Community Development and Engineering	2,163,596	1,454,744	1,332,453
Fire and rescue	239,386	303,868	250,814
Leisure services	448,606	424,024	563,738
Municipal court	813,781	932,452	1,171,919
Police	70,899	81,054	79,699
Streets and drainage	472,860	355,157	358,688
Operating grants and contributions	399,819	431,683	1,856,567
Capital grants and contributions	4,355,357	5,372,281	3,973,954
Total governmental activities program revenues	<u>8,970,304</u>	<u>9,361,263</u>	<u>9,603,832</u>

TABLE 2

Fiscal Year						
2009	2010	2011	2012	2013	2014	2015
\$ 2,945,481	\$ 2,691,905	\$ 2,715,154	\$ 3,125,214	\$ 4,075,001	\$ 4,103,928	\$ 4,676,185
1,530,901	1,645,221	1,402,669	1,397,839	1,429,755	1,613,311	1,582,461
4,113,793	4,419,945	4,421,496	4,321,929	4,529,225	4,625,036	5,264,026
3,941,259	4,118,769	4,191,960	4,124,619	4,106,822	3,776,068	4,042,252
455,752	423,783	412,513	400,306	494,545	575,696	684,301
291,724	302,756	303,839	319,445	586,709	501,604	522,422
4,841,217	4,836,274	4,878,055	4,579,570	4,961,444	5,019,343	5,681,698
3,503,519	3,885,182	3,657,591	3,073,530	5,322,510	4,128,365	4,404,701
1,051,180	1,000,061	849,390	780,029	724,458	717,045	536,161
<u>22,674,826</u>	<u>23,323,896</u>	<u>22,832,667</u>	<u>22,122,481</u>	<u>26,230,469</u>	<u>25,060,396</u>	<u>27,394,207</u>
10,612,372	11,242,553	12,009,187	12,258,587	12,544,530	13,238,893	14,055,232
658,016	572,234	742,160	723,994	707,647	571,886	833,599
331,361	296,288	-	-	-	-	-
<u>11,601,749</u>	<u>12,111,075</u>	<u>12,751,347</u>	<u>12,982,581</u>	<u>13,252,177</u>	<u>13,810,779</u>	<u>14,888,831</u>
\$ <u>34,276,575</u>	\$ <u>35,434,971</u>	\$ <u>35,584,014</u>	\$ <u>35,105,062</u>	\$ <u>39,482,646</u>	\$ <u>38,871,175</u>	\$ <u>42,283,038</u>
\$ 15,000	\$ 15,000	\$ 97,234	\$ 28,408	\$ 15,000	\$ 15,000	\$ 17,500
666,914	647,298	868,363	1,146,518	927,690	1,387,329	1,587,038
271,216	235,225	305,882	335,308	308,339	377,021	327,264
6,595,487	468,426	1,213,167	520,433	501,260	510,991	503,098
1,002,008	1,213,178	970,143	1,015,804	1,271,095	1,268,447	1,474,485
51,631	94,059	70,709	81,056	70,513	71,022	75,415
215,619	345,780	296,350	338,845	316,338	347,565	802,551
713,189	543,516	822,056	490,069	468,361	486,869	450,559
360,023	423,873	405,347	381,308	1,158,050	5,943,465	7,712,266
<u>9,891,087</u>	<u>3,986,355</u>	<u>5,049,251</u>	<u>4,337,749</u>	<u>5,036,646</u>	<u>10,407,709</u>	<u>12,950,176</u>

CITY OF COLLEYVILLE, TEXAS

CHANGES IN NET POSITION

(Accrual Basis of Accounting)

	Fiscal Year		
	2006	2007	2008
PROGRAM REVENUES			
Business-type activities:			
Charges for services:			
Water and wastewater	\$ 12,357,576	\$ 9,127,470	\$ 11,114,892
Drainage	830,292	841,972	859,013
Capital grants and contributions	1,100,354	1,561,255	1,415,785
Total business-type activities program revenues	<u>14,288,222</u>	<u>11,530,697</u>	<u>13,389,690</u>
Total primary government program revenues	<u>\$ 23,258,526</u>	<u>\$ 20,891,960</u>	<u>\$ 22,993,522</u>
NET (EXPENSE) REVENUES			
Governmental activities	\$(10,884,474)	\$(10,769,217)	\$(12,313,549)
Business-type activities	<u>3,870,183</u>	<u>1,120,890</u>	<u>1,253,900</u>
Total primary government net expense	<u>(7,014,291)</u>	<u>(9,648,327)</u>	<u>(11,059,649)</u>
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION			
Governmental activities:			
Taxes			
Property	9,483,546	10,153,775	11,367,967
Franchise	1,790,543	1,779,376	1,818,060
Sales	4,355,627	4,674,068	4,740,964
Other	76,005	89,132	82,532
Investment earnings	904,361	1,224,361	804,864
Miscellaneous	65,313	97,963	96,348
Gain on sale of capital assets	-	-	116,112
Transfers	<u>532,357</u>	<u>664,085</u>	<u>841,936</u>
Total governmental activities	<u>17,207,752</u>	<u>18,682,760</u>	<u>19,868,783</u>
Business-type activities:			
Investment earnings	846,214	998,710	380,595
Gain on sale of capital assets	-	-	-
Transfers	<u>(532,357)</u>	<u>(664,085)</u>	<u>(841,936)</u>
Total business-type activities	<u>313,857</u>	<u>334,625</u>	<u>(461,341)</u>
Total primary government	<u>17,521,609</u>	<u>19,017,385</u>	<u>19,407,442</u>
CHANGE IN NET POSITION			
Governmental activities	6,323,278	7,913,543	7,555,234
Business-type activities	<u>4,184,040</u>	<u>1,455,515</u>	<u>792,559</u>
Total primary government	<u>\$ 10,507,318</u>	<u>\$ 9,369,058</u>	<u>\$ 8,347,793</u>

Note: See Table 9 for information about Water and Wastewater Charges for services

TABLE 2
(continued)

Fiscal Year						
2009	2010	2011	2012	2013	2014	2015
\$ 11,303,868	\$ 11,414,425	\$ 14,355,418	\$ 14,034,600	\$ 14,661,491	\$ 14,789,614	\$ 15,800,163
874,637	897,361	903,089	918,323	928,863	939,868	948,565
63,293	147,014	168,365	169,464	876,660	2,707,835	2,362,261
<u>12,241,798</u>	<u>12,458,800</u>	<u>15,426,872</u>	<u>15,122,387</u>	<u>16,467,014</u>	<u>18,437,317</u>	<u>19,110,989</u>
<u>\$ 22,132,885</u>	<u>\$ 16,445,155</u>	<u>\$ 20,476,123</u>	<u>\$ 19,460,136</u>	<u>\$ 21,503,660</u>	<u>\$ 28,845,026</u>	<u>\$ 32,061,165</u>
\$(12,783,739)	\$(19,337,541)	\$(17,783,416)	\$(17,784,732)	\$(21,193,823)	\$(14,652,687)	\$(14,444,031)
640,049	347,725	2,675,525	2,139,806	3,214,837	4,626,538	4,222,158
<u>(12,143,690)</u>	<u>(18,989,816)</u>	<u>(15,107,891)</u>	<u>(15,644,926)</u>	<u>(17,978,986)</u>	<u>(10,026,149)</u>	<u>(10,221,873)</u>
12,121,420	12,557,716	12,414,948	12,414,457	12,497,692	12,950,832	13,493,621
2,017,440	1,867,065	2,031,268	2,207,463	2,074,731	2,172,801	2,319,723
4,718,976	4,936,484	5,056,597	5,495,730	5,902,557	6,472,195	6,705,914
74,198	75,365	80,731	65,808	68,592	98,160	107,977
471,524	76,968	95,822	108,192	77,269	39,697	100,843
77,854	82,833	55,454	74,041	85,562	61,643	82,873
25,237	65,306	-	147,969	-	810,020	-
823,797	857,622	858,879	1,081,868	1,112,540	1,180,292	1,178,590
<u>20,330,446</u>	<u>20,519,359</u>	<u>20,593,699</u>	<u>21,595,528</u>	<u>21,818,943</u>	<u>23,785,640</u>	<u>23,989,541</u>
168,940	15,158	38,674	4,084	38,987	23,655	52,480
-	15,864	-	-	103,437	40,814	5,062
<u>(823,797)</u>	<u>(857,622)</u>	<u>(858,879)</u>	<u>(1,081,868)</u>	<u>(1,112,540)</u>	<u>(1,180,292)</u>	<u>(1,178,590)</u>
<u>(654,857)</u>	<u>(826,600)</u>	<u>(820,205)</u>	<u>(1,077,784)</u>	<u>(970,116)</u>	<u>(1,115,823)</u>	<u>(1,121,048)</u>
<u>19,675,589</u>	<u>19,692,759</u>	<u>19,773,494</u>	<u>20,517,744</u>	<u>20,848,827</u>	<u>22,669,817</u>	<u>22,868,493</u>
7,546,707	1,181,818	2,810,283	3,810,796	625,120	9,132,953	9,545,510
<u>(14,808)</u>	<u>(478,875)</u>	<u>1,855,320</u>	<u>1,062,022</u>	<u>2,244,721</u>	<u>3,510,715</u>	<u>3,101,110</u>
<u>\$ 7,531,899</u>	<u>\$ 702,943</u>	<u>\$ 4,665,603</u>	<u>\$ 4,872,818</u>	<u>\$ 2,869,841</u>	<u>\$ 12,643,668</u>	<u>\$ 12,646,620</u>

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TABLE 3

CITY OF COLLEYVILLE, TEXAS

FUND BALANCES
GOVERNMENTAL FUNDSLAST TEN FISCAL YEARS
(Modified Accrual Basis of Accounting)

	Fiscal Year									
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
General fund										
Non-spendable	\$ -	\$ -	\$ -	\$ -	\$ -	2,147	\$ 132,664	\$ 1,759	\$ 1,269	\$ 2,119
Restricted	-	-	-	-	-	-	-	-	-	-
Committed	-	-	-	-	-	706,942	813,536	813,536	813,536	813,536
Assigned	-	-	-	-	-	-	-	-	-	-
Unassigned	7,575,662	8,495,329	8,717,398	8,207,420	8,813,597	10,223,232	11,762,625	11,006,716	10,080,617	8,736,746
Total general fund	<u>\$ 7,575,662</u>	<u>\$ 8,495,329</u>	<u>\$ 8,717,398</u>	<u>\$ 8,207,420</u>	<u>\$ 8,813,597</u>	<u>\$ 10,932,321</u>	<u>\$ 12,708,825</u>	<u>\$ 11,822,011</u>	<u>\$ 10,895,422</u>	<u>\$ 9,552,401</u>
All other governmental funds										
Non-spendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted	1,082,681	1,254,686	987,681	1,121,567	1,154,570	10,853,638	12,894,768	13,190,883	17,571,843	19,527,446
Committed	-	-	-	-	-	5,967,620	6,193,060	6,262,082	6,793,236	7,150,127
Assigned	-	-	-	-	-	1,148,548	954,818	910,611	765,908	812,939
Unassigned	-	-	-	-	-	-	(4,975)	-	-	-
Unassigned, reported in:										
Special revenue funds	4,760,679	4,814,412	5,696,905	7,267,350	5,664,493	-	-	-	-	-
Capital projects funds	7,012,225	9,055,431	7,811,492	12,369,631	11,524,206	-	-	-	-	-
Total all other governmental funds	<u>\$ 12,855,585</u>	<u>\$ 15,124,529</u>	<u>\$ 14,496,078</u>	<u>\$ 20,758,548</u>	<u>\$ 18,343,269</u>	<u>\$ 17,969,806</u>	<u>\$ 20,042,646</u>	<u>\$ 20,358,601</u>	<u>\$ 25,130,987</u>	<u>\$ 27,490,512</u>

Note: This schedule does not restate prior years for Special Revenue and Capital Projects Funds.

The City implemented GASB 54 in fiscal year 2011 to provide clearer fund balance classifications. Prior years were not restated.

CITY OF COLLEYVILLE, TEXAS

CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDSLAST TEN FISCAL YEARS
(Modified Accrual Basis of Accounting)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
REVENUES										
Taxes	\$ 15,708,945	\$ 16,701,290	\$ 17,975,445	\$ 18,889,480	\$ 19,353,358	\$ 19,627,734	\$ 20,235,012	\$ 20,541,466	\$ 21,747,244	\$ 22,620,506
Developer contributions	549,911	683,425	226,488	-	607,132	923,590	1,130,426	857,135	1,090,012	1,303,710
Licenses, fees and permits	1,931,265	1,244,218	1,113,595	646,302	334,075	281,260	322,498	300,900	333,496	785,992
Capital improvement fees	482,860	389,657	358,688	208,622	1,244,146	998,221	1,051,899	1,000,954	1,043,821	1,217,654
Fines and penalties	841,595	965,416	1,203,260	1,028,425	917,884	1,694,993	1,030,439	1,321,927	1,577,564	1,571,510
Charges for services	1,173,394	1,190,327	1,322,732	7,129,322	76,968	95,823	110,550	77,269	39,697	100,842
Interest	904,361	1,224,361	804,864	471,524	100,807	541,709	124,056	76,506	556,954	1,377,763
Intergovernmental	5,409	4,361	1,437,935	350,468	379,853	602,401	406,789	487,066	918,613	981,282
Donations	396,627	735,756	548,093	401,432	97,833	70,453	89,041	100,562	76,643	97,873
Miscellaneous	83,730	107,700	116,280	155,100	-	-	-	-	-	-
Total revenues	22,078,097	23,246,511	25,107,380	29,280,675	23,112,056	24,836,184	24,500,710	24,763,785	27,384,044	30,057,132
EXPENDITURES										
General government	2,107,398	2,247,359	2,537,699	2,639,218	2,423,869	2,383,276	2,753,457	3,171,582	3,746,619	4,126,132
Comm Development/Eng	1,265,251	1,467,216	1,462,566	1,531,785	1,642,047	1,397,256	1,396,259	1,429,574	1,606,589	1,524,342
Fire	3,657,554	3,517,817	3,755,575	3,840,118	3,955,407	3,972,053	3,888,225	4,062,535	4,174,745	4,618,103
Police	3,558,154	3,961,975	4,395,056	4,588,576	4,552,947	4,596,862	4,304,710	4,670,639	4,707,315	5,143,662
Leisure services	2,838,637	2,913,798	3,171,514	3,058,332	3,173,352	3,177,878	3,049,908	3,035,583	2,702,313	2,996,371
Streets and drainage	1,604,425	1,485,756	1,649,037	1,917,536	2,297,719	2,052,298	1,388,970	3,597,965	2,055,631	2,407,780
Municipal court	270,037	252,961	323,059	291,893	302,172	302,666	319,084	586,911	501,027	508,566
Maintenance	377,144	415,708	410,636	449,806	417,946	405,911	394,830	489,685	570,011	662,480
Capital outlay	4,491,341	6,337,656	5,150,286	2,759,774	4,935,053	2,510,027	2,515,115	2,668,074	3,250,508	6,268,273
Debt service:										
Interest	1,141,817	1,094,001	2,584,790	1,033,148	944,751	838,320	757,594	697,140	716,228	524,414
Principal	1,929,047	2,005,204	1,189,798	2,275,553	2,180,061	2,259,004	2,007,585	2,246,921	1,342,586	1,459,693
Total expenditures	23,240,805	25,699,451	26,630,016	24,385,739	26,825,324	23,895,551	22,775,737	26,656,609	25,373,572	30,239,816

CITY OF COLLEYVILLE, TEXAS

CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS (Modified Accrual Basis of Accounting)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ (1,162,708)	\$ (2,452,940)	\$ (1,522,636)	\$ 4,894,936	\$ (3,713,268)	\$ 940,633	\$ 1,724,973	\$ (1,892,824)	\$ 2,010,472	\$ (182,684)
OTHER FINANCING SOURCES (USES)						2,945,000	-	-	7,330,000	-
Bonds issued	-	9,890,000	-	-	-	-	-	-	-	-
Refunding bonds	-	-	-	-	-	-	-	-	-	-
Notes payable	-	-	-	-	-	-	-	-	-	-
Capital lease	408,716	-	176,150	-	981,238	-	894,534	209,425	-	-
Sale of capital assets	152,270	8,800	98,168	33,759	65,306	7,098	147,969	-	925,033	20,598
Premium on bond issue	-	-	-	-	-	6,561	-	-	-	-
Payments to escrow	-	(4,921,334)	-	-	-	(3,012,910)	-	-	(7,600,000)	-
Transfers in	2,203,261	1,637,154	2,082,101	2,338,776	1,884,896	2,458,396	3,893,584	4,189,380	7,355,334	6,497,252
Transfers out	(1,670,904)	(973,069)	(1,240,165)	(1,514,979)	(1,027,274)	(1,599,517)	(2,811,716)	(3,076,840)	(6,175,042)	(5,318,662)
Total other financing sources (uses)	1,093,343	5,641,551	1,116,254	857,556	1,904,166	804,628	2,124,371	1,321,965	1,835,325	1,199,188
NET CHANGE IN FUND BALANCES	\$ (69,365)	\$ 3,188,611	\$ (406,382)	\$ 5,752,492	\$ (1,809,102)	\$ 1,745,261	\$ 3,849,344	\$ (570,859)	\$ 3,845,797	\$ 1,016,504
DEBT SERVICE AS A PERCENTAGE OF NONCAPITAL EXPENDITURES	16.4%	16.0%	17.6%	15.3%	14.3%	14.5%	13.6%	12.3%	9.3%	8.3%

Note: Capital Outlay does not include contributed capital assets received from developers.

TABLE 5

CITY OF COLLEYVILLE, TEXAS

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY

LAST TEN FISCAL YEARS

Fiscal Year	Residential Property	Personal Property	Less: Tax-exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value
2006	\$ 3,015,929,674	\$ 79,122,702	\$ 221,809,521	\$ 2,873,242,855	0.3474	\$ 2,873,242,855
2007	3,229,353,459	86,080,918	228,115,791	3,087,318,586	0.3474	3,087,318,586
2008	3,531,988,996	97,998,283	228,915,486	3,401,071,793	0.3559	3,401,071,793
2009	3,748,968,313	99,556,111	230,676,995	3,617,847,429	0.3559	3,617,847,429
2010	3,907,288,105	95,261,420	237,293,931	3,765,255,594	0.3559	3,765,255,594
2011	3,917,415,346	92,176,541	253,414,335	3,756,177,552	0.3559	3,756,177,552
2012	3,941,020,477	89,758,416	277,077,387	3,753,701,506	0.3559	3,753,701,506
2013	3,997,250,723	91,264,033	296,807,896	3,791,706,860	0.3559	3,791,706,860
2014	4,129,613,419	93,604,217	307,729,550	3,915,488,086	0.3559	3,915,488,086
2015	4,314,297,434	102,095,151	313,245,782	4,103,146,803	0.3559	4,103,146,803

Source: Tarrant Appraisal District

Note: Property in Tarrant County is reassessed once every two years. The Appraisal District assesses property at 100 percent of actual value for residential and personal. Tax rates are per \$100 of assessed value.

TABLE 6

CITY OF COLLEYVILLE, TEXAS
DIRECT AND OVERLAPPING PROPERTY TAX RATES
LAST TEN FISCAL YEARS

Fiscal Year	City Direct Rates			Overlapping Rates								
	Operations and Maintenance Rate	General		Birdville Independent School District	Carroll Independent School District	Grapevine-Colleyville Independent School District	Hurst-Euless		Keller Independent School District	Tarrant County	Tarrant County College District	Tarrant County Hospital District
		Obligation Debt Service	Total Direct Rate				Bedford Independent School District	Independent School District				
2006	0.27771	0.06969	0.34740	1.6170	1.9350	1.70000	1.7230	1.7158	0.27250	0.139380	0.235397	
2007	0.27873	0.06867	0.34740	1.5650	1.7950	1.57430	1.5976	1.6080	0.27150	0.139380	0.235397	
2008	0.28299	0.07291	0.35590	1.4050	1.4650	1.29000	1.3037	1.3574	0.26650	0.139380	0.230397	
2009	0.28860	0.06731	0.35590	1.4100	1.4150	1.29000	1.2955	1.4169	0.26400	0.137960	0.227897	
2010	0.29864	0.05726	0.35590	1.4050	1.4150	1.29000	1.2955	1.4863	0.26400	0.137670	0.227897	
2011	0.29758	0.05832	0.35590	1.4250	1.4150	1.29000	1.2882	1.5306	0.26400	0.137600	0.227900	
2012	0.30881	0.04709	0.35590	1.4350	1.4150	1.32010	1.4140	1.5400	0.26400	0.148970	0.227897	
2013	0.31385	0.04205	0.35590	1.4350	1.4000	1.32010	1.4075	1.5400	0.26400	0.148970	0.227897	
2014	0.32442	0.03148	0.35590	1.4350	1.4000	1.32010	1.3875	1.5400	0.26400	0.149500	0.227897	
2015	0.33461	0.02129	0.35590	1.4350	1.4000	1.32010	1.3750	1.5400	0.26400	0.149500	0.227897	

Source: Tarrant Appraisal District

Notes: Overlapping rates are those of local and county governments that apply to property owners within the City of Colleyville, Texas. Not all school district overlapping rates apply to all Colleyville property owners because the City is served by five different independent school districts; for example, although the county property tax rates apply to all City property owners, the Grapevine-Colleyville Independent School District rates apply only to the approximately two-thirds of City property owners whose property is located within that school district's geographic boundaries.

TABLE 7

CITY OF COLLEYVILLE, TEXAS
PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO

Taxpayer	2015		2006	
	Taxable Assessed Value	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Percentage of Total City Taxable Assessed Value
Velocis Colleyville LP	\$ 26,210,380	0.67%	\$ -	- %
Oncor Electric Delivery	16,678,083	0.43%	-	- %
Toll Dallas TX LLC	12,557,166	0.32%	-	- %
Lifetime Fitness Real Estate	12,304,570	0.31%	16,414,232	0.57%
AC Village Park Partners LLC	10,903,756	0.28%	-	- %
USMC Colleyville LLC	10,057,253	0.26%	-	- %
Wal-Mart Real Estate Business Trust	8,487,901	0.22%	-	- %
RCC Village Properties	8,142,369	0.21%	-	- %
Colleyville Riverwalk LP	5,925,000	0.15%	-	- %
McCormick, Robert & Cynthia	4,396,800	0.11%	-	- %
TXU Electric Delivery	-	- %	16,307,256	0.57%
Albertsons Inc	-	- %	9,934,354	0.35%
Melvin & Martindale Ltd	-	- %	7,685,413	0.27%
Colleyville Plaza LP	-	- %	6,500,480	0.23%
Colleyville 26 Crossing Ltd	-	- %	6,060,000	0.21%
Broughton Ltd Partnership	-	- %	5,973,768	0.21%
Uhlmann-Colleyville LLC	-	- %	5,784,142	0.20%
G Points SC LTD	-	- %	5,289,406	0.18%
Total	\$ 115,663,278	2.95%	\$ 79,949,051	2.78%

Source: Tarrant Appraisal District

TABLE 8

CITY OF COLLEYVILLE, TEXAS
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Fiscal Year Ended	Taxes Levied for the Fiscal Year	Collected With the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2006	\$ 9,981,646	\$ 9,906,769	99.2%	\$ 68,541	\$ 9,975,310	99.94%
2007	10,725,345	10,592,222	98.8%	124,651	10,716,873	99.92%
2008	12,024,882	11,903,333	99.0%	109,102	12,012,435	99.90%
2009	12,875,919	12,734,871	98.9%	125,669	12,860,540	99.88%
2010	13,351,922	13,166,515	98.6%	164,082	13,330,597	99.84%
2011	13,183,932	13,063,575	99.1%	95,672	13,159,247	99.81%
2012	13,163,735	13,082,029	99.4%	43,962	13,125,991	99.71%
2013	13,291,462	13,207,902	99.4%	62,362	13,270,264	99.84%
2014	13,722,602	13,681,269	99.7%	41,333	13,722,602	100.00%
2015	14,305,704	14,242,584	99.6%	-	14,242,584	99.56%

Sources: Tarrant County Appraisal District and City of Colleyville Finance Department.

TABLE 9

CITY OF COLLEYVILLE, TEXAS
PRINCIPAL WATER CUSTOMERS
CURRENT YEAR AND NINE YEARS AGO

Taxpayer	2015		2006	
	Water Usage	Percentage of Total City Water Usage	Water Usage	Percentage of Total City Water Usage
Grapevine-Colleyville ISD	39,527,800	1.82%	40,620,600	1.38%
Lifetime Fitness	16,682,900	0.77%	8,875,100	0.30%
Town Center	14,112,300	0.65%	7,091,100	0.24%
Shadowood Trail	4,850,200	0.22%	5,913,400	0.20%
Market Street	4,775,000	0.22%	7,598,600	0.26%
Bluebonnet Hills	4,694,000	0.22%	11,933,300	0.40%
US Memory Care	4,312,300	0.20%	-	- %
Mady Development	4,158,400	0.19%	-	- %
Westmont	3,840,200	0.18%	3,773,800	0.13%
Whittier Heights	3,806,000	0.17%	-	- %
Villas at Oak Point	3,722,500	0.17%	-	- %
Woodland Hills	3,550,100	0.16%	3,333,000	0.11%
Wash Depot	3,256,200	0.15%	13,523,500	0.46%
G Points SC Ltd	3,195,200	0.15%	-	- %
Colleyville Downs-KRG	3,152,200	0.14%	-	- %
Timarron	3,059,100	0.14%	5,267,000	0.18%
Monticello HOA	3,022,500	0.14%	-	- %
Highland Meadows HOA	3,016,300	0.14%	3,539,300	0.12%
Keller ISD	2,551,800	0.12%	3,458,400	0.12%
Total	129,285,000	5.94%	114,927,100	3.90%

Source: City utility billing records

TABLE 10

CITY OF COLLEYVILLE, TEXAS
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Fiscal Year	Governmental Activities				Business-type Activities							Total Primary Government	Percentage of Personal Income	Per Capita
	General Obligation Bonds	Sales Tax Revenue		Capital Leases	Water and Sewer Revenue		Drainage Revenue		Capital Leases	Premium				
		Bonds	Bonds		Bonds	Bonds	Bonds	Bonds						
2006	\$ 10,665,000	\$ 14,760,000	\$ 404,395	\$ -	\$ 7,365,000	\$ 2,365,000	\$ 26,933	\$ -	\$ 35,586,328	2.96%	\$ 1,640			
2007	17,770,000	10,340,000	349,189	-	6,540,000	2,205,000	13,793	-	37,217,982	2.89%	1,680			
2008	16,275,000	9,765,000	430,549	-	5,840,000	2,040,000	-	-	34,350,549	2.64%	1,527			
2009	14,665,000	9,170,000	359,996	-	5,200,000	1,870,000	-	-	31,264,996	2.51%	1,386			
2010	13,300,000	8,545,000	1,151,173	-	4,520,000	1,695,000	-	-	29,211,173	2.31%	1,281			
2011	11,510,000	8,245,000	972,170	5,905	3,600,000	1,550,000	-	99,756	25,982,831	1.73%	1,137			
2012	9,975,000	7,930,000	1,709,120	5,249	2,850,000	1,345,000	-	89,780	23,904,149	1.57%	1,042			
2013	8,675,000	7,600,000	1,301,624	4,593	2,085,000	1,135,000	-	79,805	20,881,022	1.38%	904			
2014	7,660,000	7,330,000	974,038	-	1,310,000	915,000	-	69,830	18,258,868	1.16%	769			
2015	6,920,000	6,935,000	649,345	-	850,000	690,000	-	59,854	16,104,199	1.02%	676			

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

See Table 15 for personal income and population data.

TABLE 11

CITY OF COLLEYVILLE, TEXAS

RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS

Fiscal Year	General Bonded Debt Outstanding			Percentage of Actual Taxable Value of Property	Per Capita
	General Obligation Bonds	Less Amounts Restricted to Repaying Principal	Total		
2006	\$ 10,665,000	\$ 937,578	\$ 9,727,422	0.34%	\$ 448
2007	17,770,000	1,032,586	16,737,414	0.54%	756
2008	16,275,000	889,689	15,385,311	0.45%	684
2009	14,665,000	1,040,896	13,624,104	0.38%	604
2010	13,300,000	1,057,699	12,242,301	0.33%	537
2011	11,510,000	1,106,893	10,403,107	0.28%	455
2012	9,933,921	1,159,092	8,774,829	0.23%	382
2013	8,639,056	857,143	7,781,913	0.21%	337
2014	7,660,000	831,073	6,828,927	0.17%	288
2015	6,920,000	744,295	6,175,705	0.15%	259

Notes:

Details regarding the City's outstanding debt can be found in the notes to the financial statements.

See Table 5 for property value data.

Population data can be found in Table 15.

TABLE 12

CITY OF COLLEYVILLE, TEXAS

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

AS OF SEPTEMBER 30, 2015

Government Unit	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Direct and Overlapping Debt
Debt repaid with property taxes			
Birdville Independent School District	\$ 256,161,620	0.080%	\$ 204,929
Carroll Independent School District	216,607,746	0.460%	996,396
Grapevine-Colleyville Independent School District	326,820,150	21.320%	69,678,056
Hurst-Euless-Bedford Independent School District	274,883,170	1.650%	4,535,572
Keller Independent School District	771,227,959	3.330%	25,681,891
Tarrant County	333,795,000	3.040%	10,147,368
Tarrant County Hospital District	23,440,000	3.040%	712,576
Subtotal overlapping debt			111,956,788
City direct debt	10,025,000	100.000%	10,025,000
Total direct and overlapping debt			\$ 121,981,788

Sources: Assessed value data used to estimate applicable percentages provided by the Tarrant County Appraisal District and debt outstanding data provided by each governmental unit.

Note: Overlapping governments are those that coincide, at least in part, with geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the property taxpayers of the City of Colleyville, Texas. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the property taxpayers should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

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CITY OF COLLEYVILLE, TEXAS

LEGAL DEBT MARGIN INFORMATION

LAST TEN FISCAL YEARS

		Legal Debt Margin Calculation for Fiscal Year 2015									
		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Debt limit		\$ 71,831,071	\$ 77,182,965	\$ 85,026,795	\$ 87,755,997	\$ 94,131,390	\$ 93,904,439	\$ 93,842,538	\$ 94,792,672	\$ 97,887,202	\$ 102,578,670
Total net debt applicable to limit		9,727,422	15,967,232	15,385,131	13,624,104	12,242,301	10,403,107	8,815,908	7,817,857	6,828,927	6,175,705
Legal debt margin		\$ 62,103,649	\$ 61,215,733	\$ 69,641,664	\$ 74,131,893	\$ 81,889,089	\$ 83,501,332	\$ 85,026,630	\$ 86,974,815	\$ 91,129,692	\$ 96,402,965
Total net debt applicable to the limit as a percentage of debt limit		13.54%	20.69%	18.09%	15.52%	13.01%	11.08%	9.39%	8.25%	6.98%	6.02%

Note:

Under state finance law, the City's outstanding general obligation debt should not exceed 2.50 percent of total assessed property value.

CITY OF COLLEYVILLE, TEXAS

PLEDGED REVENUE COVERAGE

LAST TEN FISCAL YEARS

Fiscal Year	Water Revenue Bonds					
	Utility Service Charges	Less: Operating Expenses	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2006	\$ 13,136,476	\$ 8,067,565	\$ 5,068,911	\$ 795,000	\$ 329,451	\$ 3,944,460
2007	10,046,030	8,040,621	2,005,409	825,000	296,546	883,863
2008	11,452,268	9,670,881	1,781,387	700,000	265,658	815,729
2009	11,458,282	8,943,803	2,514,479	640,000	241,223	1,633,256
2010	11,427,074	9,458,355	1,968,719	680,000	213,358	1,075,361
2011	14,391,910	10,120,678	4,271,232	920,000	57,819	3,293,413
2012	14,036,325	10,395,517	3,640,808	750,000	77,947	2,812,861
2013	14,698,914	10,707,017	3,991,897	765,000	58,430	3,168,467
2014	14,811,721	11,331,749	3,479,972	775,000	44,137	2,660,835
2015	15,894,829	12,043,267	3,851,562	460,000	30,100	3,361,462

TABLE 14

Drainage Revenue Bonds					Sales Tax Bonds				
Drainage Service Charges	Drainage Operations Expenses	Net Available Revenue	Debt Service			Sales Tax Increment	Debt Service		
			Principal	Interest	Coverage		Principal	Interest	Coverage
\$ 897,606	\$ 444,700	\$ 452,906	\$ 150,000	\$ 111,252	\$ 191,654	\$ 1,132,094	\$ 240,000	\$ 402,929	\$ 489,165
922,123	462,387	459,736	160,000	104,206	195,530	1,208,379	255,000	391,366	562,013
902,232	510,259	391,973	165,000	96,984	129,989	1,300,260	270,000	380,013	650,247
889,163	500,677	388,486	170,000	90,138	128,348	1,264,385	275,000	368,195	621,190
899,870	484,712	415,158	175,000	82,930	157,228	1,317,161	290,000	356,290	670,871
905,271	551,049	354,222	152,163	58,979	143,080	1,319,517	300,000	344,195	675,322
920,682	531,705	388,977	205,000	51,244	132,733	1,426,909	315,000	331,588	780,321
930,427	541,598	388,829	210,000	41,733	137,096	1,534,635	330,000	318,365	886,270
941,416	416,957	524,459	220,000	35,398	269,061	1,673,351	-	138,390	1,534,961
959,835	665,498	294,337	225,000	27,847	41,490	1,725,809	395,000	205,416	1,125,393

TABLE 15

CITY OF COLLEYVILLE, TEXAS
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

<u>Calendar Year</u>	<u>Population</u>	<u>Personal Income</u>	<u>Per Capita Personal Income</u>	<u>Tarrant County Unemployment Rate</u>
2006	21,700	\$ 167,009	\$ 55,485	4.5%
2007	22,150	175,008	58,142	4.3%
2008	22,500	173,853	57,758	5.1%
2009	22,550	166,063	55,170	8.2%
2010	22,807	166,063	55,354	7.9%
2011	22,860	199,168	65,516	8.3%
2012	22,950	199,168	65,516	6.2%
2013	23,090	199,168	65,516	6.0%
2014	23,740	200,822	66,060	5.0%
2015	23,830	200,822	66,060	4.0%

Sources: Population - North Central Texas Council of Governments, personal income - City of Colleyville Economic Development Department, Unemployment Rate - Texas Workforce Commission (unemployment rate is not available solely for the City of Colleyville)

TABLE 16

CITY OF COLLEYVILLE, TEXAS
PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO

Employer	2015		2006	
	Employees	Percentage of Total City Employment	Employees	Percentage of Total City Employment*
Grapevine Colleyville ISD	611	11.8%	475	- %
Market Street	345	6.7%	415	- %
Lifetime Fitness	250	4.8%	-	- %
City of Colleyville	205	4.0%	179	- %
Whole Foods Market	125	2.4%	-	- %
Albertsons	118	2.3%	205	- %
Covenant Christian Academy	130	2.5%	-	- %
LaHacienda Ranch	100	1.9%	100	- %
Walmart Neighborhood Market	72	1.4%	-	- %
Sonshine Academy	60	1.2%	60	- %
US Memory Care	60	1.2%	-	- %
Mac's Steak and Seafood	-	- %	60	- %
Compass Christian Church	50	1.0%	-	- %
Total	<u>2,126</u>	<u>41.2%</u>	<u>1,494</u>	<u>- %</u>

Source: City Economic Development Division

*This information is unavailable.

TABLE 17

CITY OF COLLEYVILLE TEXAS
FULLTIME EQUIVALENT CITY GOVERNMENT EMPLOYEES
BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	Fulltime Equivalent Employees as of September 30,									
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
General government										
Management services	6	5	5	4	4	4	4	4	4	4
Finance/court	7	6	6	6	6	6	6	8	8	8
Planning	3	3	3	3	2	2	2	2	4	3
Building	5	5	6	6	5	4	3	3	3.5	5
Other	5	6	6.5	7.5	9.5	11	11	13	12	14
Police										
Officers	32	35	37	38	38	38	39	40	41	44
Civilians	11	13	14	14	13	6	6	6	6.5	6.0
Fire										
Firefighters and officers	33	33	33	33	33	33	35	36	38	41
Civilians	1	1	1	1	2	1	1	1	1	1
Other public works										
Engineering	5	5	5	5	4	4.5	3	3	4	4
Other	3	3	3	3	3	3	3	3	3	3
Streets	10	10	10	10	10	10	10	7	8	8
Parks and recreation	12.5	13.5	13.5	13.5	16.5	16	16	16	16	15
Library	5.5	7.5	8	8	9.5	11.5	11.5	12	13	14
Colleyville center	4.5	4.5	4.5	4.5	4.5	4.5	4.5	3.5	4	4.5
Water/wastewater	28	29	29	29	28	24	25	23	25	25
Drainage	6	6	6	6	6	6	6	7	6	6
Total	177.5	185.5	190.5	191.5	194.0	184.5	185.5	187.5	196.5	204.5

Source: City Human Resources Office

Notes: A fulltime employee is scheduled to work 2080 hours per year (including vacation and sick leave). Fulltime equivalent employment is calculated by dividing total labor hours by 2080.

TABLE 18

CITY OF COLLEYVILLE, TEXAS
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
General government										
Building permits issued	270	140	131	90	77	104	155	103	108	181
Building inspections conducted	9,599	8,941	8,108	5,641	6,149	6,737	8,310	8,292	7,807	7,307
Police										
Physical arrests	485	666	514	809	764	666	653	632	863	800
Calls for service	10,546	17,629	15,292	23,480	12,242	27,254	48,076	61,270	58,522	51,537
Traffic violations	11,218	12,438	15,621	12,550	13,822	11,354	11,980	11,766	19,955	21,450
Fire										
Emergency responses	656	715	681	737	762	830	724	557	627	694
Ambulance calls	589	630	667	693	751	765	803	829	950	959
Inspections	312	503	666	796	784	397	342	306	317	363
Other public works										
Street resurfacing (miles)	3	4.5	8.5	13.9	8.0	6.2	1.0	4.0	1.7	3.7
Parks and recreation										
Athletic field participants	602	4,960	5,159	4,617	4,296	4,378	3,946	4,287	4,315	4,434
Community center rentals	637	592	627	507	373	410	404	398	412	452
Library										
Volumes in collection	43,378	46,311	50,348	54,659	58,147	62,997	65,740	69,736	74,525	77,664
Total volumes borrowed	177,087	197,712	211,674	238,459	244,458	235,238	244,613	250,737	234,667	228,160
Water										
Customers	8,561	8,700	8,893	8,960	9,014	9,103	9,285	9,396	9,507	9,631
Average daily consumption (thousands of gallons)	8,081	5,123	6,619	6,578	5,990	7,928	7,217	6,785	6,539	6,451
Peak daily consumption (thousands of gallons)	16,732	13,068	16,764	16,674	18,207	18,935	18,707	17,052	15,204	19,866
Wastewater										
Customers	7,761	7,966	8,138	8,315	8,389	8,457	8,603	8,731	8,817	8,905

Source: Various City departments

CITY OF COLLEYVILLE, TEXAS
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	Fiscal Year									
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units	7	10	13	13	13	13	12	12	12	13
Fire										
Stations	2	2	3	3	3	3	3	3	3	3
Public works										
Streets (miles)	307	311	312	312	318	282	282	282	283	283
Streetlights	990	1,011	1,010	1,168	1,188	1,169	1,169	1,175	1,175	1,227
Traffic signals	2	2	2	2	2	2	2	2	2	2
Parks and recreation										
Acreage	212	224	224	224	224	224	224	224	224	224
Playgrounds	5	6	6	6	6	6	6	6	6	6
Baseball/softball diamonds	9	9	9	9	9	9	9	9	9	9
Soccer fields	14	14	14	14	14	14	14	14	14	14
Community centers	1	1	1	1	1	1	1	1	1	1
Water										
Water mains (miles)	175	191	192	199	200	195	201	202	204	205
Fire hydrants	1,206	1,254	1,271	1,340	1,345	1,362	1,389	1,389	1,403	1,422
Storage capacity	4,900	4,900	4,900	9,900	9,900	9,400	9,400	9,400	9,400	9,400
(thousands of gallons)										
Wastewater										
Sanitary sewers (miles)	154	163	164	166	170	162	169	170	172	172
Storm sewers (miles)	58	59	59	63	63	58	64	58	60	67

Source: Various City departments

Note: No capital asset indicators are available for the general government or library function.

COMPLIANCE

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PATILLO, BROWN & HILL, L.L.P.
CERTIFIED PUBLIC ACCOUNTANTS ■ BUSINESS CONSULTANTS

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Honorable Mayor and
Members of the City Council
City of Colleyville, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Colleyville, Texas (the "City"), as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 17, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas
March 17, 2016



PATILLO, BROWN & HILL, L.L.P.
CERTIFIED PUBLIC ACCOUNTANTS ■ BUSINESS CONSULTANTS

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR
EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE
REQUIRED BY *OMB CIRCULAR A-133***

To the Honorable Major and
Members of the City Council
City of Colleyville, Texas

Report on Compliance for Each Major Federal Program

We have audited the City of Colleyville, Texas' ("the City"), compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2015. The City of Colleyville, Texas' major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City of Colleyville Texas' compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program

In our opinion, the City of Colleyville, Texas complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2015.

Report on Internal Control over Compliance

Management of the City of Colleyville, Texas is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City of Colleyville, Texas', internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program as a basis for designing auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Pattillo, Brown + Hill, L.L.P.

Waco, Texas
March 17, 2016

CITY OF COLLEYVILLE, TEXAS

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED SEPTEMBER 30, 2015

Federal Grantor/Pass-through Grantor/ Program Title	Federal CFDA Number	Pass-through Grantor's Number	Expenditures
FEDERAL AWARDS			
<u>U. S. Department of Transportation</u>			
Passed through Texas Department of Transportation			
Highway Planning and Construction -			
Colleyville Quiet Zones	20.205	CSJ: 0902-48-756	\$ 1,047,347
Total Passed through Texas Department of Transportation			<u>1,047,347</u>
Total U. S. Department of Transportation			<u>1,047,347</u>
Total Expenditures of Federal Awards			<u>\$ 1,047,347</u>

CITY OF COLLEYVILLE, TEXAS

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED SEPTEMBER 30, 2015

1. GENERAL

The Schedule of Expenditures of Federal Awards presents the activity of all applicable federal programs of the City of Colleyville, Texas. The City's reporting entity is defined in Note I of the financial statements. Federal awards received directly from federal agencies, as well as federal awards passed through other government agencies, are included on the Schedule of Expenditures of Federal Awards.

2. BASIS OF ACCOUNTING

The Schedule of Expenditures of Federal Awards is presented using the modified accrual basis of accounting. The modified accrual basis of accounting is described in Note I of the financial statements. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments*. Therefore, some of the amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the financial statements.

CITY OF COLLEYVILLE, TEXAS
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015

Summary of Auditors' Results

Financial Statements:

Type of auditors' report issued	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None reported
Noncompliance material to financial statements noted?	No

Federal and State Awards:

Internal control over major programs:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None reported
Type of auditors' report issued on compliance for major programs	Unmodified

Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of OMB Circular A-133?	No
--	----

Identification of major programs:

CFDA Numbers:	Name of Federal Program:
20.205	Highway Planning and Construction - Colleyville Quiet Zones

Dollar threshold used to distinguish between type A and type B federal programs	\$300,000
---	-----------

Auditee qualified as low-risk auditee for federal single audit?	No
---	----

Findings Relating to the Financial Statements Which are Required to be Reported in Accordance With Generally Accepted Government Auditing Standards

None

Findings and Questioned Costs for Federal Awards

None

CITY OF COLLEYVILLE, TEXAS
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
FOR THE YEAR ENDED SEPTEMBER 30, 2015

None

RESOLUTION R-16-3975

**A RESOLUTION ACCEPTING THE ANNUAL AUDIT FOR FISCAL YEAR
ENDED SEPTEMBER 30, 2015**

WHEREAS, Section 9.06 C of the Charter of the City of Colleyville, Texas requires an independent audit at the close of each fiscal year by a certified public accountant; and

WHEREAS, the firm of Pattillo, Brown, and Hill, L.L.P., Certified Public Accountants has completed their audit of all City accounts and presented the audit to the City Council.

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

Sec. 1. THAT the annual audit for Fiscal Year ended September 30, 2015, is accepted.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF _____ AYES, _____ NAYS, AND _____
ABSTENTIONS ON THIS THE 22ND DAY OF MARCH 2016.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 9

Agenda Date 03/22/2016

Type Report

Department City Secretary

Title

Planning and Zoning Commission Meeting Minutes - February 8, 2016

Attachments

1. Planning and Zoning Commission Meeting Minutes - February 8, 2016



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, February 8, 2016

City Council Chambers

CALL MEETING TO ORDER

The Planning and Zoning Commission meeting of the City of Colleyville was called to order by Chairman Byerly on February 8, 2016 at 7:03 p.m.

Roll Call

Present: Commissioners David Wheelwright, Jason Elms, Carel Tornes, David Phelps, Jim Gotcher, Don Davis, and Jeff Byerly

Staff Present: Abra Nusser, Shane Pace, Taci Wrisley, Cheryl Taylor, Oscar Chavez, Rob McKeown, Brian Riley, Marty Wieder, Amy Shelley, and Matthew Butler (City Attorney)

1. APPROVAL OF MINUTES

Commissioner Davis made a motion to approve the January 11, 2016 minutes as written. Commissioner Tornes seconded.

The motion to approve the January 11, 2016 minutes as written carried by the following vote:

Aye: 7 – Tornes, Elms, Wheelwright, Gotcher, Davis, Phelps, and Byerly

2. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA AS A PUBLIC HEARING ITEM

There were no citizen comments/presentations regarding items not on the agenda as a public hearing item.

3. CONSENT AGENDA ITEMS

3a Consideration of a combination preliminary/final plat on Abstract 1034, of the G.W. Minter Survey, located at 5017, 5113, and 5201 Roberts Road, Case PC15-032

Chairman Byerly made a motion to continue Case PC15-032 to the next Planning and Zoning Commission meeting on March 14, 2016. Commissioner Davis seconded.

The motion to continue Case PC15-032 to the next Planning and Zoning Commission meeting on March 14, 2016 carried by the following vote:

Aye: 7 – Tornes, Elms, Wheelwright, Gotcher, Davis, Phelps, and Byerly

4. PUBLIC HEARING AGENDA ITEMS

- 4a** Consideration of a Special Use Permit for a day care center on Lot 3, Block 6R, of the Woodbriar Estates West Addition, located at 300 West Greenbriar Lane, Case ZC15-023

Shane Pace presented the case and briefed the Commission.

The public hearing was opened at 7:15 p.m.

Shalini Singh and Pushpesh Thakur, the applicant and the potential property owners, came forward and briefed the Commission.

There being no one else wishing to speak, the public hearing was closed at 7:20 p.m.

Commissioner Phelps made a motion to approve Case ZC15-023 as written in the draft ordinance with the following additional considerations: waive the tree canopy preservation requirements for the entire site and restrict the total number of pupils to 70 to meet existing parking requirements. Commissioner Elms seconded.

The motion to approve Case ZC15-023 as written in the draft ordinance with the following additional considerations: waive the tree canopy preservation requirements for the entire site and restrict the total number of pupils to 70 to meet existing parking requirements, carried by the following vote:

Aye: 5 – Tornes, Elms, Wheelwright, Phelps, and Byerly

Nay: 2 - Gotcher and Davis

- 4b** Consideration of a zoning change from the R40-Single Family Residential zoning district to the R30-Single Family Residential zoning district on Lot 1, Block 1, of the Harden Addition, located at 4916 Behrens Road, Case ZC15-021

Shane Pace presented the case and briefed the Commission.

The public hearing was opened at 7:49 p.m.

David Moak, the land surveyor for the project, came forward on behalf of the applicant to present the case to the Commission.

Norm Cox, 4901 Behrens Road, came forward and spoke in opposition to this case.

Homer Hine, 4716 Behrens Court, came forward and spoke in opposition to this case.

Lisa Pomroy, 4712 Behrens Road, came forward and spoke in opposition to this case.

The following people wished to record their vote but did not wish to speak:

Opposition:

Matthew Hammons, 4613 Manning Drive

Tracy Glidewell, 1908 Renfro Road

Robert Curtis, 4709 Behrens Court

Connie Curtis, 4709 Behrens Court

Ann Hammond, 4809 Manning Drive

Sabrina Weiss, 4709 Behrens Road

Elizabeth J. Cummings, 4800 Behrens Road

Craig Cummings, 4800 Behrens Road

Pravin Raj, 4708 Behrens Court

Lynne Huggins, 4707 Behrens Road

Support:

Richard Smith, 4901 Manning Drive

Cynthia Smith, 4901 Manning Drive

There being no one else wishing to speak, the public hearing was closed at 8:02 p.m.

Commissioner Byerly made a motion to approve Case ZC15-021. Commissioner Phelps seconded.

The motion to approve Case ZC15-021 failed by the following vote:

Aye: 1 – Byerly

Nay: 6 - Tornes, Elms, Wheelwright, Gotcher, Davis, and Phelps

Commissioner Phelps made a motion to deny Case ZC15-021. Commissioner Tornes seconded.

The motion to deny Case ZC15-021 carried by the following vote:

Aye: 6 - Tornes, Elms, Wheelwright, Gotcher, Davis, and Phelps

Nay: 1 – Byerly

- 4c** Consideration of a Special Use Permit for alcohol beverage sales (on-premises consumption) on Lot 23, of the Village at Colleyville Addition, located at 62 Main Street, Case ZC16-001

Shane Pace presented the case and briefed the Commission.

The public hearing opened at 8:17 p.m.

Amy Hoepker, the applicant, came forward to address questions.

There being no one else wishing to speak, the public hearing was closed at 8:18 p.m.

Commissioner Davis made a motion to approve Case ZC16-001. Commissioner Gotcher seconded.

The motion to approve Case ZC16-001 carried by the following vote:

Aye: 7 - Tornes, Elms, Wheelwright, Gotcher, Davis, Phelps, and Byerly

- 4d** Consideration of a combination preliminary/final plat for four total (Lots 1-4, Block 1, of the Hodgkiss Place II Addition), of Abstract 294, of the R. Chowning Survey, being a replat of Lot 13, Block 16, of the Highland Meadows Phase II Addition, located at 6200 and 6210 Pool Road, Case PC15-020

Shane Pace presented the case and briefed the Commission.

The public hearing was opened at 8:24 p.m.

John Hodgkiss, the property owner, came forward to address questions.

There being no one else wishing to speak, the public hearing was closed at 8:28 p.m.

Commissioner Phelps made a motion to approve Case PC15-020. Commissioner Wheelwright seconded.

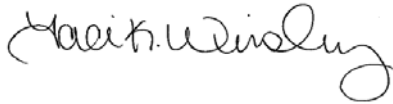
The motion to approve Case PC15-020 carried by the following vote:

Aye: 7 - Tornos, Elms, Wheelwright, Gotcher, Davis, Phelps, and Byerly

5. ADJOURNMENT

The meeting adjourned at 8:28 p.m.

The minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on March 14, 2016 by a vote of 5-0.



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number
Type Report
Department Finance

Agenda Date 03/22/2016

Number 9

Title

Monthly Financial Report - February 2016

Strategy Map Connection

F1- Protect and preserve the City's top financial ratings
F4- Adhere to the City's financial and budgetary policies

Explanation

General Fund

The percentage of the current year tax roll collected is the same as the percentage collected for February 2015. It is anticipated that the budgeted collection rate of 99% will be achieved.

For the month of February, sales tax is up 2.35% (\$9,492) from revenues reported for the same time period last year. Year to date general fund sales tax is up 2.73% (\$24,373) when compared to the same time period last year. This is the highest February sales tax allocation ever received.

The annual franchise payment received from Oncor in February exceeded budgeted projections by 3.31%. Tri-County Electric's annual franchise payment also exceeded the budgeted projection by 6.78%.

The second quarter mixed beverage tax allocation came in at \$23,811 compared to \$19,327 last fiscal year, an increase of 23.2%. Year to date revenues currently exceed budgeted projections by 25%.

Twenty five new residential building permits were issued in February, compared to nine that were issued in February 2015. Revenues received for licenses and permits exceed current year projections by 63%. Ambulance revenues exceed budget projections by almost 16% and are ahead of last year's collections due to a 15% increase in hospital transports. Colleyville Center revenues are slightly behind projections. Revenues related to engineering and inspection fees are down compared to projections and last year due to no new development projects so far this fiscal year.

The average amount expended by the General Fund departments at the end of February is 33.22% of the total appropriation versus 35.67%, which was projected to be spent.

Utility Fund

Year to date, water usage has decreased as compared to the amount sold through February 2015. This is due to an increase in rainfall (14.82 inches) when compared to the same time period last fiscal year. The average amount expended by the Utility Fund departments at the end of February was 32.88% of the total appropriation, versus 39.76%, which was projected to be spent.

Attachments

1. February 2016 Monthly Financial Report

MONTHLY FINANCIAL REPORT - FEBRUARY 2016

GENERAL FUND		RECEIVED	PROJECTED	RECEIPT VS	RECEIVED	PERCENT
REVENUE SOURCE	FY 2016	AS OF	AS OF	PROJECTED	AS OF	CHANGE OVER
	BUDGET	2/29/2016	2/29/2016	INCR (DECR)	2/28/2015	PRIOR YEAR
Current Taxes	\$12,823,456	\$12,474,953	\$12,216,574	2.11%	\$11,852,460	5.25%
Delinquent Taxes	50,000	17,245	13,862	24.41%	13,862	24.41%
Penalty & Interest	55,000	12,887	4,197	207.06%	4,197	207.06%
TOTAL AD VALOREM TAXES	\$12,928,456	\$12,505,085	\$12,234,632	2.21%	\$11,870,518	5.35%
Oncor Electric	\$875,000	\$903,933	\$875,000	3.31%	\$903,390	0.06%
Tri-County Electric	105,000	112,116	105,000	6.78%	126,855	-11.62%
Atmos Gas	350,000	0	0	0.00%	0	0.00%
AT&T	70,000	34,020	35,000	-2.80%	36,205	-6.04%
Verizon/Others	65,000	26,603	27,083	-1.77%	32,646	-18.51%
Refuse/Recycling	146,000	61,265	60,832	0.71%	58,605	4.54%
Cable TV	450,000	267,882	225,000	19.06%	260,141	2.98%
TOTAL FRANCHISE TAXES	\$2,061,000	\$1,405,819	\$1,327,916	5.87%	\$1,417,842	-0.85%
Sales Tax	\$3,400,000	\$917,174	\$948,602	-3.31%	\$892,801	2.73%
Mixed Beverage Tax	80,000	50,014	40,000	25.04%	55,147	-9.31%
TOTAL SALES TAX	\$3,480,000	\$967,189	\$988,602	-2.17%	\$947,949	2.03%
Building	\$580,000	\$367,310	\$241,667	51.99%	\$290,386	26.49%
Plumbing	48,000	37,379	20,000	86.89%	23,835	56.82%
Mechanical	29,000	28,058	12,083	132.20%	14,218	97.34%
Electrical	40,000	33,466	16,667	100.80%	19,322	73.21%
City License	35,000	27,550	14,583	88.91%	17,420	58.15%
Building Plan Review Fee	109,000	69,326	45,417	52.64%	51,730	34.02%
New Business	3,500	2,311	1,458	58.47%	1,739	32.89%
Sign Permit	6,800	4,645	2,833	63.94%	0	100.00%
Fence Permit	9,500	8,525	3,958	115.37%	3,415	149.63%
Fire Permits	7,000	10,880	2,917	273.03%	4,575	137.81%
Irrigation Permit	15,000	10,964	6,250	75.42%	4,490	144.18%
TOTAL LICENSES & PERMITS	\$882,800	\$600,414	\$367,833	63.23%	\$438,351	36.97%
Fines	\$800,000	\$319,575	\$333,333	-4.13%	\$323,163	-1.11%
Alarm Fees	53,000	23,867	22,083	8.08%	24,957	-4.37%
Library Fines	23,000	9,172	9,583	-4.29%	9,703	-5.48%
TOTAL FINES	\$876,000	\$352,614	\$365,000	-3.39%	\$357,823	-1.46%

MONTHLY FINANCIAL REPORT - FEBRUARY 2016

REVENUE SOURCE	FY 2016 BUDGET	RECEIVED AS OF 2/29/2016	PROJECTED AS OF 2/29/2016	RECEIPT VS PROJECTED INCR (DECR)	RECEIVED AS OF 2/28/2015	PERCENT CHANGE OVER PRIOR YEAR
Re-zoning	\$10,000	\$3,180	\$4,167	-23.68%	\$5,023	-36.70%
Plat Fee/Site Plan	8,200	3,988	3,417	16.71%	4,620	-13.69%
Board of Adjustment	1,250	950	521	82.40%	700	35.71%
Sale of Material	100	383	42	819.15%	14	2635.57%
Weed Mowing	6,500	4,859	2,708	79.42%	2,856	70.16%
Ambulance	300,000	144,919	125,000	15.94%	129,960	11.51%
Recreation Program	160,000	56,352	25,174	123.85%	56,298	0.09%
Non-Resident Fee Parks	37,000	21,060	18,500	13.84%	16,995	23.92%
Field Use Charge	21,500	10,210	10,750	-5.02%	12,965	-21.25%
Engineering & Inspection	175,000	0	0	0.00%	169,054	-100.00%
Material Testing	100,000	0	0	0.00%	0	0.00%
Colleyville Center Rental	257,250	74,973	75,188	-0.29%	104,680	-28.38%
Lot Drainage Insp Fee	13,000	9,875	5,417	82.31%	7,625	29.51%
TOTAL CHARGES FOR SERVICE	\$1,089,800	\$330,749	\$270,882	22.10%	\$510,790	-35.25%
SRO Officer Reimb	\$94,282	\$0	\$0	0.00%	\$0	0.00%
Keller Court	217,697	61,922	54,424	13.78%	57,852	7.04%
TOTAL INTERGOVERNMENTAL	\$311,979	\$61,922	\$54,424	0.00%	\$57,852	0.00%
Sale of Surplus Property	\$5,000	\$23,339	\$2,083	1020.27%	\$3,798	514.58%
Interest Income	25,000	0	0	0.00%	747	-100.00%
Miscellaneous	55,000	53,322	22,917	132.68%	47,933	11.24%
Use of Available Cash	1,000,000	0	0	0.00%	0	0.00%
Antenna Lease	70,040	39,452	39,452	0.00%	38,729	1.87%
TOTAL MISCELLANEOUS	\$1,155,040	\$116,113	\$64,452	80.16%	\$91,207	27.31%
Transfers-In	\$1,233,417	\$0	\$0	0.00%	\$0	0.00%
TOTAL TRANSFERS	\$1,233,417	\$0	\$0	0.00%	\$0	0.00%
TOTAL GENERAL FUND REVENUES	\$24,018,492	\$16,339,904	\$15,673,741	4.25%	\$15,692,333	4.13%

MONTHLY FINANCIAL REPORT - FEBRUARY 2016

	FY 2016 BUDGET	THROUGH 2/29/2016	THROUGH 2/28/2015	TOTAL INCREASE (DECREASE)	PERCENT INCREASE (DECREASE)
% OF CURRENT TAX ROLL COLLECTED	99.0%	96.43%	96.43%	0.00%	0.00%
RESIDENTIAL BLDG PERMITS	125	76	58	18	31.03%
COMMERCIAL BLDG PERMITS	5	5	3	2	66.67%
CITATIONS ISSUED	11,500	3,178	4,053	(875)	-21.59%

GENERAL FUND EXPENSES

	FY 2016 BUDGET	EXPENDED THROUGH 2/29/2016	YEAR-TO-DATE PROJECTED EXPENDITURES	% OF BUDGET EXPENDED	BUDGET REMAINING
City Council	\$189,746	\$45,760	\$79,061	24.12%	\$143,986
City Manager	603,241	250,685	251,350	41.56%	352,556
City Secretary	215,281	86,491	89,700	40.18%	128,790
Finance	415,341	177,714	178,059	42.79%	237,627
Legal	200,000	62,552	83,333	31.28%	137,448
Engineering	574,462	279,529	284,359	48.66%	294,933
Economic Development	303,166	113,508	126,319	37.44%	189,658
Building Inspection	464,400	170,965	193,500	36.81%	293,435
Community Development	333,240	125,144	138,850	37.55%	208,096
Fire	4,440,164	1,913,306	1,949,068	43.09%	2,526,858
Police	4,592,988	1,778,426	1,913,745	38.72%	2,814,562
Parks	1,299,413	419,904	451,422	32.31%	879,509
Recreation	380,668	112,803	128,612	29.63%	267,865
Street Maintenance	4,694,578	529,042	656,074	11.27%	4,165,536
Library	737,263	313,122	338,193	42.47%	424,141
Communications	212,244	73,179	88,435	34.48%	139,065
Colleyville Center	391,162	142,507	162,984	36.43%	248,655
Human Resources	304,339	124,369	129,308	40.87%	179,970
Municipal Court	391,187	140,229	162,995	35.85%	250,958
Fleet Services	229,302	93,800	98,543	40.91%	135,502
Facility Services	531,909	223,786	221,629	42.07%	308,123
Information Services	874,700	426,504	429,458	48.76%	448,196
Non Departmental	953,559	360,888	397,316	37.85%	592,671
Capital Equipment Reserve	452,000	0	0	0.00%	452,000
Compensation Adjustment	193,017	0	0	0.00%	193,017
TOTAL EXPENSES	\$23,977,370	\$7,964,212	\$8,552,314	33.22%	\$16,013,158

MONTHLY FINANCIAL REPORT - FEBRUARY 2016

UTILITY FUND						
REVENUE SOURCE	FY 2016 BUDGET	RECEIVED AS OF 2/29/2016	PROJECTED AS OF 2/29/2016	RECEIPT VS PROJECTED INCR (DECR)	RECEIVED AS OF 2/28/2015	PERCENT CHANGE OVER PRIOR YEAR
Water Sales	\$11,467,441	\$3,798,757	\$3,469,073	9.50%	\$3,712,420	2.33%
Sewer Sales	4,050,786	1,511,139	1,687,828	-10.47%	1,386,680	8.98%
Sewer Installation	7,000	7,600	2,917	160.57%	6,200	22.58%
Water Installation	21,000	23,450	8,750	168.00%	13,911	68.58%
Sewer Tie-on Charges	5,000	0	0	0.00%	0	0.00%
Engineering Charges	50,000	0	0	0.00%	80,791	-100.00%
Penalties	228,772	137,641	95,322	44.40%	77,509	77.58%
Miscellaneous	13,000	12,129	5,417	123.92%	6,877	76.38%
TOTAL OPERATING INCOME	\$15,842,999	\$5,490,716	\$5,269,305	4.20%	\$5,284,388	3.90%
Interest Income	\$20,300	\$4,099	8,458	-51.54%	\$5,360	-23.52%
Use of Available Cash	450,000	0	0	0.00%	0	0.00%
TOTAL NON-OPERATING INCOME	\$470,300	\$4,099	\$8,458	100.00%	\$5,360	-23.52%
TOTAL INCOME	\$16,313,299	\$5,494,815	\$5,277,764	4.11%	\$5,289,747	3.88%

	THROUGH 2/29/2016	THROUGH 2/28/2015	TOTAL INCREASE (DECREASE)	PERCENT INCREASE (DECREASE)
GALLONS OF WATER SOLD	781,832,400	800,930,200	(19,097,800)	-2.38%
NUMBER OF WATER CUSTOMERS	9,730	9,555	175	1.83%

UTILITY FUND EXPENSES					
	FY 2016 BUDGET	EXPENDED THROUGH 2/29/2016	YEAR-TO-DATE PROJECTED EXPENSES	% OF BUDGET EXPENDED	BUDGET REMAINING
Billing	\$382,103	\$134,274	\$159,210	35.14%	\$247,829
Operations	12,402,286	4,178,705	5,167,619	33.69%	8,223,581
Utility Support	1,176,062	410,978	490,026	34.95%	765,084
Non-Departmental	320,803	144,128	144,668	44.93%	176,675
Debt Service	365,325	354,650	354,650	97.08%	10,675
Compensation Adjustment	29,934	0	0	0.00%	29,934
Transfer to General Fund	1,209,849	0	0	0.00%	1,209,849
TOTAL EXPENSES	\$15,886,362	\$5,222,734	\$6,316,173	32.88%	\$10,663,628

RESOLUTION R-16-3976

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
MARCH 22, 2016**

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, AND ____ ABSTENTIONS ON
THIS THE 22ND DAY OF MARCH 2016

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor