



City of Colleyville City Council Agenda

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

Tuesday, March 23, 2021

**WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- WS-1** Discussion of the Senior Center renovation
- WS-2** Presentation from Community Waste Disposal (CWD) 2020 Review
- WS-3** Discussion of a date for a Joint City Council and Planning and Zoning Commission Meeting
- WS-4** Discussion of the March 23, 2021, 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 items on the agenda

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: Glade Road eminent domain case for Parcel 150

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including: Acquisition of real property along SH26

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

REGULAR MEETING

7:30 P.M.

CITY COUNCIL CHAMBERS

INVOCATION: Bryan Brown

The Church of Jesus Christ of Latter-day Saints

PLEDGE OF ALLEGIANCE: Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-21-4594

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

Texas Coalition for Affordable Power (TCAP) plaque presentation commemorating Colleyville as a founding member of TCAP and in appreciation of our support and membership for the last 20 years

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-21-4595

4a Approval of the minutes of the Special City Council meeting of March 2, 2021

4b Approval of the minutes of the Regular City Council meeting of March 2, 2021

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - February 2021

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

6a Ordinance O-21-2156

Consideration of a zoning change from PUD-R Planned Unit Development-Residential zoning district to AG Agricultural zoning district on Lot 1R, Block A, Eubank Addition, located at 311 W. Glade Road, Case ZC21-001

6b Ordinance O-21-2157

Consideration of amendments to Chapter 3, Section 3.28 – Supplementary District Regulations of the Land Development Code specific to parking and storage of vehicles to include recreation vehicles, commercial vehicles, and junked/abandoned vehicles

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-21-4596

Approval of a resolution accepting the annual audit for Fiscal Year ended September 30, 2020

7b Resolution R-21-4597

Approval of a Communications Facility License Agreement with Verizon Wireless on the Hall-Johnson Road water tower

7c Resolution R-21-4598

A resolution recommending certain transportation projects for consideration and inclusion in the Tarrant County 2021 Bond Package

7d Resolution R-21-4599

Appointing members to the Colleyville Center Advisory Committee

7e Resolution R-21-4600

Appointing members to the Parks and Recreation Advisory Board

8. TABLED RESOLUTION(S): READING AND PUBLIC HEARING**8a Resolution R-21-4574**

Consideration of a request to abandon a previously dedicated right-of-way (ROW) area on Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case GC20-007

8b Resolution R-21-4575

Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006

9. CITIZEN COMMENTS**10. REPORTS**

Sign Board of Appeals Minutes - October 08, 2019

Parks and Recreation Advisory Board Minutes - January 4, 2021

Planning and Zoning Commission Minutes - February 8, 2021

Planning and Zoning Commission Minutes - February 22, 2021

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MARCH 23, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4601**12. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, March 19, 2021* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-1

Agenda Date 3/23/2021

Type Worksession

Department Parks and Recreation

Title

Discussion of the Senior Center renovation

Explanation

This agenda item begins the discussion of the renovation of the Senior Center as was recommended in the 2018 Parks, Recreation and Open Space Master Plan. Barker Rinker Seacat Architecture will be leading this project and helping to guide the City through a design and renovation of the Senior Center.

Attachments

1. March 23, 2021 - Senior Center Renovation Project



COLLEYVILLE SENIOR CENTER IMPROVEMENTS CITY COUNCIL WORK SESSION WORKSHOP ONE MEETING

MARCH 23, 2021



BARKER
RINKER
SEAGAT
ARCHITECTURE

OBJECTIVE:

RENOVATE BUILDING AND MASTER PLAN FUTURE SITE ENHANCEMENTS

Workshop one agenda

Consider project vision, goals and objectives

Consider preliminary analysis of the facility and project site

Consider project space opportunities

INTRODUCTIONS

PRINCIPAL/PROJECT
MANAGER



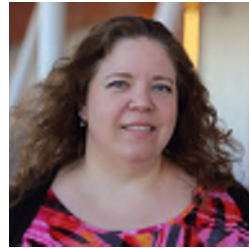
KEVIN
ARMSTRONG

PROJECT PLANNER



MICK
MASSEY

DESIGN MANAGER

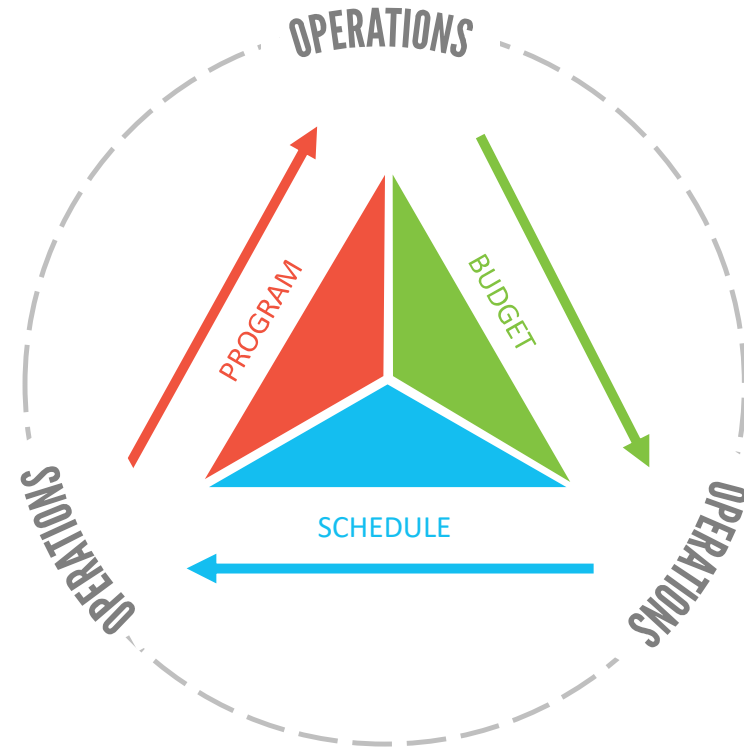


MELISSA
KING

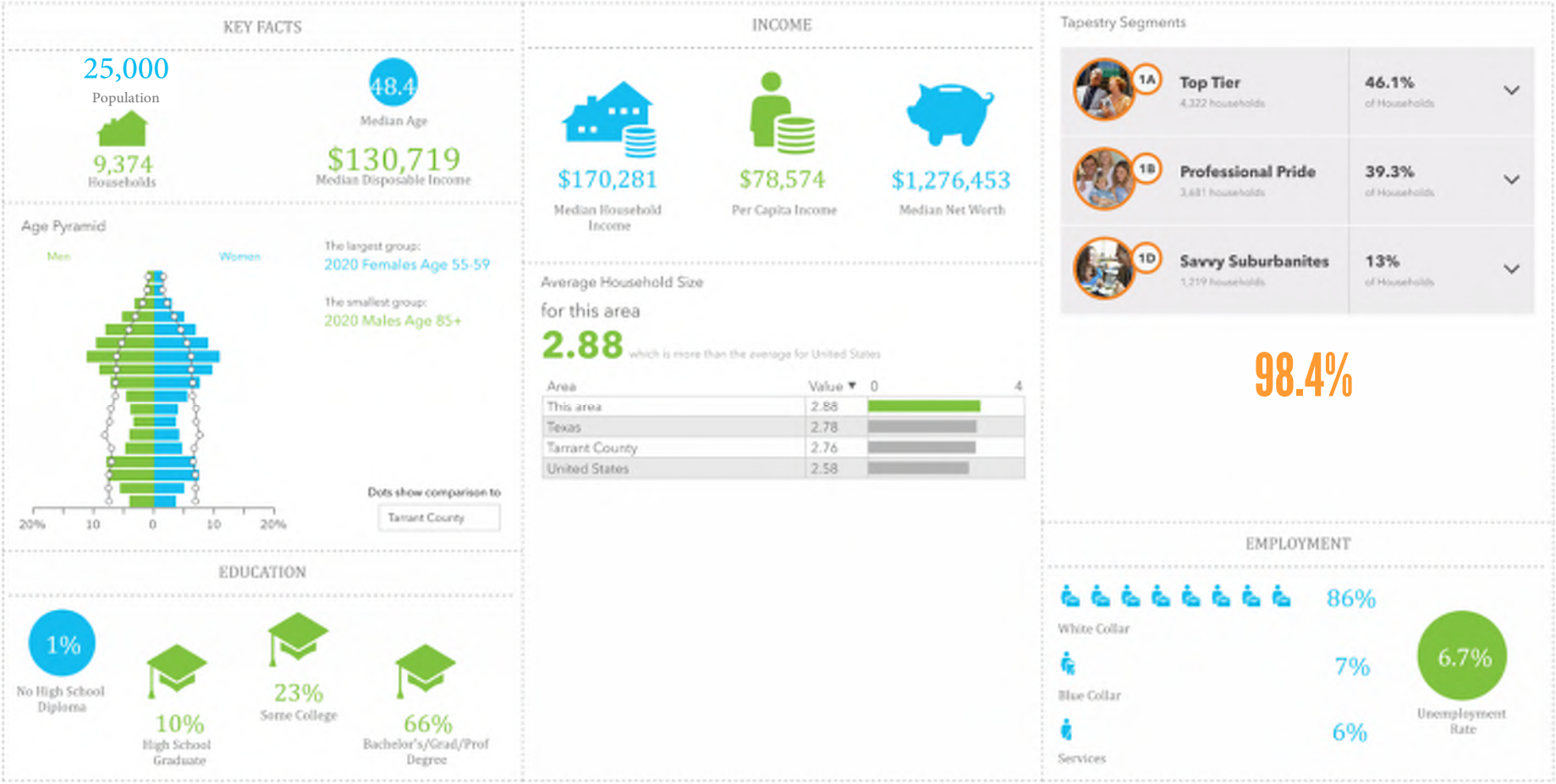


A PROVEN PROCESS

TO GET THE BEST RESULTS!



COLLEYVILLE DEMOGRAPHICS DATA



This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

© 2020 Esri



Environmental Systems Research Institute

COLLEYVILLE SENIOR CENTER IMPROVEMENTS



MARCH 23
2021

COLLEYVILLE SENIOR CENTER IMPROVEMENTS

MISSION, VISION, & GOALS



COLLEYVILLE SENIOR CENTER IMPROVEMENTS



MARCH 23
2021

COLLEYVILLE SENIOR CENTER CHARACTER, ATTITUDE, AND IDENTITY

The **Facility** is an old church building.

- Facility **feels outdated** and is “physically” not welcoming.

There is a **core Seniors group** that uses the facility regularly and socializes.

The facility **offers a good number of functions** and programming given what is available

The current **facility does not reflect** Colleyville’s high-quality expectation.



COLLEYVILLE CHARACTER, ATTITUDE, AND IDENTITY

Small Town feel and charm where people know and care for each other.

Outdoor Spaces and Connection to Nature, heavy emphasis on natural elements

- Citizens are **passionate about trees** and how they are preserved.

Colleyville is an **urban oasis** within the metroplex.

Strong **focus on beautification** and City enhancements.

City **staff is part of** and not separate from the **community and interacts with citizens daily**.



COLLEYVILLE SENIOR CENTER IMPROVEMENTS

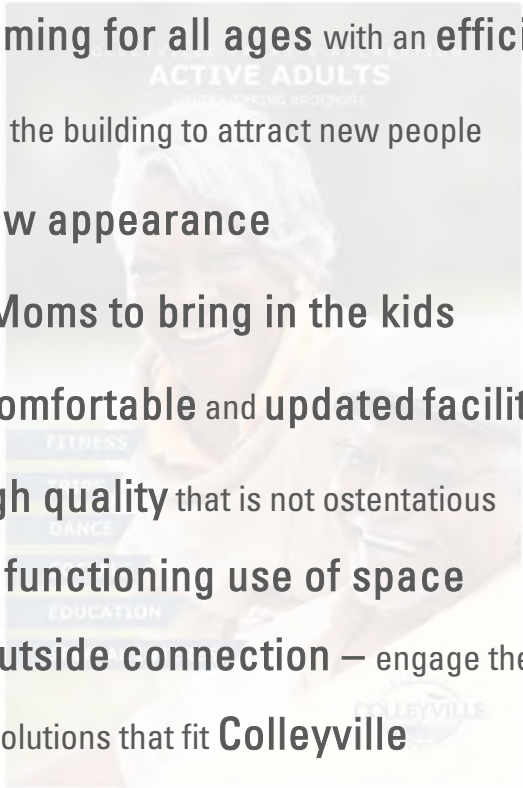


**MARCH 23
2021**

HOPES AND DREAMS + CHALLENGES AND CONCERNS FOR THE COLLEYVILLE SENIOR CENTER IMPROVEMENTS

ARE WE MISSING ANYTHING?

HOPES AND DREAMS



Programming for **all ages** with an **efficient delivery**

Rebrand the building to attract new people

Fresh new appearance

Attract Moms to bring in the kids

Create a **Comfortable** and **updated facility**

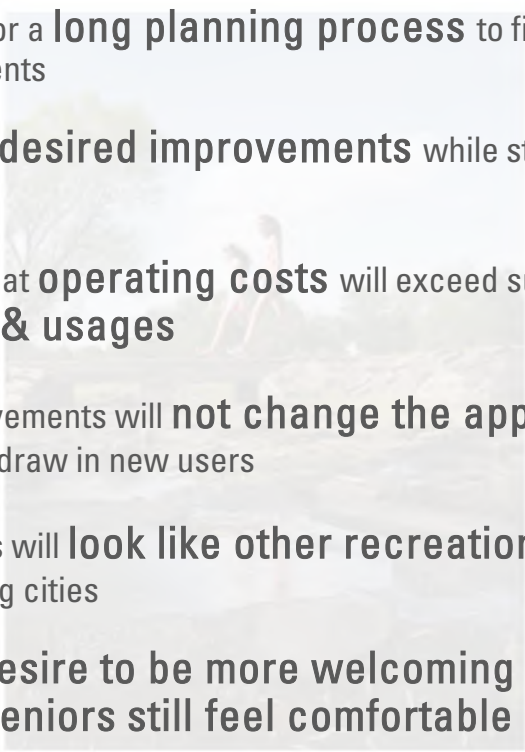
Lasting **high quality** that is not ostentatious

A better functioning use of space

Inside-outside connection — engage the facility to the park

Unique solutions that fit **Colleyville**

CHALLENGES AND CONCERNS



Potential for a **long planning process** to figure out improvements

Balancing **desired improvements** while staying within the **budget**

Concern that **operating costs** will exceed support for **staffing & usages**

The improvements will **not change the appearance** enough to draw in new users

The results will **look like other recreation centers** in neighboring cities

Balance **desire to be more welcoming** of all ages with ensuring **seniors still feel comfortable**

THE COLLEYVILLE SENIOR CENTER IMPROVEMENTS

PROJECT MISSION

Renovate the existing Colleyville Senior Citizens Center building and maximize future site offerings that create new recreation offerings which fit the needs of Colleyville residents of all ages.

Create a project schedule that fits into Colleyville capital improvements goals and delivers an improved building and project site on time and on budget.

Maximize the potential of the facility into an updated recreation destination that fits the character, identity, and values of Colleyville residents.



THE COLLEYVILLE SENIOR CENTER IMPROVEMENTS PROJECT VISION

The Colleyville Senior Center will be reimagined and renewed for our senior citizens and a broader Colleyville audience including moms, dads, and kids, truly making this center a destination to serve all Colleyville residents. Inside and Outside, there will be places to play, gather, celebrate, and reflect.

The improved center will be a welcoming place for community interaction and fitness woven into a tapestry of nature.

From the park setting to a timeless indoor/outdoor architectural experience, the center will reflect the character of an urban oasis that is Colleyville, Texas.



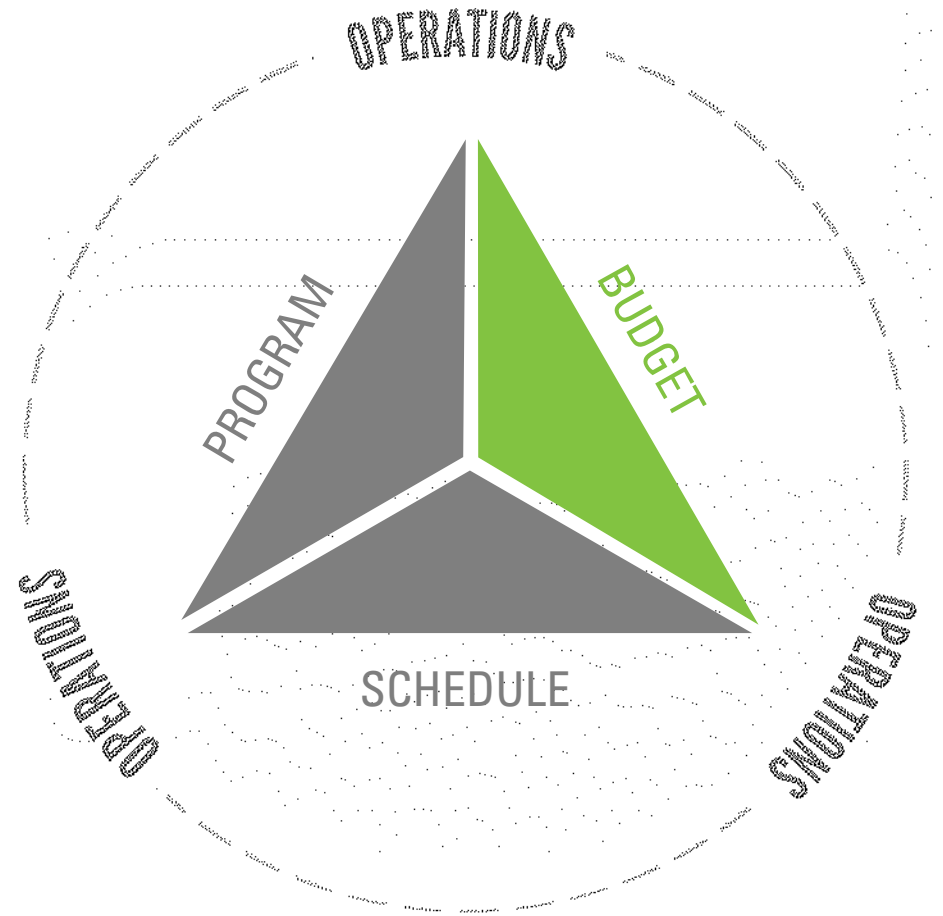
THE COLLEYVILLE SENIOR CENTER IMPROVEMENTS CONCEPT DEVELOPMENT GOALS

1. Commit to architectural program improvements and site plans for all ages
 - a) Reflect the wants and needs within the Colleyville community
 - b) Reflect the values and character of Colleyville
 - c) Reflect the architectural standards and aesthetic quality of Colleyville
2. Commit to a budget based on the preferred architectural program and stay within that budget
3. Commit to a project schedule and deliver the improvements on time and on budget

PROJECT BUDGET

\$ 4M

RENOVATION PROJECT BUDGET



COLLEYVILLE SENIOR CENTER IMPROVEMENTS



MARCH 23
2021

COST ESTIMATION

HARD COSTS

Means Estimating Guide

City Cost Indexes

2014

DIVISION	Denver			Adjust Factor	Dallas		
	Material	Installation	Total		Material	Installation	Total
Site Construction	93.7		99.0	95%	107.7		
Concrete forms	98.5	77.7	80.5	85%	97.5		
Concrete reinforcement	101.2	82.7	92.0	83%	99.1		
C-I-P concrete	99.6	82.6	92.5	86%	96.4		
Concrete	102.4	80.6	91.7	87%	99.6		
Masonry	96.1	73.3	82.0	90%	101.9		
Metals	103.4	86.7	98.2	96%	100.6		
Wood & Plastics							
Thermal & Moisture							
Doors & Windows							
Plaster & gypsum board							
Ceilings & acoust. Trea							
Flooring							
Wall Finishes							
Finishes							
Division 10-14							
Mechanical							
Electrical							
Weighted Average							

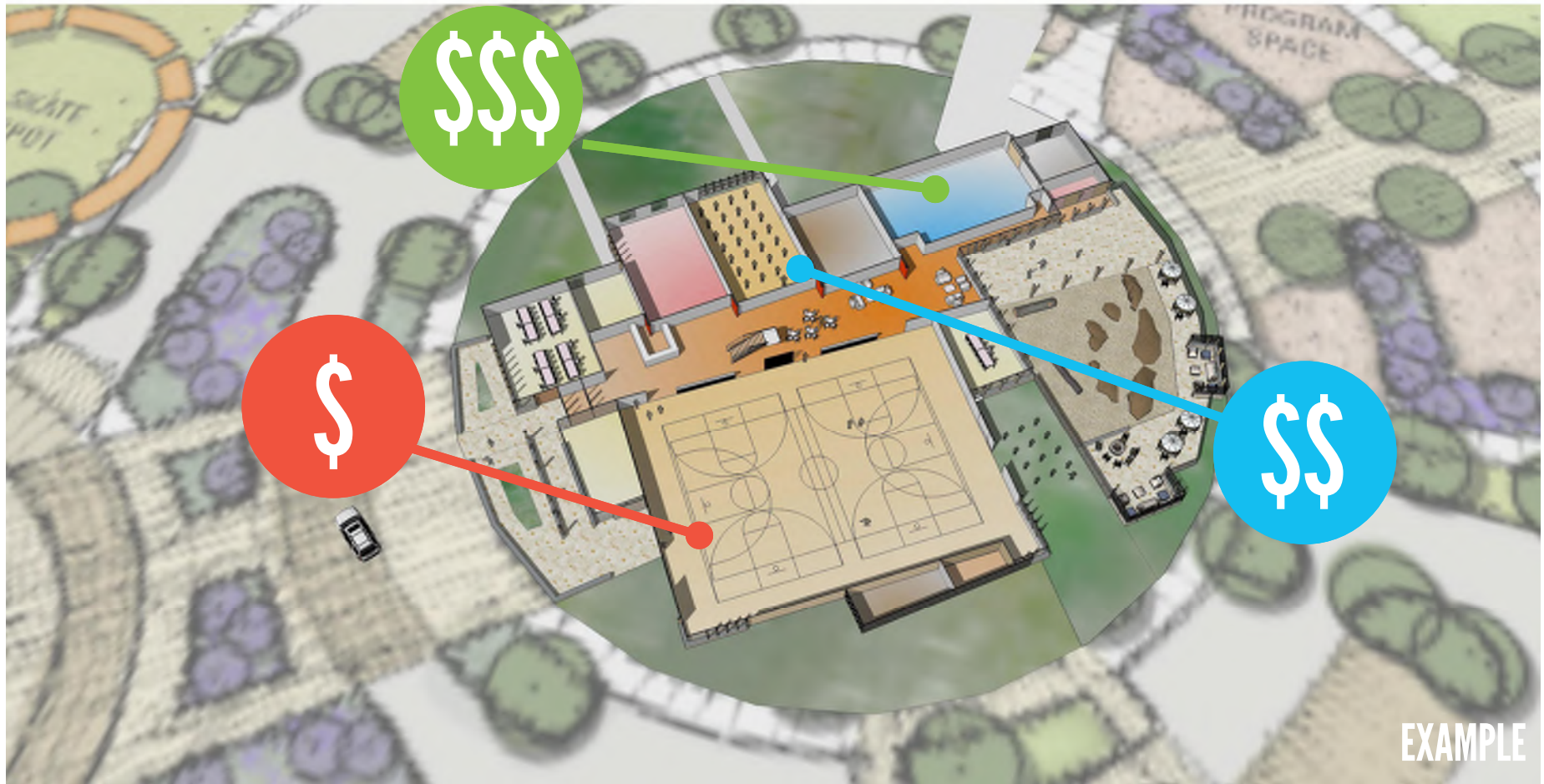
Space	Estimated Denver Value/ Cost Density	Indexed Cost To Dallas Construction Midpoint
	January 1, 2014	Jan-18
Office Space	\$ 195	\$ 185 Office Space
Office Storage	\$ 108	\$ 129 Office Storage
Lobby	\$ 204	\$ 239 Lobby
Public Toilet	\$ 218	\$ 257 Public Toilet
Community Room	\$ 199	\$ 232 Community Room
Classroom	\$ 173	\$ 206 Classroom
Locker Rooms	\$ 244	\$ 291 Locker Rooms
Weights and Fitness	\$ 184	\$ 219 Weights and Fitness
Athletic Storage	\$ 107	\$ 127 Athletic Storage
Multi-Jog Track	\$ 103	\$ 123 Multi-Jog Track
Gymnasium	\$ 190	\$ 225 Gymnasium
Natorium	\$ 231	\$ 275 Natorium
Lap Pool Water	\$ 217	\$ 259 Lap Pool Water
Leisure Pool Water	\$ 217	\$ 259 Leisure Pool Water
Wet Storage	\$ 119	\$ 142 Wet Storage
Ice Enclosure/ Field House	\$ 106	\$ 129 Ice Enclosure/ Field House
Ice Rink	\$ 106	\$ 129 Ice Rink
Ice Support	\$ 152	\$ 181 Ice Support
Spectator Seating	\$ 117	\$ 187 Spectator Seating
Library Spaces	\$ 195	\$ 232 Library Spaces
Theater	\$ 325	\$ 387 Theater
Kitchen	\$ 195	\$ 232 Kitchen

COST ESCALATION



SOFT COSTS

CONSTRUCTION COSTS



EXAMPLE

CHOICES THAT LAST A LIFETIME

- LIFE-CYCLE COST
- DURABILITY
- AESTHETICS

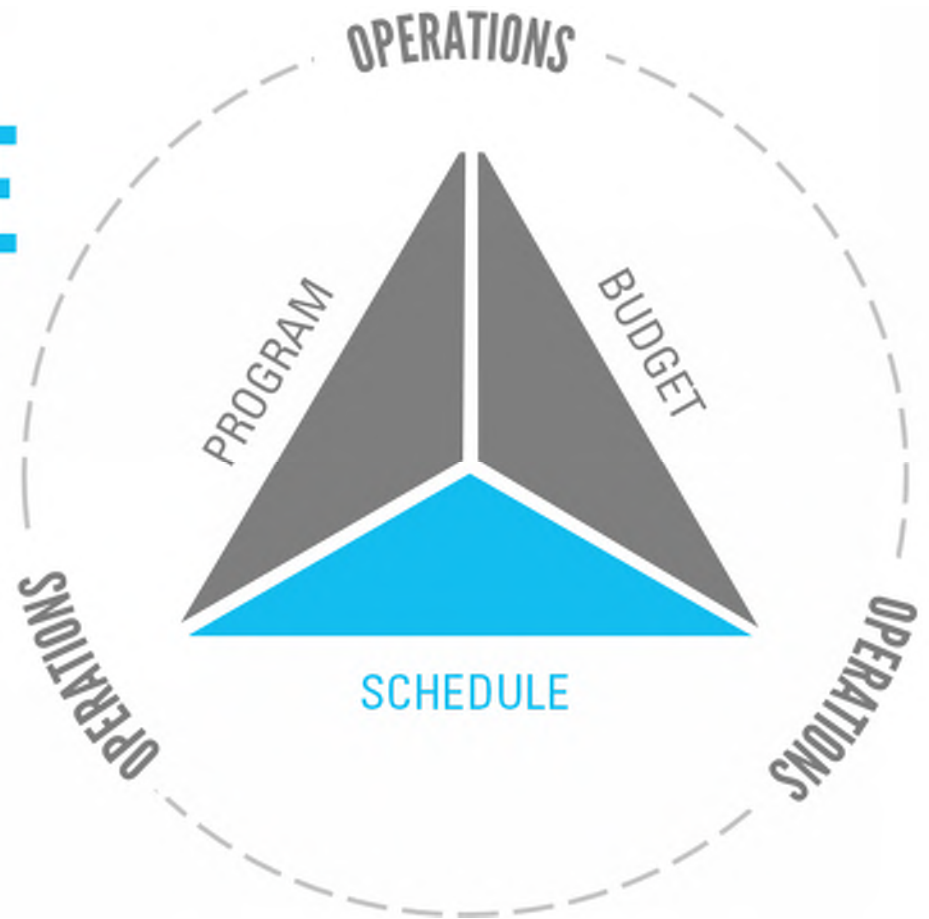
GOOD

BETTER

BEST

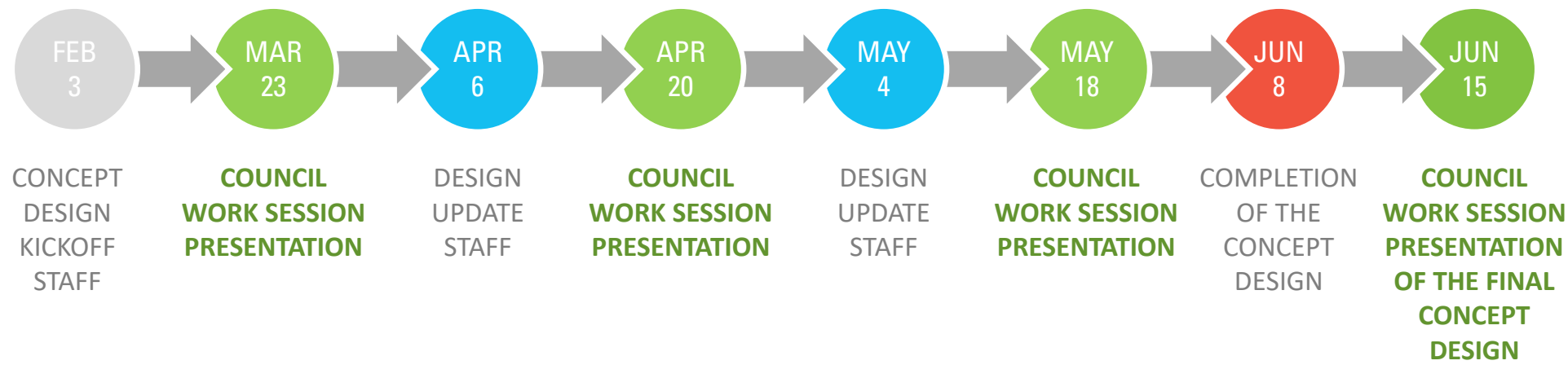


PROJECT SCHEDULE

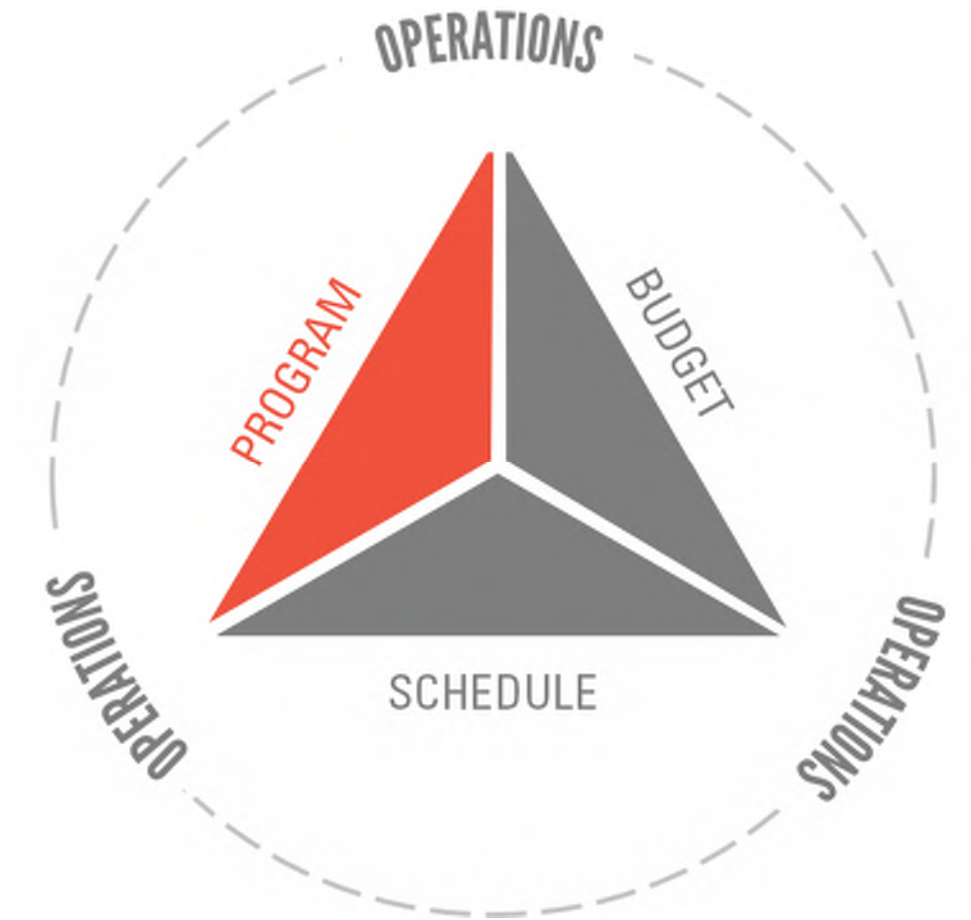


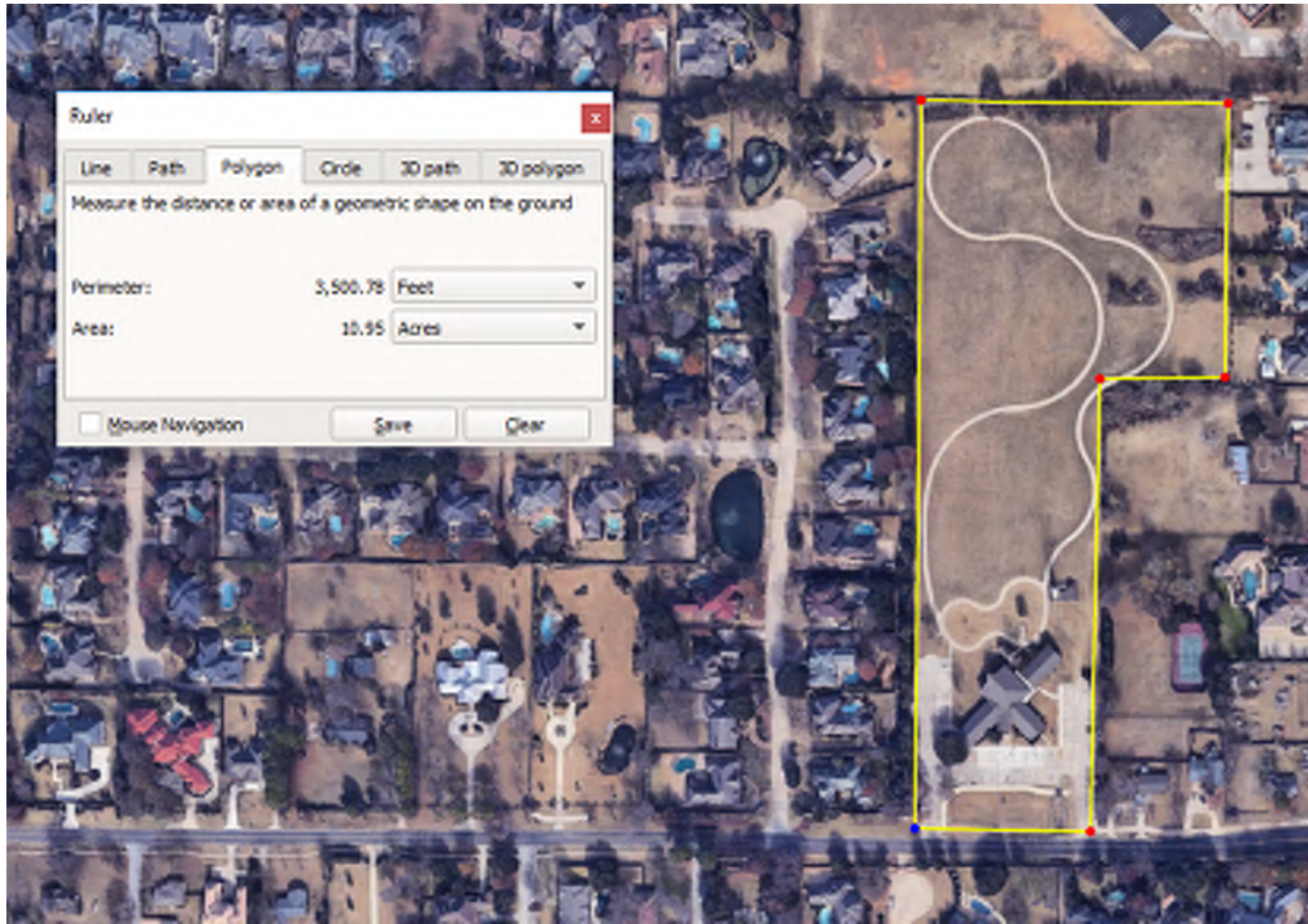
CSCI – CONCEPT DESIGN PROJECT SCHEDULE

MILESTONE DATES



EXISTING SITE & FACILITY ANALYSIS



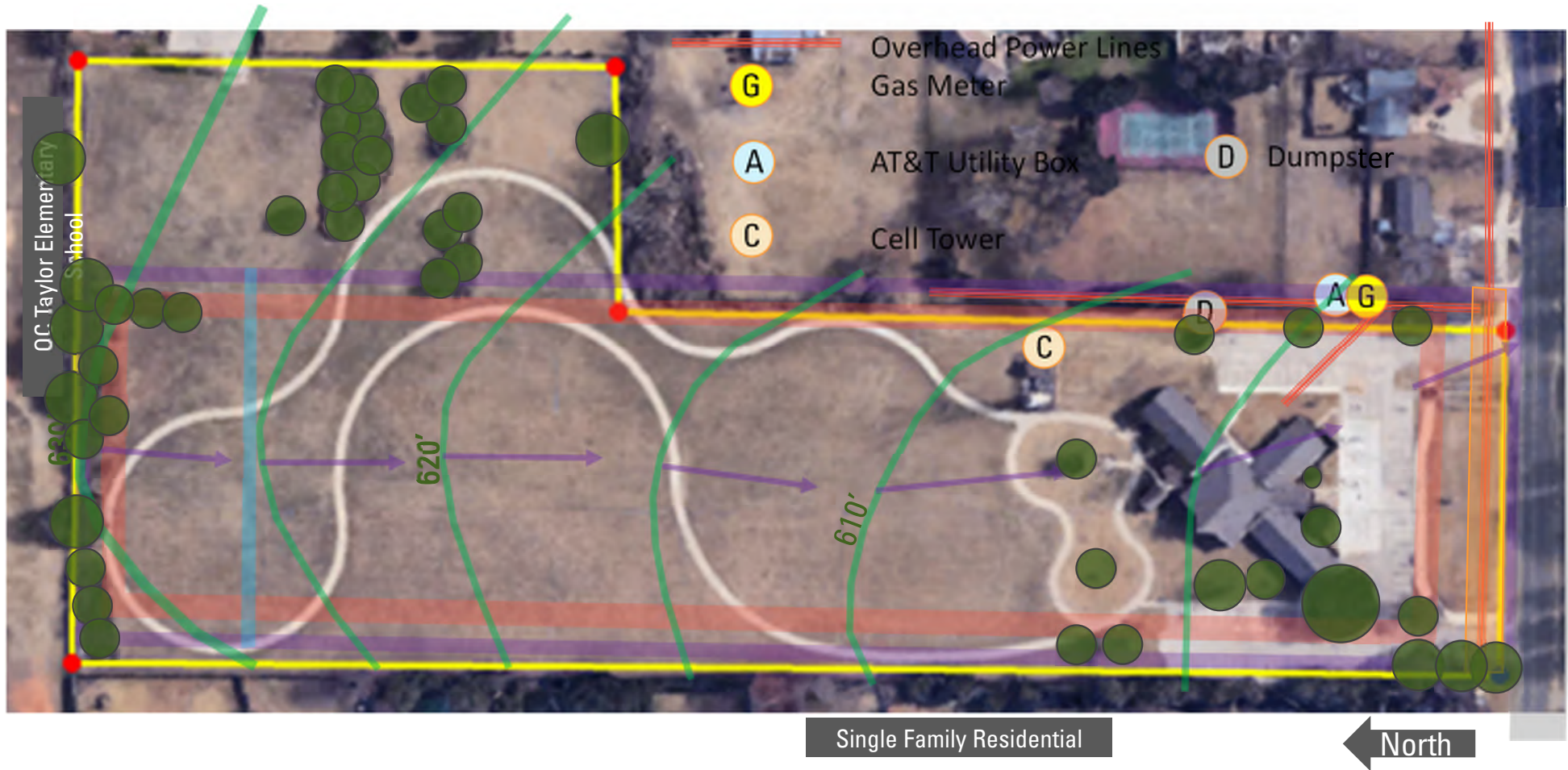


11
ACRES

Fire Station No. 2

Single Family Residential

Single Family Residential



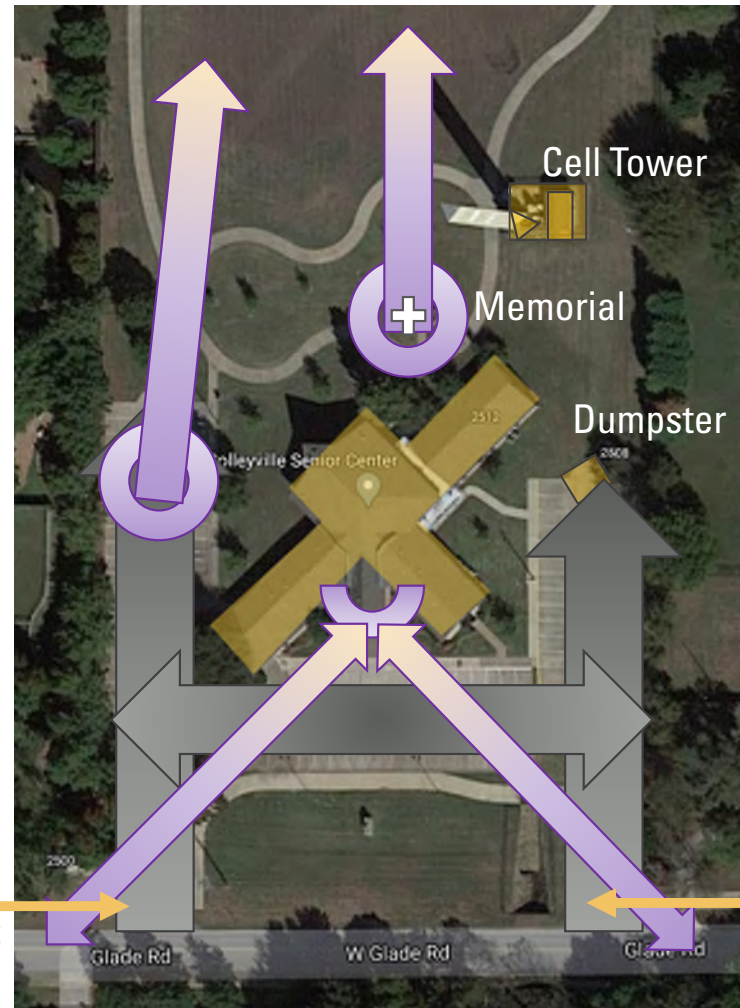
UTILITIES, VEGETATION ADJACENCIES, PUBLIC EASEMENTS,
GRADING & DRAINAGE

COLLEYVILLE SENIOR CENTER IMPROVEMENTS



MARCH 23
2021

ACCESS + PARKING + SITE VIEWS + DRAINAGE STRUCTURE + CELL TOWER



PARKING

90 Stalls

4 Handicap Stalls



COLLEYVILLE SENIOR CENTER IMPROVEMENTS



MARCH 23
2021

West side of property

- Utility easements
- Cell tower dominates landscape
- Trash service



EXISTING SITE CONDITIONS

COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

- Few windows on back of the facility
- Shed can be relocated



EXISTING SITE CONDITIONS

COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

- Existing World War II memorial can be relocated if needed
- Existing trails
- Existing backstop is under utilized



EXISTING SITE CONDITIONS

COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

- Adjacent property relationships
- Differences throughout the park site



EXISTING SITE CONDITIONS

COLLEYVILLE SENIOR CENTER IMPROVEMENTS



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2021**

- Citizens are using the park to connect to the O.C. Taylor Elementary School
- Existing bench at north end of property on the trail



EXISTING SITE CONDITIONS

COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

- View at the top of the property illustrate how open the property is
- Many opportunities for outdoor improvements could connect citizens to the building and nature



EXISTING SITE CONDITIONS

COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

- South facing entry
- Existing covered drop-off is not utilized
- Large tree adjacent to drop-off provides outdoor shade opportunity
- Limited visibility to the front area from Admin
- Exposed HVAC units throughout around the building



EXISTING FACILITY CONDITIONS

COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

Main Entry

- Hard surfaces throughout
- Challenging acoustics
- Low popcorn ceiling
- Institutional feel
- Low lighting levels
- Adequate welcome desk



EXISTING FACILITY CONDITIONS

COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

Main Gathering Area

- Hard surfaces throughout
- Challenging acoustics
- High popcorn ceiling
- No windows / connection to the exterior
- No acoustic separation to adjacent senior lounge



EXISTING FACILITY CONDITIONS

COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

Senior Lounge / Kitchen

- Functional appearance
- Could be more inviting
- Low popcorn ceiling
- Utilitarian lighting
- Kitchen is adequate



EXISTING FACILITY CONDITIONS

COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

Reading Nook / Classrooms

- Functional appearance
- Could be more inviting
- Low popcorn ceiling
- Utilitarian lighting
- Poor acoustics
- Awkward room shape / dimensions
- Limited storage
- Minimal connection to the exterior



EXISTING FACILITY CONDITIONS

COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

Administrative Spaces

- Functional appearance
- Could be more inviting
- Low popcorn ceiling
- Poor visibility to main entry / welcome desk
- Some connection to the exterior
- No room for future staff growth



EXISTING FACILITY CONDITIONS

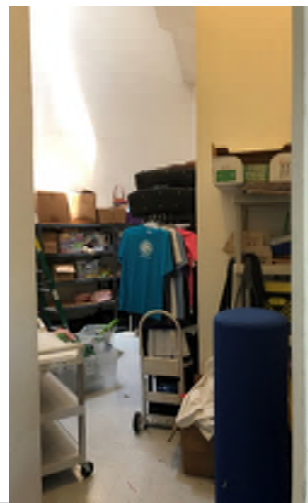
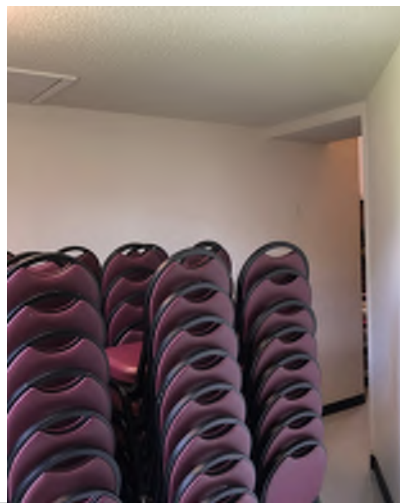
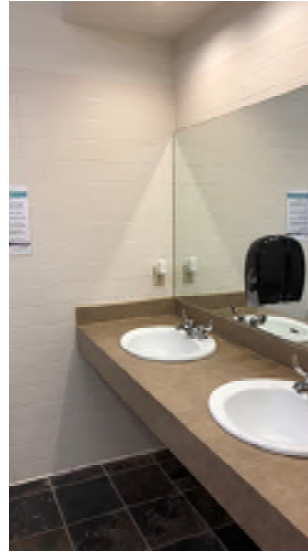
COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

Support Spaces

- Restrooms
 - Undersized
 - Functional
 - ADA clearances to be reviewed
- Storage
 - Good amount of space
 - Awkward layout
 - Blocks views to the park area
- Circulation
 - Narrow
 - Inefficient
 - Poor visibility
 - ADA clearances to be reviewed

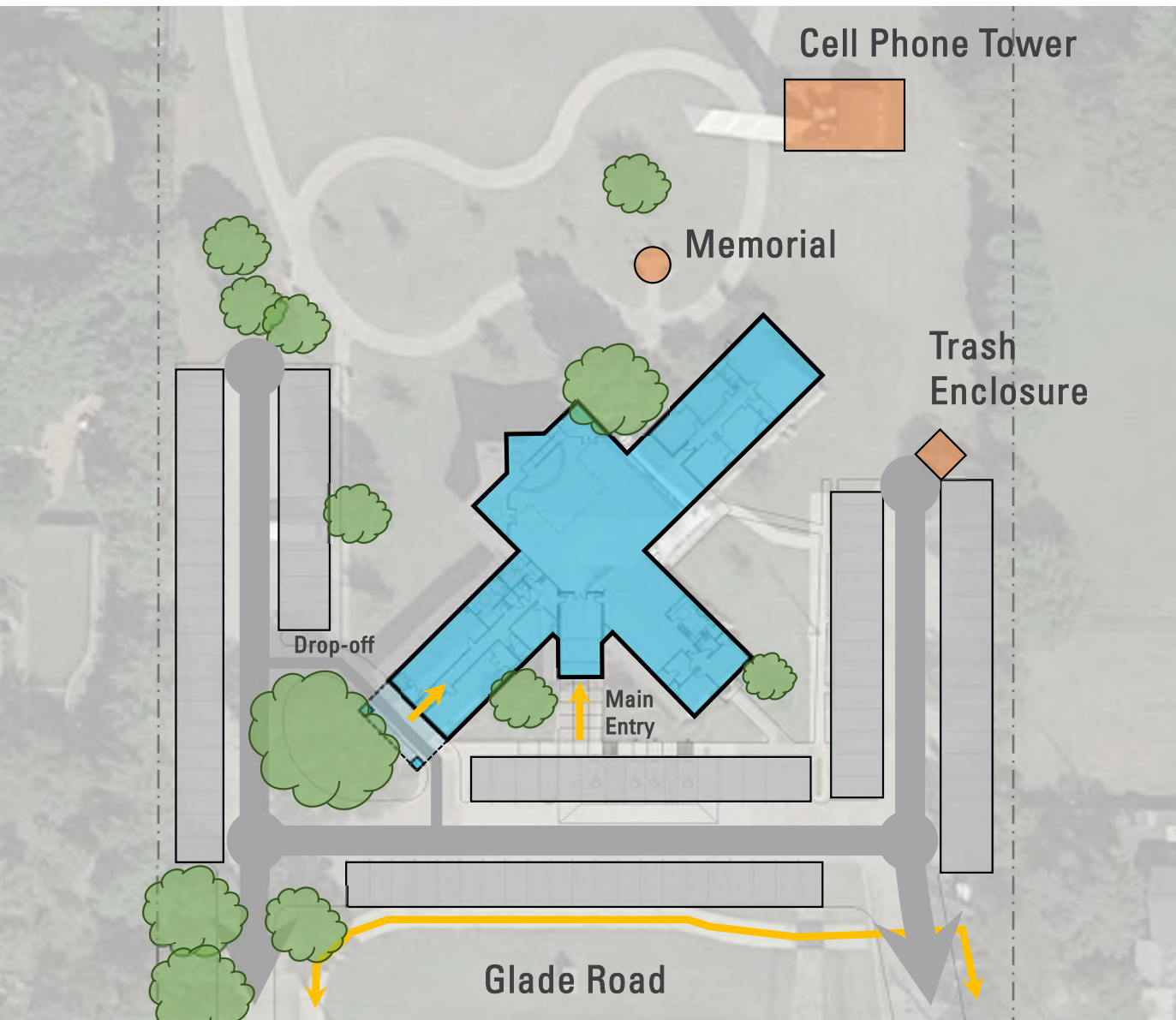


EXISTING FACILITY CONDITIONS

COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**



EXISTING CONDITIONS

Considerations for Review

- Existing Area ~ 11,200 SF
- Visibility from Glade Road
- Main Entry / Drop-off
- Parking
- Pedestrian Access
- Park Access
- Site Features
- Stormwater Management

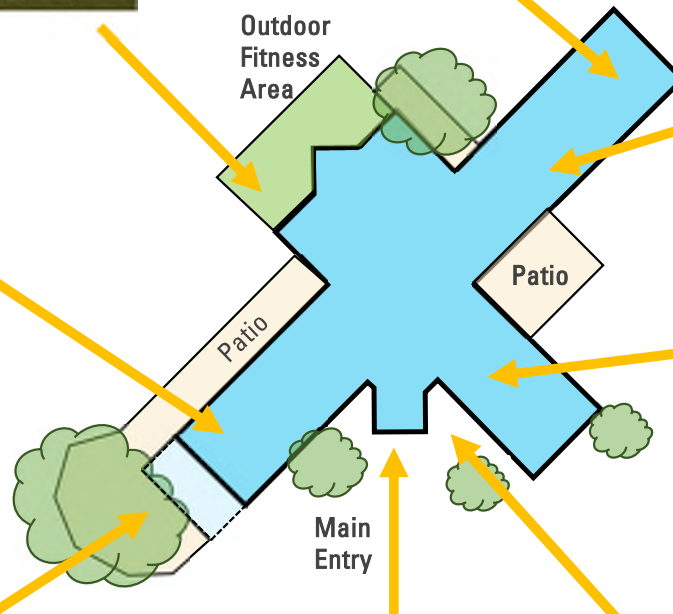
PROJECT SPACE & SITE OPPORTUNITIES

- BUILDING RENOVATION
- SITE MASTER PLAN





BUILDING RENOVATION PROJECT SPACE OPPORTUNITIES



- Updated Entry
- Lounge
- Gathering
- Open Fitness
- Multi-use Fitness
- Outdoor Fitness
- Classrooms
- Outdoor Shade



SENIOR ADULT LOUNGE

LOUNGE
CLASSES
SOCIAL SPACE
LIBRARY NOOK



COLLEYVILLE SENIOR CENTER IMPROVEMENTS



MARCH 23
2021

CLASSROOMS

CLASSES

SPECIAL FUNCTIONS

SMALL MEETINGS

OVERFLOW FOR COMMUNITY ROOM



COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

ARTS + CRAFTS ROOMS

DRY ROOMS + WET ROOMS

ARTS + CRAFTS

MEETINGS + CLUBS

SPACE FOR LEARNING + PLAYING



COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

AEROBICS / DANCE / MULTI-USE STUDIOS

YOUTH PROGRAMS
ADULT PROGRAMS
GROUP EXERCISE



COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

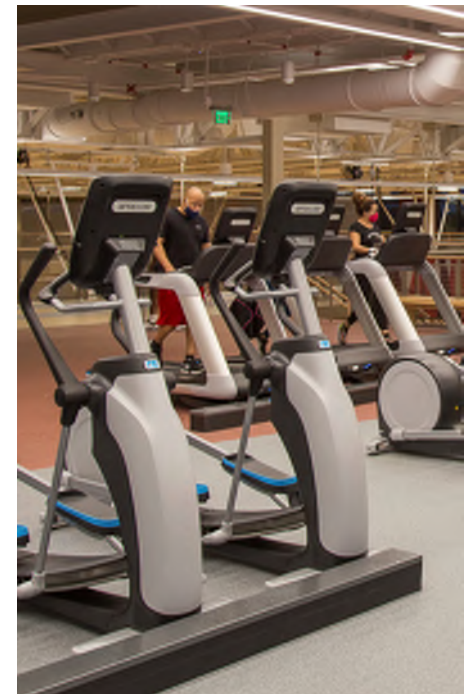
WEIGHT ROOM / CARDIOVASCULAR EQUIPMENT AREA

CARDIO TRAINING EQUIPMENT

CIRCUIT RESISTANCE EQUIPMENT

FREE WEIGHTS

STRETCHING AREA





OUTDOOR FUTURE OPPORTUNITIES

- Pavilion
- Splash
- Playground
- Trees & Beautification
- Playground
- Outdoor fitness

OUTDOOR FITNESS SPACES



ARTIFICIAL TURF
OUTDOOR FITNESS EQUIPMENT
CROSS FIT, BOOTCAMP & YOGA



COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

PARK PAVILION



OUTDOOR GATHERING
SMALL EVENTS
BIRTHDAY PARTY RENTALS
SHADE
PROGRAMED EXERCISE



COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

DESTINATION PLAYGROUND



UNIQUE PLAY EXPERIENCE

PLAY THEME

BIRTHDAY PARTY ENHANCEMENT

BRANDING OPPORTUNITY



COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

TREES & SITE BEAUTIFICATION



BENCHES & SEAT WALLS

LONG LIVED

SHADE TREES

ORNAMENTAL TREES



COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

SPRAYGROUND



ZERO WATER DEPTH
NEAR RECREATION CENTER
BRANDING OPPORTUNITY
LIGHTING OPPORTUNITY



COLLEYVILLE SENIOR CENTER IMPROVEMENTS



**MARCH 23
2021**

NEXT STEPS – WORKSHOP TWO

- **Consider** project program elements and features
- **Consider** preliminary diagrams with related operational impacts





City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-2

Agenda Date 3/23/2021

Type Presentation and Discussion

Department City Manager

Title

Presentation from Community Waste Disposal (CWD) 2020 Review

Explanation

CWD leadership will present the attached presentation, reviewing their 2020 performance.

Attachments

1. 2020 CWD Annual Review - Colleyville



Partners Since 2017



Council Meeting Presentation

March 23, 2021

Greg Roemer

President

Nicole Roemer

Municipal Coordinator

City of Colleyville

CWD 2020 Annual Review



Residential Services

Trash Collection



Partners Since 2017



Trash is collected twice a week. Household trash is placed in customer-owned cans or disposable bags or boxes.



Residential Services

Bulk & Brush Collection



Partners Since 2017



Bulky waste and brush are collected weekly. Residents can put out up to four (4) cubic yards of bulk waste and loose brush per collection. Unlimited tied and bundled brush will be picked up.



Residential Services

Additional Trash and Bulk Items



Partners Since 2017



Colleyville residents can dispose of additional trash and bulk items at the CWD Transfer Station Wednesday-Saturday between 8:00 am and 1:00 pm. A copy of a current utility bill is required.



Residential Services

Residential Recycling



Partners Since 2017



Recycling is picked up weekly.



Residential Services

Seasonal Leaf Recycling



Partners Since 2017



**Seasonal Leaf Recycling occurs four (4) times per year.
Specific dates are determined annually.**

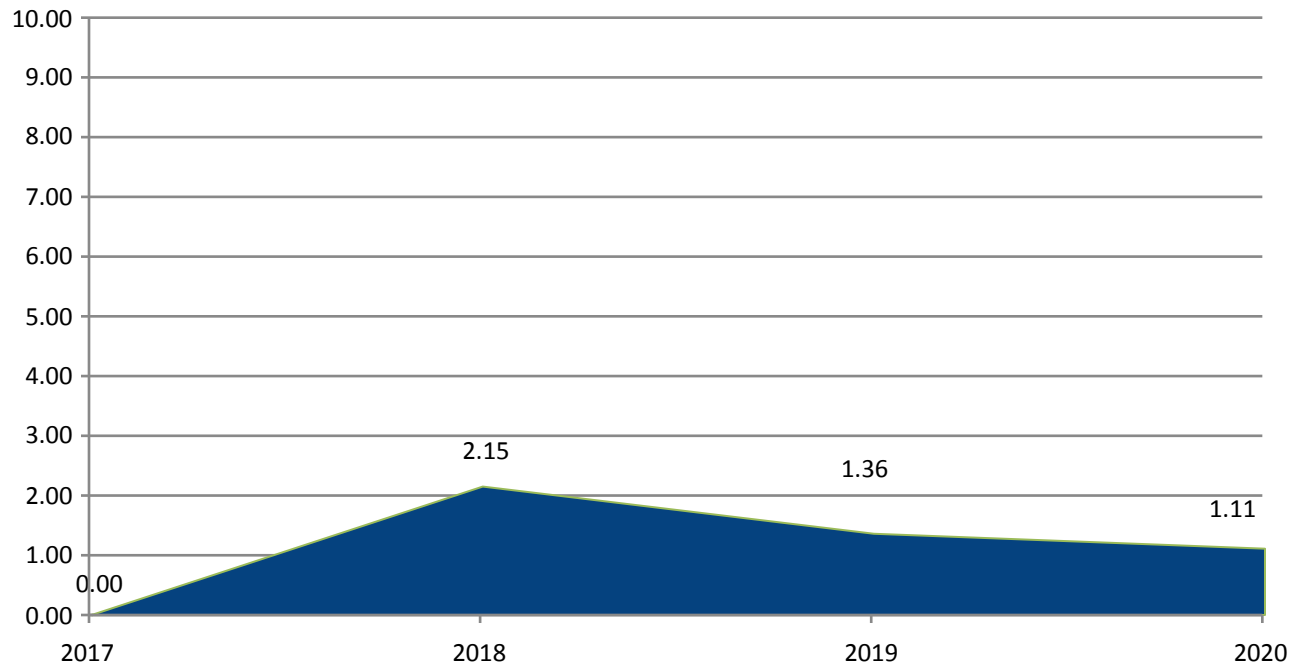


Residential Driver Incidents Per 100,000 Service Opportunities



Partners Since 2017

RDIs can include a vehicle accident, a property claim, reckless driving or a conduct complaint.



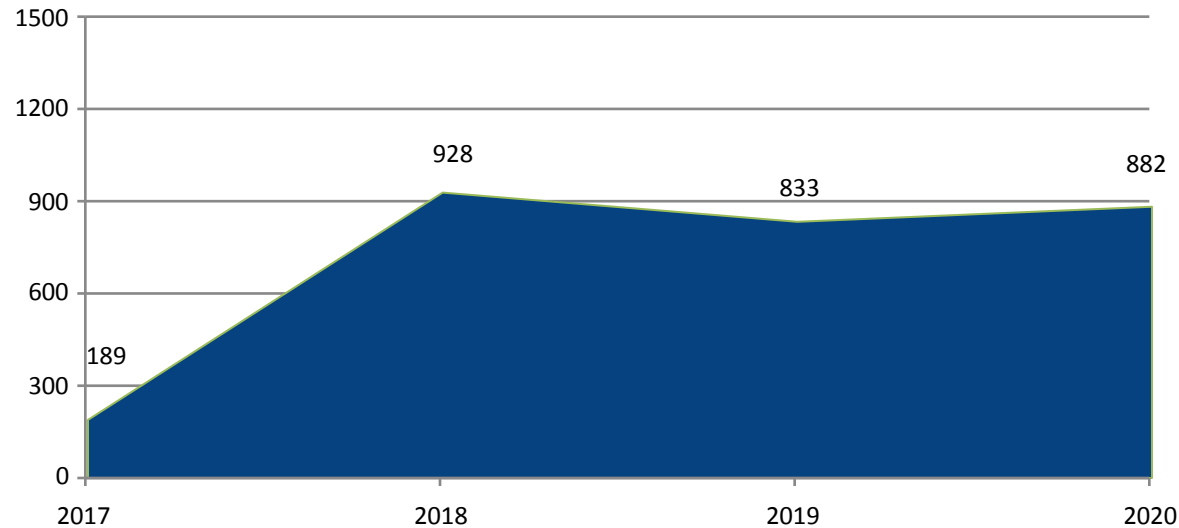
1,435,606 yearly service opportunities; 16 incidents



Residential Recycled Materials Tons Per Year



Partners Since 2017



Residents recycled 882 tons of material in 2020.

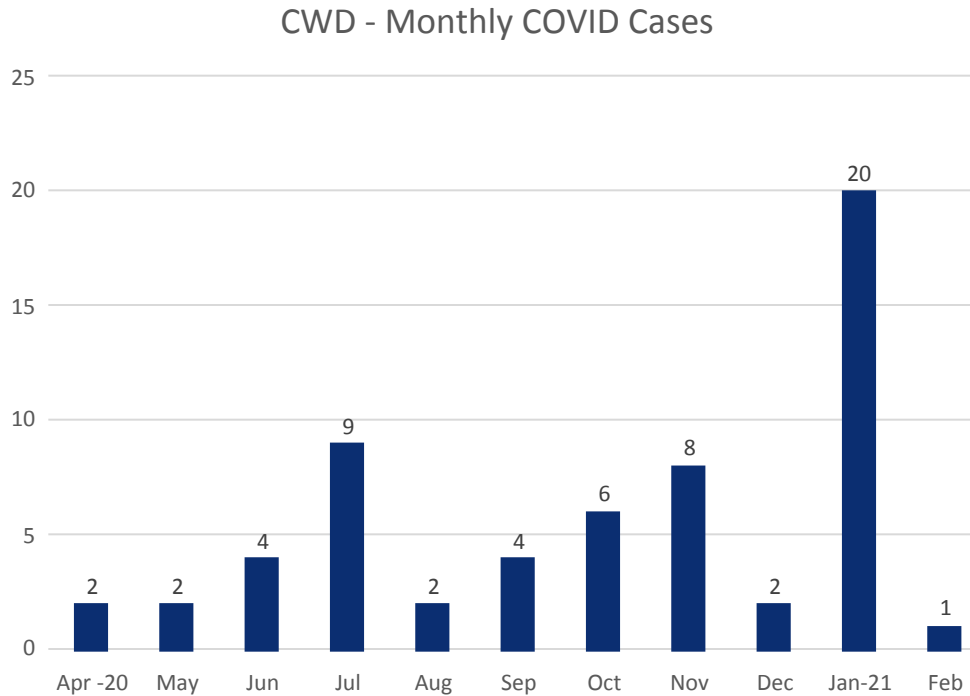


Effects of COVID-19 on Service

CWD Monthly COVID Cases



Partners Since 2017



Through 2-2-2021

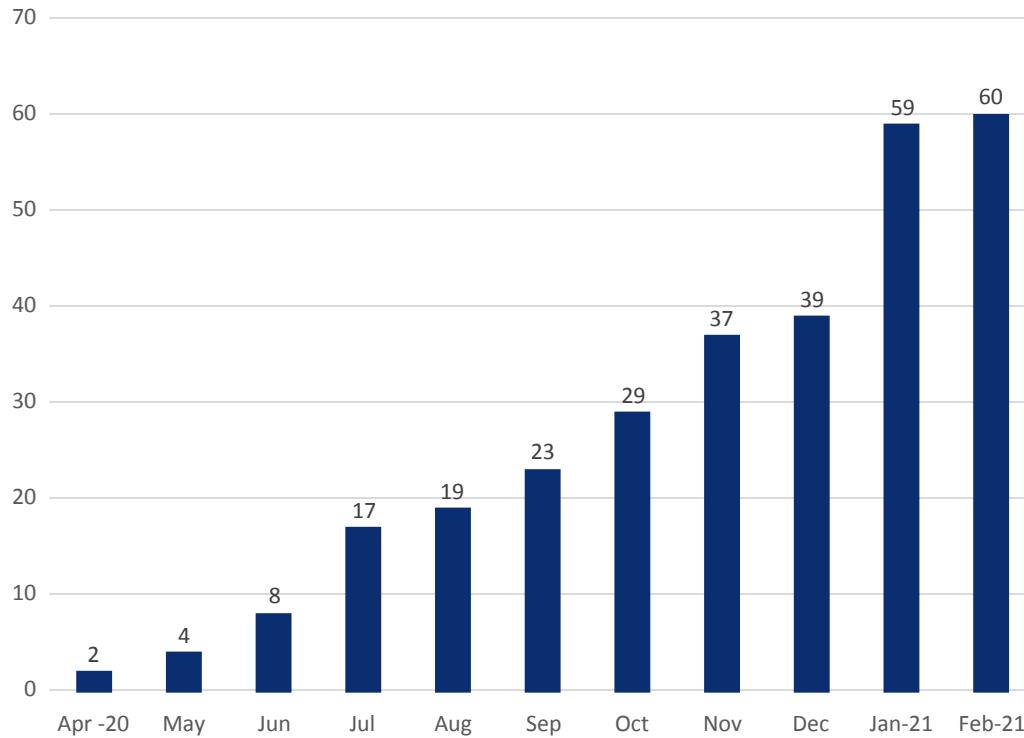


Effects of COVID-19 on Service

CWD Cumulative COVID Cases



Partners Since 2017



Through 2-2-2021

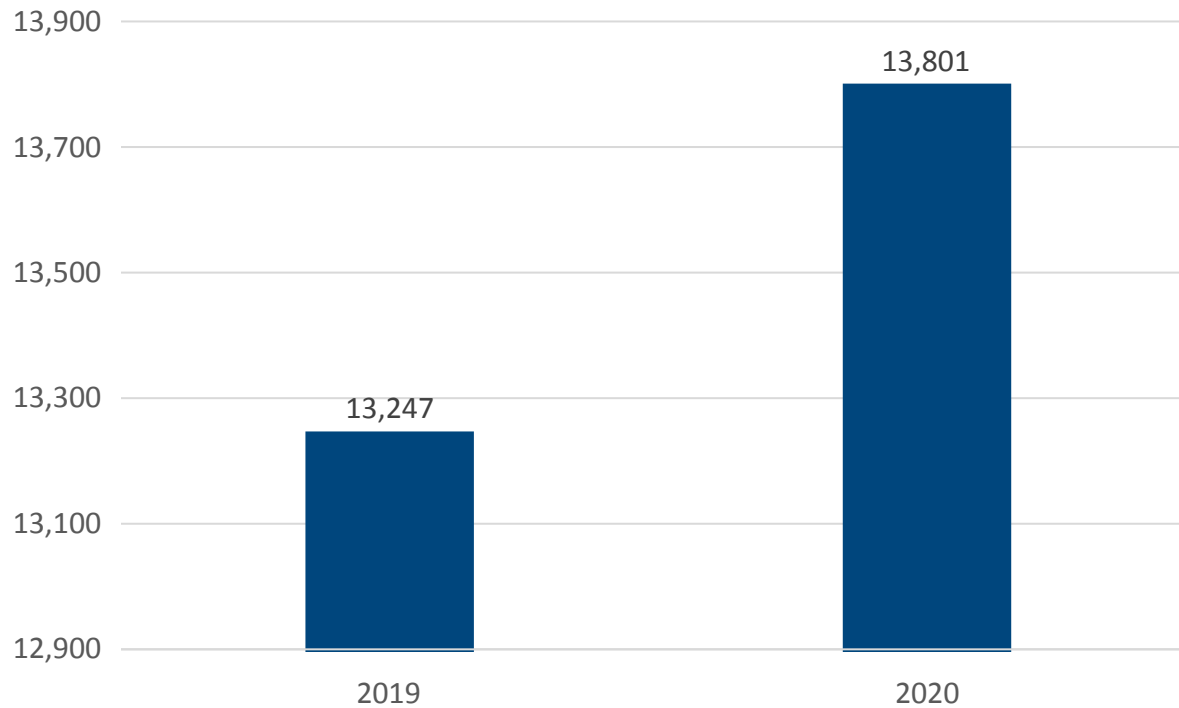


Effects of COVID-19 on Service

Increase of Trash Tonnage



Partners Since 2017



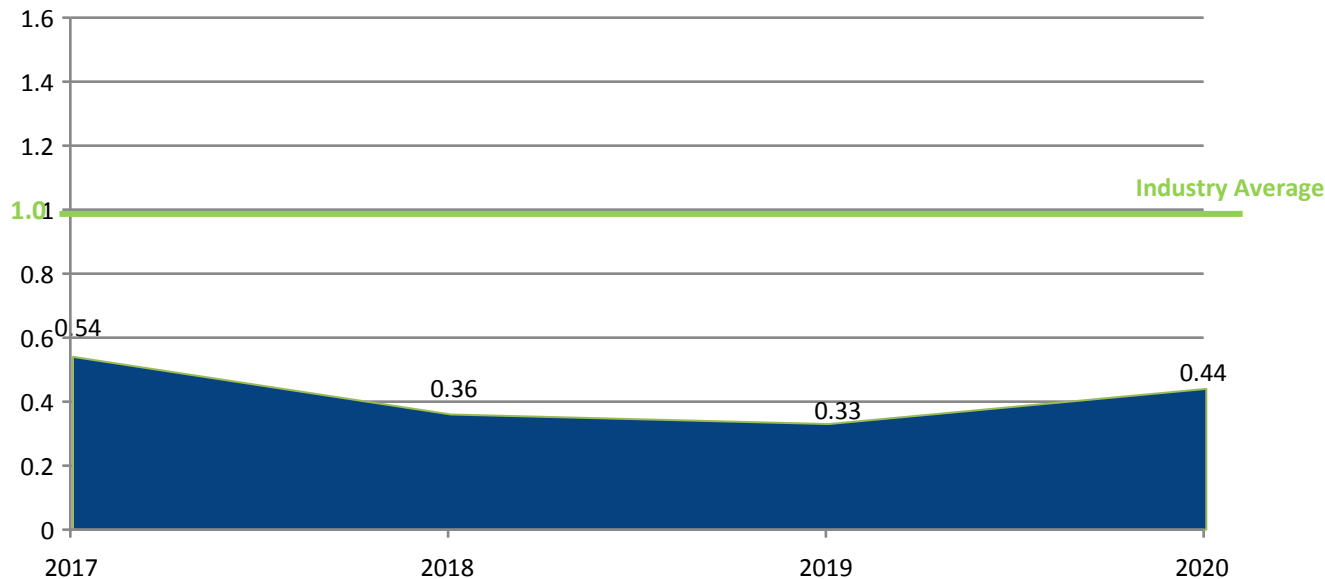
April through December Comparison



Customer Service Inquiries Per 1,000 Service Opportunities



Partners Since 2017



1,435,606 yearly service opportunities; 638 inquiries



Door Side HHW & Used Electronics Collection

Colleyville Going Green from Home



Partners Since 2017



Resident places HHW collection outside door.



Door Side HHW & Used Electronics Collection

Colleyville Going Green from Home



Partners Since 2017



A Door Side Collection driver makes pickups up to once a month.

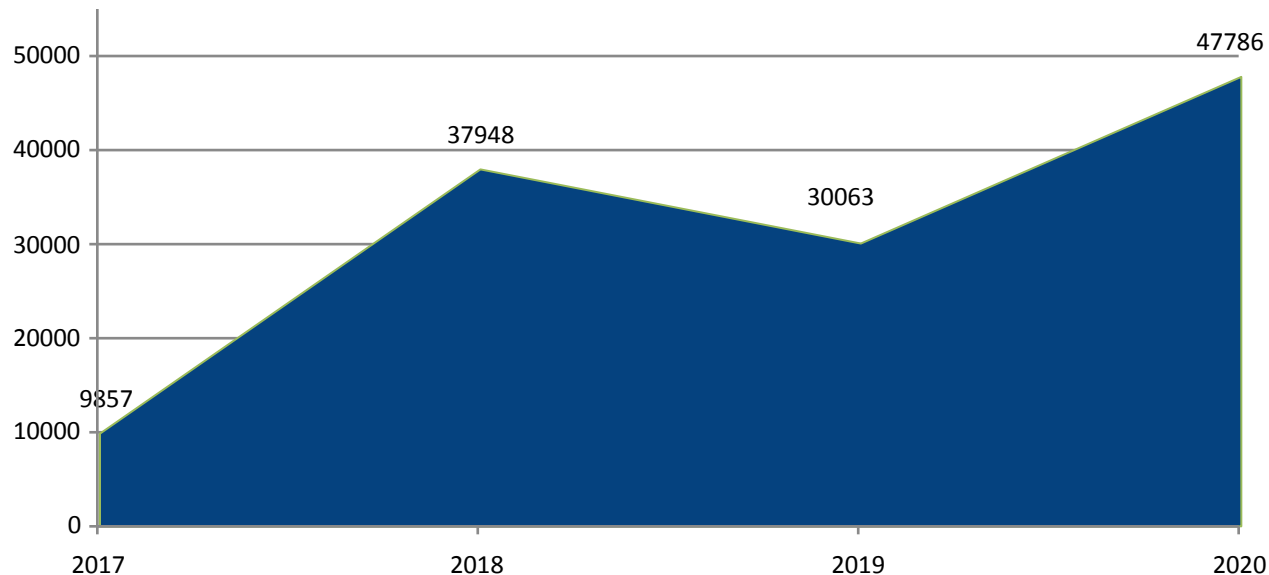


Door Side HHW & Used Electronics Collection

Colleyville Going Green from Home



Partners Since 2017



**Colleyville residents properly diverted 47,786 pounds
from the landfill in 2020.**



Commercial Services

Cardboard Recycling Services



Commercial accounts recycled 117 tons in 2020.



Partners Since 2017



Community Partnership Green Events



Partners Since 2017



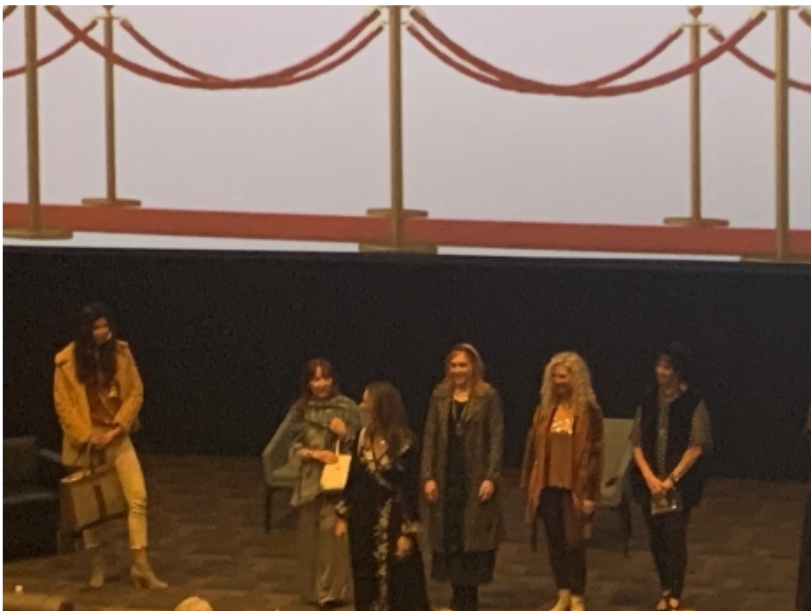
Chamber Luncheon



Community Partnership Green Events



Partners Since 1917



Empowering Women



Community Partnership Green Events



Partners Since 1917



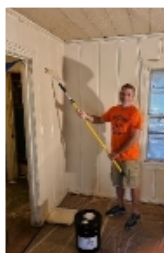
Lions Club 25th Annual Breakfast with Santa



Community Partnership Paint Reuse Program



Partners Since 2017



CWD's Paint Reuse Program is an environmentally friendly way to make use of old paint. Latex and oil-based paint is available in one-gallon and five-gallon cans, in various shades of beige.

In 2020, CWD distributed 3,300 gallons of paint.



Community Partnership Paint Reuse Program



Partners Since 2017



Municipalities have the option to make the paint continuously available at a public place, such as at your City Hall, where residents can easily pick up a gallon or several.



Customer Service and Fleet Technology

CWD Mobile App



Partners Since 1917



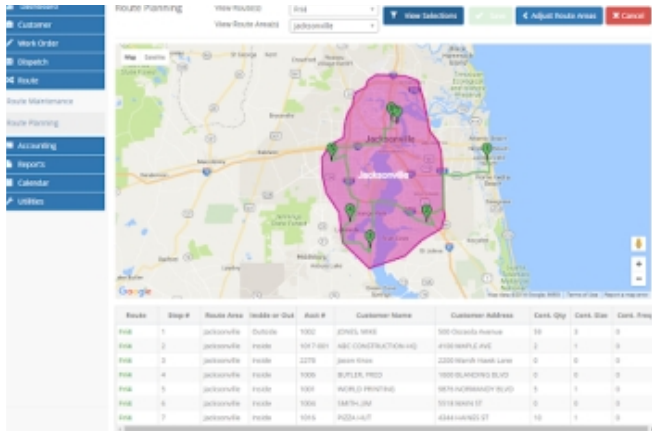
Easily manage trash and recycling accounts via our mobile app!



Customer Service and Fleet Technology AMCS Platform



Partners Since 2017



Global Customer Relationship Management (CRM) Company

Increased Investment in Customer Service by 400%

Go Live – Q3 2021

Mobile Functionality

- Increased route efficiency
- Turn-by-turn navigation
- Instant dispatching

Route Optimization

- Stop sequencing
- Scenario based planning



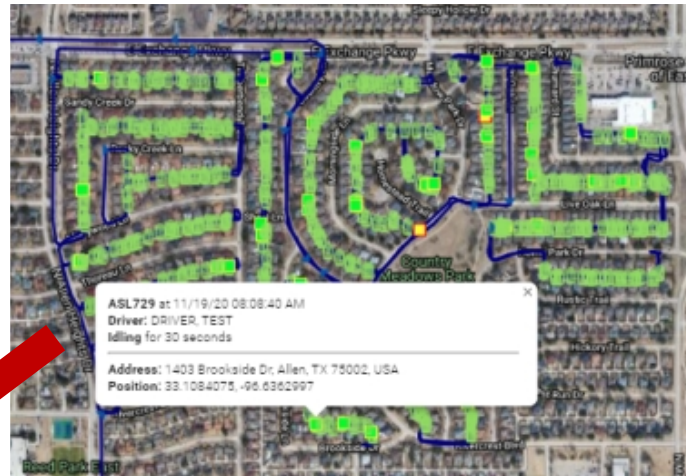
Customer Service and Fleet Technology

3rd Eye Point of Service Verification



Partners Since 1917

- Live GPS breadcrumb trail
- Automated photo record of service (green icons at right)



- Photos stored for 60 days
- All external cameras continuously recording
- On-demand video requests available to verify property damage, accidents, etc.



Saved Resources



Partners Since 2017

City of Colleyville
Recycled 882 Tons in 2020

SAVING:
14,994 Trees
335,160 Gallons of Oil
6,174,000 Gallons of Water
2,911 Yards of Landfill Space
3,616,200 Kilowatt Hours of Electricity



Greening a Generation

Thank You for Another Successful Year



Your two new chairs are made from 100% recycled materials.



Working Together to Bring You More



CommunityWasteDisposal.com
Since 1984



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-3

Agenda Date 3/23/2021

Type Worksession

Department City Secretary

Title

Discussion of a date for a Joint City Council and Planning and Zoning Commission Meeting

Explanation

The previously scheduled Joint Meeting of the City Council and Planning and Zoning Commission was cancelled due to weather. This item provides for discussion of scheduling another date. The combined City Council and Planning and Zoning Commission calendar is attached for reference.

Attachments

1. Council/P&Z Meeting Date Calendar - 2021

2021

Planning & Zoning Commission
and City Council Meeting Dates

January						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March						
S	M	T	W	T	F	S
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7	8	9	10	11	12	13
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21	22	23	24	25	26	27
28	29	30	31			

April						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Legend:	
	City Council Meeting
	Planning and Zoning Commission Meeting
	Planning and Zoning Commission Workessions

July						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September						
S	M	T	W	T	F	S
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	





City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-4

Agenda Date 3/23/2021

Type Worksession

Department City Secretary

Title

Discussion of the March 23, 2021, 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 3/23/2021

Type Executive Session

Department City Secretary

Title

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: Glade Road eminent domain case for Parcel 150

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including: Acquisition of real property along SH26

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

Attachments

RESOLUTION R-21-4594

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF MARCH 23, 2021**

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 23rd DAY OF MARCH 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 3

Agenda Date 3/23/2021

Type Announcements, Proclamations, and Presentations

Department City Manager

Title

Texas Coalition for Affordable Power (TCAP) plaque presentation commemorating Colleyville as a founding member of TCAP and in appreciation of our support and membership for the last 20 years

Attachments

RESOLUTION R-21-4595
APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF MARCH 23, 2021

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 Special City Council meeting of March 2, 2021
 - b. Approval of the minutes of the Regular City Council meeting of March 2, 2021

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 23rd DAY OF MARCH 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Special Meeting Minutes - Draft

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

Tuesday, March 2, 2021

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, March 2, 2021, at 4:33 p.m.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley and Callie Rigney.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Assistant Police Chief Hillary Wreay, Community Development Director Ben Bryner, Public Works Director Ray Silva-Reyes, Finance Director Kyle Lester, Community Events Specialist Ronni Orr, Assistant City Secretary Angela Larson, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

Mayor Newton stated this Special Meeting Agenda will consider the business of the February 16, 2021 City Council Meeting which was cancelled due to inclement weather occurring the week of February 14 through February 19, 2021. There will be separate minutes of this Special Meeting Agenda and the Regular Meeting, which will also be conducted tonight per the City Charter.

Mayor Newton introduced Angela Larson, Assistant City Secretary.

WS-1 Presentation from Community Waste Disposal (CWD) 2020 Review

This item was moved to the March 23, 2021 Agenda as the presenter was ill.

WS-2 Overview of Pleasant Run Athletic Field Restrooms

Parks and Recreation Director Lisa Escobedo presented this item, noting the construction of the restrooms was identified in the 2018 Parks, Recreation, and Open Space Master Plan. Director Escobedo stated the look would be similar to the facilities at the other parks and will be heated and cooled.

In answering questions from the City Council, Director Escobedo stated the Pleasant Run facilities are heavily utilized, will be ADA compliant, and will have auto locks, which are controlled by staff. She also stated it is anticipated the project will go out to bid in April and construction will begin in the summer.

WS-3 Annual Crime Update

Police Chief Michael Miller presented this item, beginning with a review of the UCR methodology and stated this process will be retired this year. However, this year the reporting is based on eight Crime Index Offenses, which are Part 1 Crimes: murder, rape, robbery, aggravated assault, burglary, theft, auto theft, and arson. In reporting the Part 1 Crimes, the overall change is a 9 percent decrease in crime. Chief Miller stated Part 2 Crimes, are tracked by the department's Annual Police Activity Summary Report, and there were 90 less Part 2 crimes compared to the previous year. Part 2 Crimes include curfew/loitering law violations, disorderly conduct, driving under the influence, drug offenses, embezzlement, forgery, fraud, gambling offense, liquor laws, offenses against family and children, prostitution/vice, sex offenses, simple assault, stolen property, vandalism, weapons, all other offenses (except traffic). Chief Miller then reviewed patrol and CID activity, and traffic crash data.

Chief Miller then reviewed the National Incident-Based Reporting System (NIBRS) and the reports. He stated NIBRS standardizes the capture and reporting of more detailed data, provides for 52 offense classifications with up to 10 offenses per incident, gives a more comprehensive view of crime and provides context to specific crime problems, and provides greater analytic flexibility. Chief Miller also gave a high-level overview of how the Colleyville Police Department used license plate readers to solve the Verizon store robbery last year.

Chief Miller thanked the City Council for providing tools and support to the department, and stated the department is fully staffed, well trained, and engaged with the public.

WS-4 Discussion of Stars & Guitars 2021

Community Events Specialist Ronni Orr presented this item, providing a listing of performers, their rates, and availability. Specialist Orr stated this year's event will be held at City Park and will conclude with fireworks. City Council directed staff to move forward with hiring Diamond Rio and set the date of June 25.

WS-5 Review of the FY2022 Budget Calendar

Finance Director Kyle Lester presented the budget calendar. There were no questions or discussion.

WS-6 Discussion of Tinker Road Improvements Project

Before Public Works Director Ray Silva-Reyes began the presentation, Mayor Newton stated he had a long discussion with the City Manager, Assistant City Managers, and Public Works Director after the last presentation regarding Tinker Road. At that time, the City was talking about rebuilding the road, which led to

discussion regarding what the City standards are for a major collector arterial road and what has been done in other places. Through this discussion, it was determined the other large road projects were considered major maintenance (John McCain, L.D. Lockett). Major maintenance means scraping off the asphalt and repairing the base where needed. Mayor Newton said from this conversation he believed major maintenance would be a viable option and asked why the rebuild was the direction considered first. He said this project started as a major utility project, which would call for tearing up the road and that drove the process of considering this a road rebuild project.

Mayor Newton said during this discussion, the utility maps were reviewed, additional research was undertaken, and it was determined it would not require an entire road rebuild, but there are places where the road must be improved. There is drainage at the eastern end, which must be addressed, there is some maintenance required, and pedestrian access is a priority.

Mayor Newton stated he fully supports the recommendation of a major maintenance on this road, which addresses drainage, road improvements where necessary, and pedestrian access, and is what Director Silva-Reyes will present.

Mayor Newton stated this leaves another question to be addressed in the future and that is in regard to all roads – not a specific road. The questions being what do we build and what are our standards. Mayor Newton suggested this would be a topic of conversation for the strategic planning meeting later this year.

Councilmember Wheat stated she understands and agrees with the Mayor and she wants to make sure we always adhere to City standards and help ensure we have the right standards in place.

City Manager Jerry Ducay stated what was done for John McCain, L.D. Lockett, and Cheek-Sparger is exactly what is being discussed here, and those projects were maintenance and adhere to City standards.

Director Silva-Reyes gave the presentation, recapping the information Mayor Newton had discussed. The recommendation presented to City Council and the residents in attendance is to implement a maintenance strategy now, and preserve the expansion option for the future. Tinker Road maintenance would include two 12' lanes striped on a 26' wide road; no new curbs; wider existing road section will be striped to discourage parking on the road; mill and overlay the entire length of Tinker Road and base repairs where needed; build an eight-foot trail on the north side, and five-foot wide sidewalks on the south side; east side drainage improvements, and a turn lane at Pleasant Run Road southbound.

There was general discussion regarding a future Tarrant County Bond Election and adding Tinker Road to a bond list as a complete rebuild, striping, ditches, engineering, bike traffic, and right-of-way needed.

Mayor Newton thanked everyone for their input and stated a clear direction has now been given to the staff so a scope of work can be brought before the City Council for a vote.

WS-7 Discussion of the March 2, 2021, City Council special agenda items

Mayor Newton stated items 6a and 6b would remain tabled, as there has been no new information.

Mayor Newton adjourned the Worksession at 6:02 p.m. and called the Executive Session to order at 6:02 p.m.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley and Callie Rigney.

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 items on the agenda

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including Glade Road eminent domain case for Parcel 150

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including Acquisition of real property along SH26

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

There was no action taken and Mayor Newton adjourned the Executive Session at 7:05 p.m.

Mayor Newton called the regular meeting of the City Council to order at 7:35 and called the roll.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley and Callie Rigney.

Mayor Newton explained this Special Meeting is for conducting the business, which was on the February 16, 2021 City Council Agenda as the meeting was cancelled due to the winter storm. He further explained a Regular Meeting for March 2, 2021 would be opened and conducted after the Special Meeting is adjourned.

INVOCATION: Pastor Nathan Aviles, Bethel Methodist Church

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-21-4587

This resolution was not needed.

At this time, Mayor Newton moved the Announcements Section, Item 1a from the Regular March 2, 2021 Regular Meeting Agenda to this agenda, with the consent of City Council.

Mayor Newton and the City Council made the following announcements:

COVID Update:

Governor Announcement;

- Executive Order GA-34 takes effect at 12:01 a.m. on Wednesday, March 10, 2021
- All businesses may operate at 100% occupancy
- There is no state-mandated mask requirement
- Businesses may choose to require customers to wear masks or follow other hygiene measures
- If a trauma service area reaches a COVID-19 hospitalization percentage of 15% or higher for 7 consecutive days, the county judge may implement COVID-19 mitigation strategies, except for the following:
 - Businesses may not be required to operate at less than 50% occupancy
 - No operating limits imposed on religious services, public or private schools, higher education, or child-care services
 - No jurisdiction may impose confinement in jail as a penalty for violating any order
 - No jurisdiction may impose a penalty of any kind for failure to wear a mask or failure to mandate that customers or employees wear a mask
 - A jurisdiction may enforce trespassing laws at the request of a business
- Executive Order GA-34 supersedes any conflicting order issued by local officials in response to COVID-19
- Colleyville will change our Order to adopt the same language as the Governor's Order

Colleyville Update - By all accounts, Colleyville and Tarrant County are doing quite well. In fact, on our weekly call with Tarrant County last week, the health director said that we are on a significant down trend. Businesses are now able to operate at 75% occupancy because the trauma service area E COVID hospitalization percentage hit the mark of seven consecutive days below 15%. The trauma service area rate continues to remain low and is now at 9%.

Active case counts have dropped off significantly after a peak the week of January 9. Deaths in Tarrant County have also declined since January 9. Tarrant County hospital beds occupied by COVID patients have dropped to 10%. This number was at 30% just several weeks ago. Hospital bed availability is at 20%, and ventilator availability is 66%.

There have been over 314,000 vaccines given in Tarrant County. Of those, 94% have gone to Tarrant County residents, and 6% to those outside of the county. 10% of Tarrant County residents have received at least a first dose, and 5% have received both doses. This is a tremendous feat given the limited supply available. Tarrant County has 626,000 residents currently registered in the portal to receive the vaccine. If you have not yet registered, please do so at tarrantcounty.com/covidshot. I am proud of how Colleyville has responded to registering and receiving the vaccine. Colleyville is one of the top two cities in Tarrant County for those that have received the vaccine. Tarrant County reports that 23% of Colleyville has received at least one dose of the vaccine.

Winter Storm Disaster Update – The week of February 14 was a difficult one in our community. Many of our residents lost power while our neighboring communities suffered the additional loss of potable water. Our community opened our Library as a warming center and our hearts in service to others. I always brag that our City is blessed. It is because of the exceptional individuals who call Colleyville their home. Each of you extended your hearts and your homes to assist others in their time of need. You exemplify the best in all of us. On the screen above is a list of the City employees who went beyond in their service to our City during this tragic event. They represent the best of our Colleyville family. Our elected officials are also to be commended. This council, and elected officials across the state, worked tirelessly on behalf of their constituents. Lastly, our business owners stepped up in a big way. Tonight, as we reflect on the kindness of so many, I relish in the fact that we are truly blessed. In the coming weeks, this Council will visit each of these exceptional businesses to offer our thanks to those business owners who went beyond during this extra-ordinary event. We will present each of the businesses with a plaque as a small token of our appreciation. This storm event caused great suffering for many in our community who receive their power from Oncor. Early during the storm event, Oncor represented that a "rolling outage" would take place. Instead, they made a concerted effort to turn customers off and leave them off for an extended period. This is unacceptable and they should answer for this failure. Gov. Abbott and the state legislature is conducting a public hearing process to determine why this failure happened and

what can be done to avoid it happening again. Within our City, Tri-County did a good job maintaining power and communications. Oncor did not.

TRA Water Chlorination (boil order) Update –Last week, staff was notified that Trinity River Authority (TRA) received a delivery of chlorine that will allow the plant to maintain production for approximately 2.5 weeks. They are uncertain of their next delivery as their main suppliers were affected by the winter storm. That said, this is good news as they now have several weeks to address supply chain issues. TRA stated- “businesses and residents should return to normal water-use practices, but are encouraged to use standard common-sense conservation practices indoors and outdoors. The posted water conservation alert information has been removed from our website and social media.” Out of an abundance of caution, the City went ahead and request 12 pallets of water (each pallet has 900 one liter cartons of water) from the State through the department of emergency management and we now have nine pallets of water stored. We shared three pallets with GCISD. We do not anticipate needing to distribute these cartons of water to citizens, but are prepared just in case.

Oncor to Conduct Tree Trimming Along the Cottonbelt Trail – Oncor plans to perform tree maintenance along our transmission corridor that runs parallel with the DART rail line and the section of the Cottonbelt Trail in Colleyville. The maintenance will begin on March 1 and continue for seven working days. ONCOR will not shut down the trail during this time. This project is dependent upon a permit from DART.

Colleyville \$35 Gift Card – Cupid Cash Update: This week we began to see redemptions of Cupid Gift Cards. As of the date of this report, 1,364 cards have been redeemed with a value of \$47,740. Of those redeemed, 195 are from our local heroes: 42 First Responders; 31 Healthcare; and 122 Educators.

Plaza Concert: Springtime in America – March 28, the City of Colleyville will host the Fort Worth Symphony Brass musicians consisting of three trumpets, a French horn, trombone, and tuba. They will perform their spring concert program. The event will be held in the City Plaza at City Hall. The event will begin at 4:00 PM. Nightowl Coffee returns to provide free refreshments for all. This is a FREE concert.

L.D. Lockett Construction to Begin at Precinct Line Road – The Contractor, PaveCon, will start mobilizing this week for the construction of the right turn lane on L.D. Lockett at Precinct Line Road. The project is expected to be completed within 3 months. The traffic flow will be one-way westbound. The lane closure is expected to start in mid to late March. Construction notices have mailed out to residents within and/or near the construction area. Text blasts will be utilized once the lane closure date has been determined.

Hop & Go Bunny Photos & More (formerly Bunny Brunch) – Hop on over to the Colleyville Center for photos with the bunny and an outdoor scavenger hunt! Tickets are now on sale and may be purchased by calling the Parks and Recreation office at 817.503.1180 until Mar. 5 or until event is sold out. **Date:** Sat., March 20, **Time:** 9:00 a.m.-Noon, **Cost:** \$5 per family, **Location:** Colleyville Center.

3. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-21-4588

- 3a** Approval of the minutes of the regular City Council meeting of February 2, 2021
- 3b** Approval of the minutes of the Special City Council meeting of February 25, 2021
- 3c** Approval to enter into a License and Services Agreement with Tyler Technologies Inc. for the EnerGov permitting software project, in an amount not to exceed \$290,910, and a contingency amount not to exceed \$29,091, and authorizing the City Manager to execute the agreement

Mayor Newton read Resolution R-21-4588 in its entirety.

Community Development Director Ben Bryner presented item 3c, noting this item came before the City Council in two Worksessions and this item provides approval of the agreement.

Councilmember Dodson noted he met with staff and Tyler Technologies, as did Councilmember Nakamura and Rigney and stated he is in agreement with staff.

In answering questions of Councilmembers Wheat and Kelley, Director Bryner stated install and full implementation will take approximately one year and the annual maintenance is approximately at the same annual cost as the current software. Mayor Pro Tem asked if the implementation will be a year, would the software be obsolete by the time the City goes live. Director Bryner stated the updates and upgrades would continue throughout install and implementation and through the annual maintenance.

Mayor Newton opened the public hearing at 8:12 p.m. There was no one present wishing to speak and the public hearing was closed at 8:12 p.m.

Councilmember Rigney made a motion to approve Resolution R-21-4588, seconded by Councilmember Dodson.

The motion to approve passed by the following vote:

Ayes: 7 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

4. ITEMS NOT FOR CITY COUNCIL ACTION

4a Monthly Financial Report - January 2021

Finance Director Kyle Lester presented the January 2021 Financial Report. He noted the General Fund has collected 66% of its budgeted revenue and spent 37% of its budgeted expenditures. Director Lester stated the City has collected the majority property taxes and the General Fund surplus will decline throughout the remainder of the fiscal year. Director Lester said due to conservative budgeting the City is still ahead of projections.

Director Lester then provided an update of each of the funds, noting all are doing well and with the City's current debt service schedule, all bonded debt is on track to be paid off by FY27.

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

5a Ordinance O-21-2155

Consideration of an amendment to the Planned Unit Development-Commercial zoning district on Lot 1, Block 1, Village Front Door Addition, located at 5204 Colleyville Boulevard, Case ZC20-034

Mayor Newton read the caption of Ordinance O-21-2155.

Community Development Director Ben Bryner presented this item, which is a request for an amendment to the existing PUD-C Planned Unit Development – Commercial ordinance for the Village Front Door. Director Bryner gave a history of the original PUD, and the amendments and stated this request is to allow the building to continue to operate as a medical/office type use, though the use was to return to a retail sales tax use, when the property changed ownership, which it has.

Mayor Newton stated he gave an in-depth review at the last meeting. He went on to say the current zoning on this property requires the property to revert to 100% retail if the use changes. This was a strategy devised by the previous City Council in agreement with the owner of the property. The property owner is the same as it was when this zoning was put in place. Mayor Newton said we should stick with the current zoning since the City is investing heavily in improvements along SH26, especially where this property is located. These improvements further enhance this location for retail and it is prime retail property. The Mayor said he does not support a change in zoning because he and the Council are doing everything possible to attract retail.

Mayor Pro Tem Lindamood agreed with Mayor Newton and stressed the City will assist in marketing the facility.

Daniel Kim, 229 Odessa Drive, Haslet, the applicant, stated he understands the City Council's concerns. He noted the building was originally supposed to be a restaurant however; the location is too close to the church and per TABC rules, no alcohol sales can occur. Mr. Kim said it was for that reason the building had sat empty for over a year before Dr. Kim purchased it. Mr. Kim provided examples of possible layouts, which would provide both retail and office use so the building would not remain empty.

Councilmember Dodson stated the proximity to the church is no longer valid as the church moved the front door some years ago. Councilmember Dodson asked Mr. Kim to work with staff to verify and assist him with marketing the site.

Mayor Newton opened the public hearing at 8:37 p.m. There was no one wishing to speak and the public hearing was closed at 8:37 p.m.

Councilmember Kelley made a motion to deny Ordinance O-21-2155, seconded by Councilmember Rigney.

The motion to deny passed by the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Wheat, Dodson, Kelley, and Rigney.

Nays: 1 - Councilmember Nakamura

6. TABLED RESOLUTION(S): READING AND PUBLIC HEARING

Both resolutions remained tabled.

6a Resolution R-21-4574

Consideration of a request to abandon a previously dedicated right-of-way (ROW) area on Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case GC20-007

6b Resolution R-21-4575

Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006

7. CITIZEN COMMENTS

There was no one present wishing to speak.

8. REPORTS

Colleyville Library Board Minutes - December 14, 2020

Planning and Zoning Commission Minutes - January 11, 2021

Planning and Zoning Commission Minutes - January 25, 2021

There was no action taken on this item.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, FEBRUARY 16, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4589

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 8:41 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 23RD DAY OF MARCH 2021.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Minutes - Draft

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

Tuesday, March 2, 2021

Mayor Richard Newton called the Colleyville City Council Meeting to order on Tuesday, March 2, 2021, at 8:48 p.m.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley and Callie Rigney.

Mayor Newton stated a Special Meeting to conduct the business of the cancelled February 16, 2021 was held prior to this Regular Meeting, and a separate Worksession or Executive Session was not conducted. Mayor Newton stated item 1 – Announcements, Proclamations, and Presentations was moved from this agenda and presented at the Special Meeting conducted prior to this Regular Meeting.

1. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

Recognition of businesses who provided support and donations during the winter storm the week of February 15

2. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-21-4591

- 2a** Approval of a Communications Facility License Agreement with Verizon Wireless on the Hall-Johnson water tower
- 2b** Approval of an Interlocal Agreement (ILA) with the City of Grapevine to share the cost of construction for an emergency interconnection meter vault on Roberts Road, and authorizing the City Manager to execute the agreement
- 2c** Approval of an Interlocal Agreement (ILA) with the City of Grapevine to implement a Standard Operating Procedure (SOP) for an emergency interconnection meter vault on Roberts Road, and authorizing the City Manager to execute the agreement

Mayor Newton read Resolution R-21-4591 in its entirety.

Assistant City Manager Adrienne Lothery presented item 2a, stating she has been working with Verizon for almost a year on this Communications Facility License Agreement. She noted the license agreement allows Verizon to locate antennae

equipment on the Hall-Johnson water tower, and the City has similar agreements with other contractors to locate antennae equipment on Colleyville's water towers for a monthly or annual fee.

Mayor Newton stated he has concerns regarding the placement of the equipment on the Hall-Johnson tower. He stated the tower is a beacon to the City and can be seen from Colleyville Boulevard. Mayor Newton said he has seen towers, which look ugly, because of all the equipment attached. He also stated beautification is a priority for the City and a lot of money is being invested in this beautification endeavor.

Troy Williams, 7335 S. Lewis Avenue, Tulsa, OK, representing Verizon, presented this item and answered questions of the City Council. Mr. Williams began by suggesting the antennae could be painted or wrapped to match the tower and be less visible.

Mayor Pro Tem Lindamood asked Mr. Williams about the emissions, to which Mr. Williams stated the antenna is for 5G, which is non-ionizing emissions, which are cleaner, and provides faster service. There was general discussion of megahertz.

Mayor Newton asked what the purpose of placing the antenna on the tower is and what the alternatives are. Mr. Williams stated the location of the antenna increases capacity to a half or full mile. The alternative is monopole nodes with a quarter mile capacity.

Mayor Newton stated he would like this item removed from the Consent Agenda.

City Manager Jerry Ducay suggested Verizon provide color drawings and samples of the paint or wrap material.

Public Works Director Ray Silva-Reyes presented items 2b and 2c. Mayor Newton asked if the SOP addressed how and why the meter would be used. Director Silva-Reyes and Councilmember Dodson noted those items are addressed.

Mayor Newton opened the public hearing at 9:23 p.m. There was no one present wishing to speak and the public hearing was closed at 9:23 p.m.

Councilmember Kelley made a motion to remove item 2a from the Consent Resolution R-21-4591 and move it to the ending resolution, and approve Resolution R-21-4591, seconded by Councilmember Nakamura.

The motion passed by the following vote:

Ayes: 7 – Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

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

3a Ordinance O-21-2156

Consideration of a zoning change from PUD-R Planned Unit Development-Residential zoning district to AG Agricultural zoning district on Lot 1R, Block A, Eubank Addition, located at 311 W. Glade Road, Case ZC21-001

Mayor Newton read the caption of Ordinance O-21-2156.

Community Development Director Ben Bryner presented this item noting the request is to rezone from the PUD-R Planned Unit Development - Residential district to the AG Agricultural district, with no new lots proposed.

Applicant Russ Eubanks, 311 West Glade Road, gave a brief history of the property and thanked the City Council for their consideration.

There were no questions.

Mayor Newton opened the public hearing at 9:33 p.m.

Kathy Hadley, 204 Timberline Drive N., spoke in favor of this item.

There were no other speakers and Mayor Newton closed the public hearing at 9:38 p.m.

This was a first reading; therefore, Council did not take action.

3b Ordinance O-21-2157

Consideration of amendments to Chapter 3, Section 3.28 - Supplementary District Regulations of the Land Development Code specific to parking and storage of vehicles to include recreation vehicles, commercial vehicles, and junked/abandoned vehicles

Mayor Newton read the caption of Ordinance O-21-2157.

Community Development Director Ben Bryner presented this item noting Council had met in three Worksessions to review and direct amendments to Chapter 3. He then reviewed each change.

Councilmember Dodson asked staff if non-licensed vehicles are allowed on commercial property. Director Bryner stated yes they are. There was general discussion regarding outdoor storage and Special Use Permit requirements.

Mayor Newton opened the public hearing at 9:50 p.m. There was no one wishing to speak and public hearing was closed at 9:50 p.m.

This was a first reading; therefore, Council did not take action.

4. RESOLUTION(S) READING AND PUBLIC HEARING

4a Resolution R-21-4592

A resolution in support of legislative action discouraging electricity providers selectively turning off power and encouraging permanent backup generators

Mayor Newton read Resolution R-21-4592 in its entirety.

Mayor Newton stated the resolution was self-explanatory and passage of the resolution will lend support to legislators and he believes other cities will be passing a similar resolution.

Councilmember Dodson stated he would like to see natural gas facilities and suppliers added to the resolution.

There was general discussion regarding natural gas supplies and the inability to regulate supply. City Council agreed to leave the resolution as read.

Mayor Newton opened the public hearing at 9:58 p.m. There was no one wishing to speak and public hearing was closed at 9:58 p.m.

Mayor Pro Tem Lindamood made a motion to approve Resolution R-21-4592, seconded by Councilmember Rigney.

The motion to approve passed by the following vote:

Ayes: 7 – Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

5. TABLED RESOLUTION(S): READING AND PUBLIC HEARING

5a Resolution R-21-4574

Consideration of a request to abandon a previously dedicated right-of-way (ROW) area on Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case GC20-007

5b Resolution R-21-4575

Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot

2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006

Resolution R-21-4574 and Resolution R-21-4575 remained tabled.

6. CITIZEN COMMENTS

Kathy Hadley, 204 Timberline Drive N., advised City Council of the following:

- There are complaints regarding traffic signals on SH26 being posted on Next Door;
- She feels sidewalks which are eight foot wide ruin the country atmosphere;
- The road on the west end of Glade is deteriorating badly and suggested placing markers or dots on the roadway; and
- Cars are going off the road on the curve past the bridge on Jackson Road and perhaps markers would be helpful at that location as well.

Mrs. Hadley thanked the City Council and City Manager for planning for the storm and providing a warming center, making phone calls, and checking on residents. She also thanked them for allowing City staff to be awesome and caring people and said the spirit of Colleyville is alive and well.

7. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MARCH 2, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4593

Mayor Newton read Resolution R-21-4593.

Mayor Newton stated the resolution is self-explanatory and asked if there were any questions. There were no questions and Mayor Newton opened the public hearing at 10:09 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 10:09.

Councilmember Nakamura made a motion to approve Resolution R-21-4593, seconded by Councilmember Dodson.

The motion passed by the following vote:

Ayes: 7 – Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

8. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 10:09 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 23RD DAY OF March 2021.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 3/23/2021

Number

Type Report

Department Finance

Title

Monthly Financial Report - February 2021

Explanation

General Fund

Through February, the General Fund has collected 74% of its budgeted revenue and spent 43% of its budgeted expenditures. February tends to be our peak month of the fiscal year, with the majority of our property taxes having come in and our surplus being the highest it is anticipated to be. The Fund's surplus will decline steadily throughout the remainder of the fiscal year as we spend down that balance. Our \$8.1 million surplus is significantly higher than the previous year, due partially to revenue increases as well as later invoicing from Keller for our Police Jail/Dispatch contract.

Sales tax revenue

Colleyville received its fourth collection of the fiscal year from January's sales, and it brought in a more modest, 1.8% increase over January of last year. This lowers our total YTD increase from 8.9% over FY20 to 7.4% over FY20. Generally speaking, modest sales tax gains tend to be more common than the large ones we've seen in the last year. The shift in online sales tax collections serves as a bit of an anomaly, and at some points we will see our return to normal. However, we are still 11.7% ahead of where we projected to be at the start of the year.

Utility Fund

Through the fifth month of the fiscal year, the Utility Fund has collected 32% of its budgeted revenue and spent 28% of its budgeted expenditures. Our surplus of \$812,000 is a little weaker than we saw last year but still well in positive territory, as we would expect. Higher costs from the Trinity River Authority this year are the largest contributor to the slightly lower position. However, if we net out the pass-through cost of water/sewer services from the T.R.A., which the City does not control, spending for the City's direct costs are tracking a little under budget for this period.

Drainage Fund

To date, the Drainage Utility Fund has received 43% of its budgeted revenue and spent 50% of its budgeted expenditures. This fund's cash flow is tracking lower than last year due primarily to increased payroll costs from a position that was

reallocated to this fund as well as overtime costs and temp help. February tends to be the month with the lowest cash balance for this fund, and our current surplus is sitting at \$18,500. Drainage fee revenues tend to average at 1.2% higher than the previous fiscal year, although at this point we're seeing about 1% growth for FY21, and 3% over our 5 year average.

Hotel Fund

The Hotel Fund began the year outperforming expectations due mostly to lower spending than anticipated for the first quarter. Half of this fund is dedicated to personnel costs, whereas the other half is dedicated to improvements, event supplies, and promoting the City via events, economic development, and direct advertising. Our revenue only comes in once each quarter, and typically amounts to around \$60,000 every payment. However, COVID appears to still be taking its toll on this industry, as our first quarter payment took a large hit. This leaves our overall fund balance at \$250,000 as of the end of February. Given the large balance here, the fund can take another lackluster year. However, staff will keep a close eye in case costs need to be reallocated.

Debt Service Fund

Similar to our General Fund's property tax collections, the Debt Service fund has received a substantial portion of its property taxes this year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually. As of February's figures, the fund is running a surplus of almost \$98,000. The majority of the fund's expenditures have been spent, with the remaining budget dedicated to a pumper lease and an ambulance lease. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

Attachments

1. February 2021 - Monthly Financial Report Presentation
2. February 2021 Financial Report



Agenda Item - Items not for council action

Monthly Financial Report February 2021

City Council Meeting
March 23, 2021

General Fund

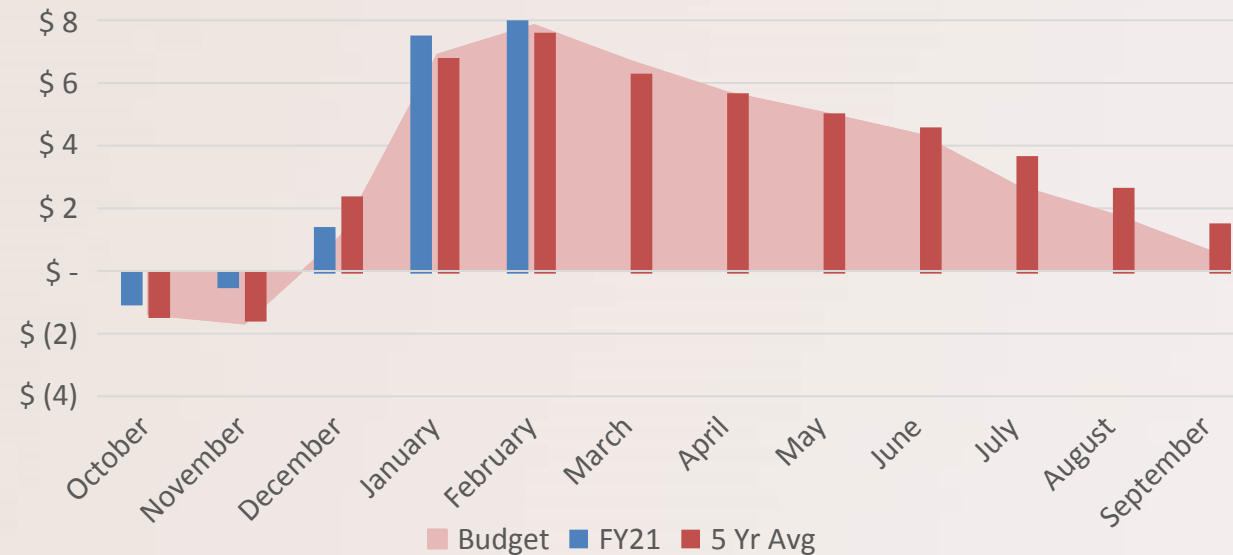


General Fund

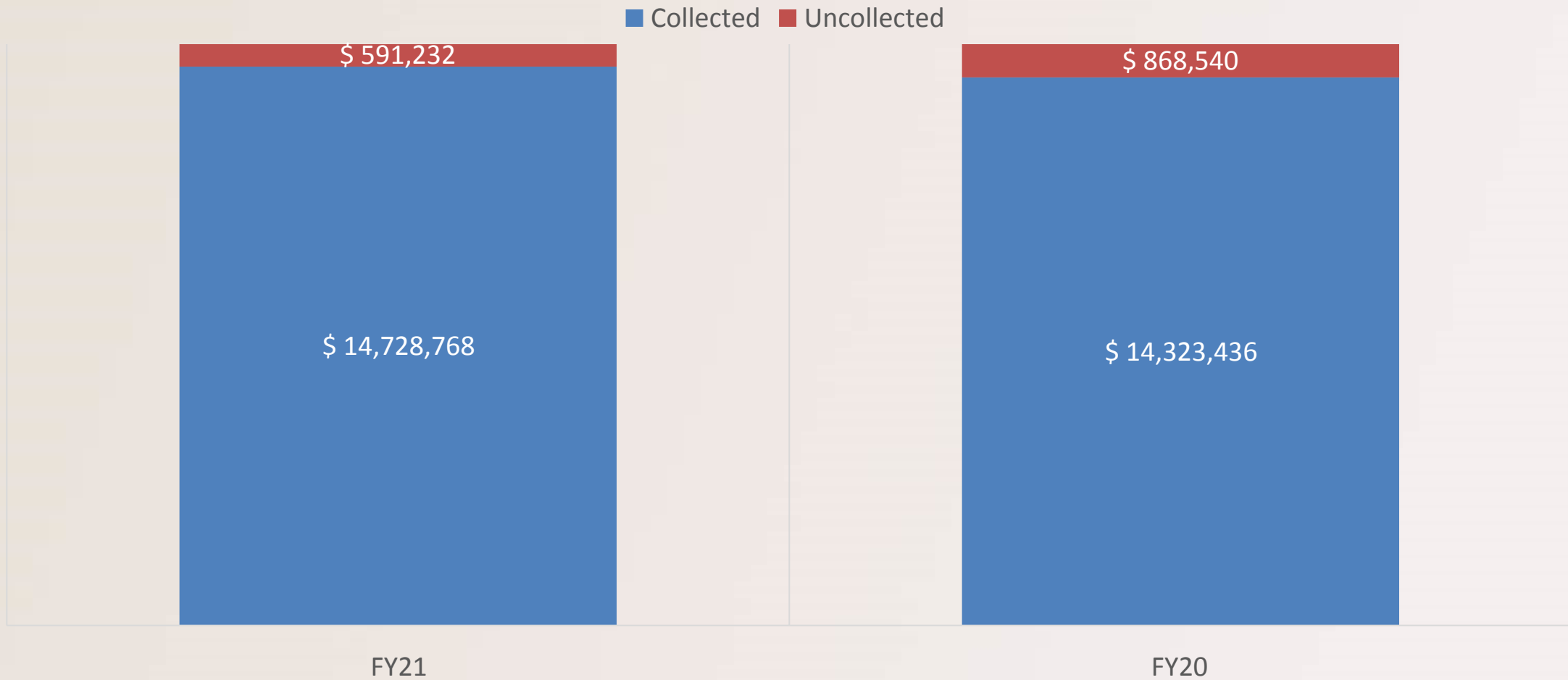
	FY21 Budget		FY21 YTD		% of Budget	FY20 YTD		FY20% of Budget
Revenues	\$	25,124,381	\$	18,663,120	74%	\$	18,479,039	75%
Expenditures	\$	24,476,396	\$	10,552,167	43%	\$	10,831,814	45%
	\$	647,985	\$	8,110,953		\$	7,647,225	

*42% of the year is completed

General Fund Cash Flow



Property Tax Highlight

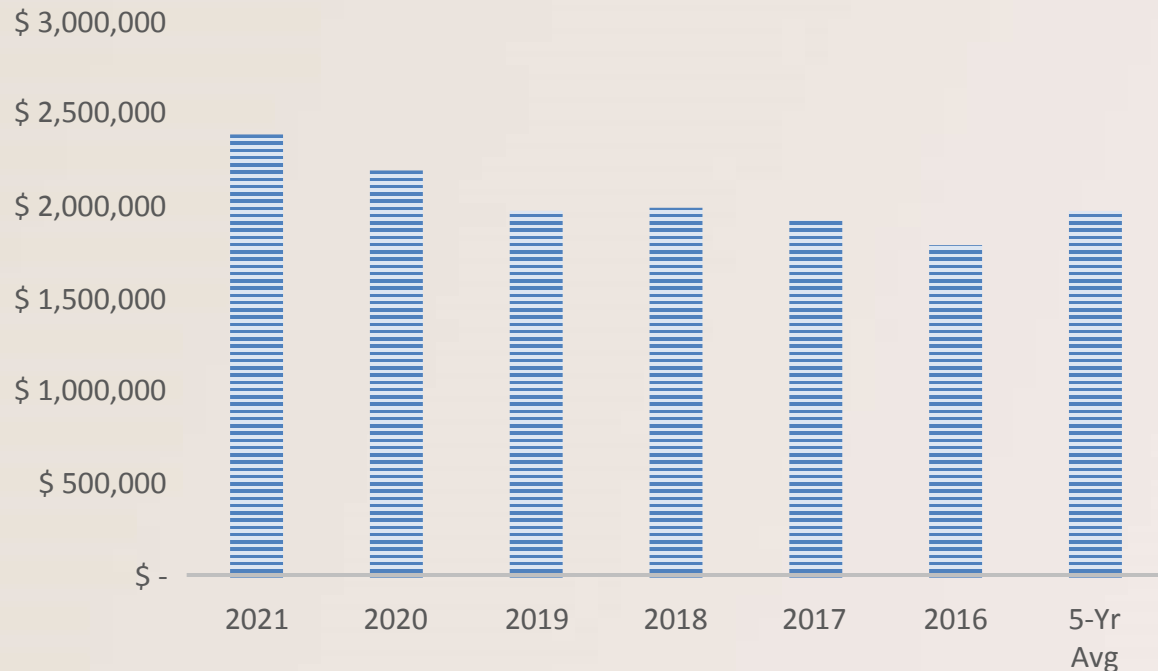


Sales Tax Highlight



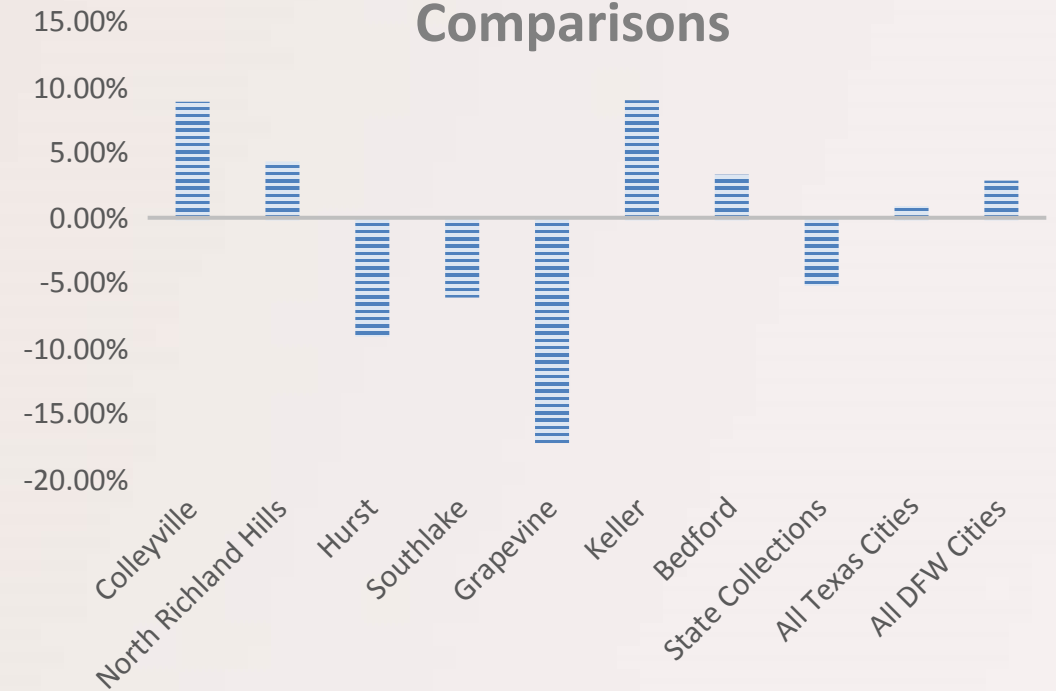
FY21 YTD Receipts compared to Previous Years

Thru December Sales Tax Receipts (Comparison)



City/State Comparisons

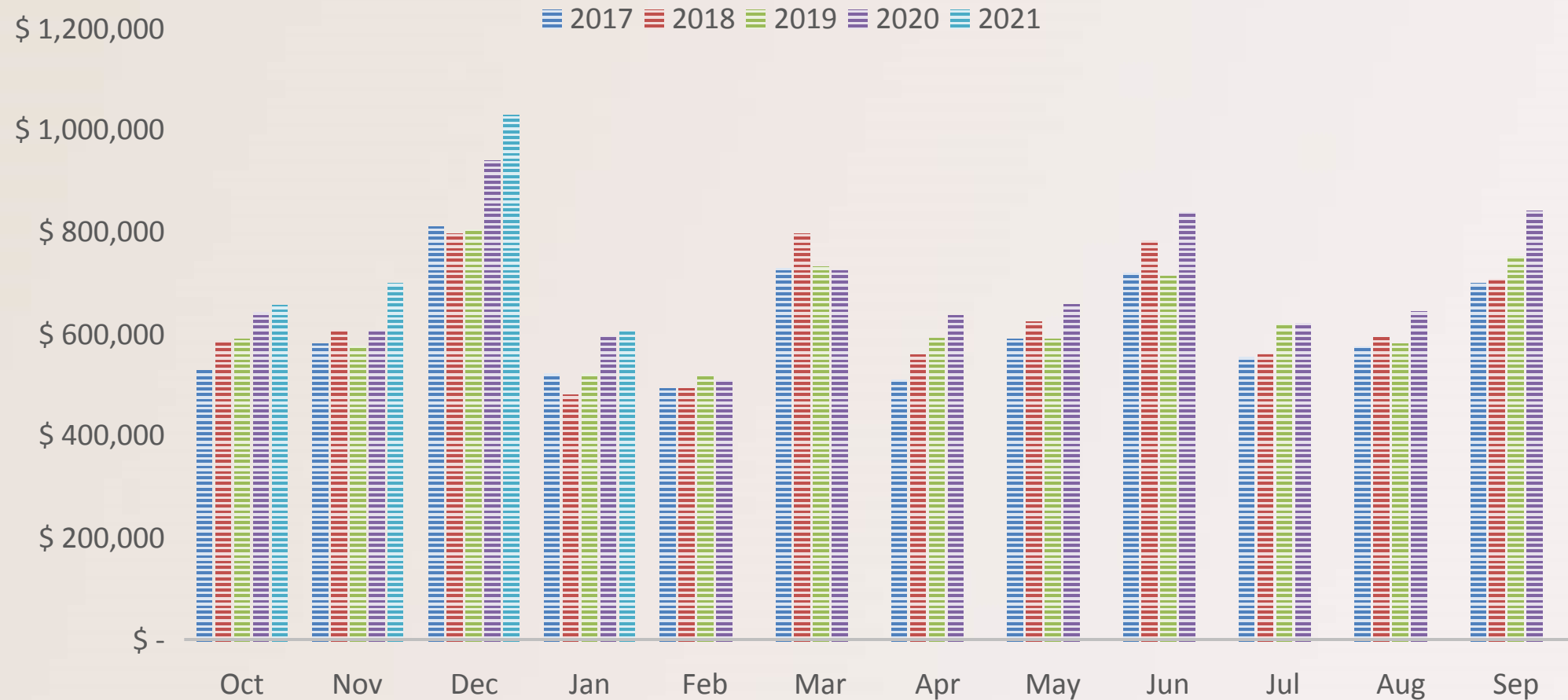
City/State Comparisons



Sales Tax Highlight



Month over Month
Collections

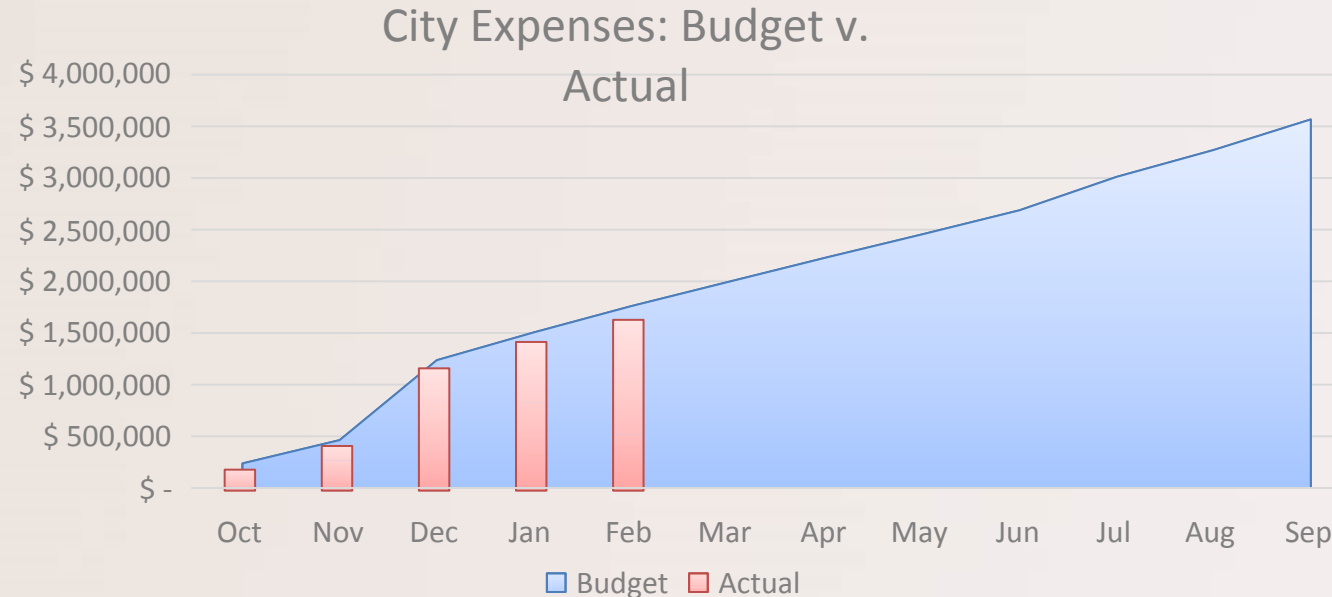


Utility Fund



Utility Fund					
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20 % of Budget
Revenues	\$ 17,958,382	\$ 6,255,087	35%	\$ 5,926,644	34%
Expenditures	\$ 17,925,757	\$ 5,442,322	30%	\$ 5,026,629	29%
	\$ 32,625	\$ 812,765		\$ 900,015	

*42% of the year is completed



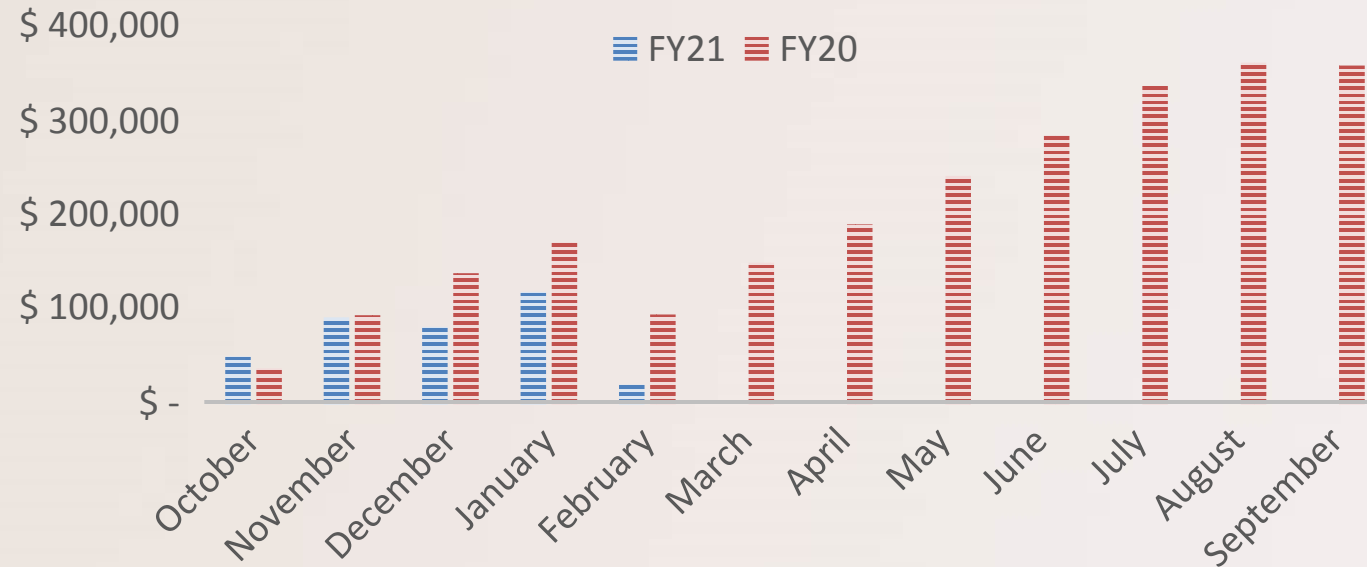
Drainage Fund



Drainage Fund					
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20 % of Budget
Revenues	\$ 978,508	\$ 420,107	43%	\$ 427,216	44%
Expenditures	\$ 810,202	\$ 401,546	50%	\$ 334,106	42%
	\$ 168,306	\$ 18,561		\$ 93,110	

*42% of the year is completed

FY21 vs. FY20 Cash Flow



Hotel Fund

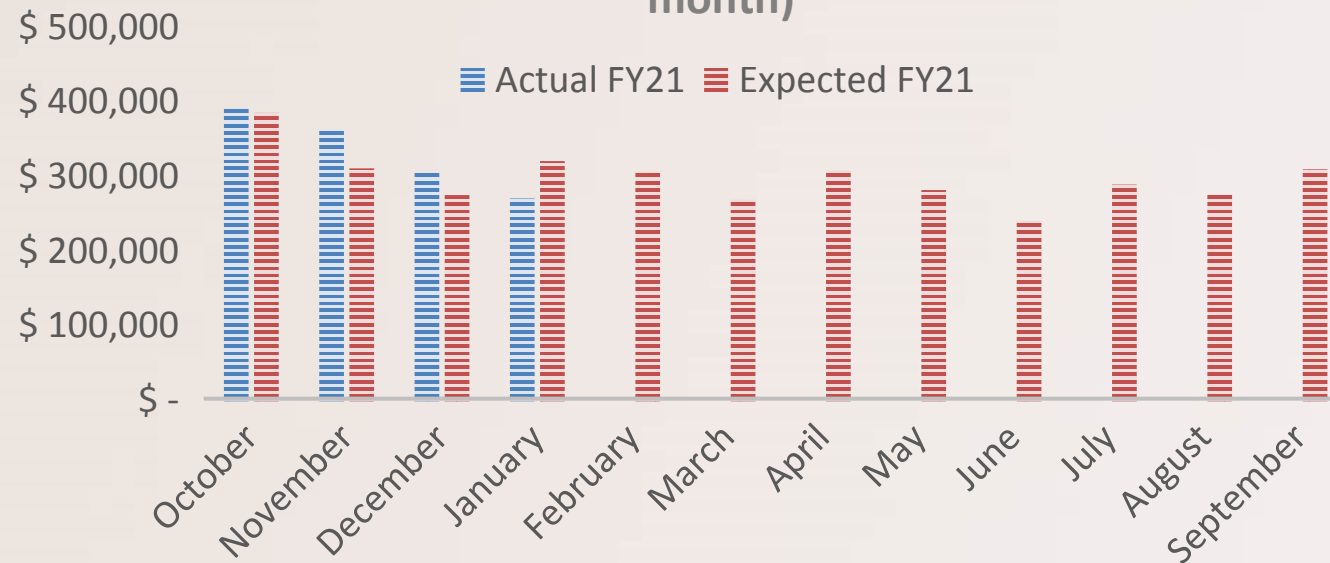


Hotel Fund

	FY21 Budget		FY21 YTD		% of Budget	FY20 YTD
Revenues	\$	237,500	\$	15,958	7%	\$ 59,443
Expenditures	\$	327,176	\$	161,224	49%	\$ 14,833
	\$	(89,676)	\$	(145,267)		\$ 44,610

*42% of the year
is completed

Expected Fund Balance vs. Actual Fund Balance (by month)

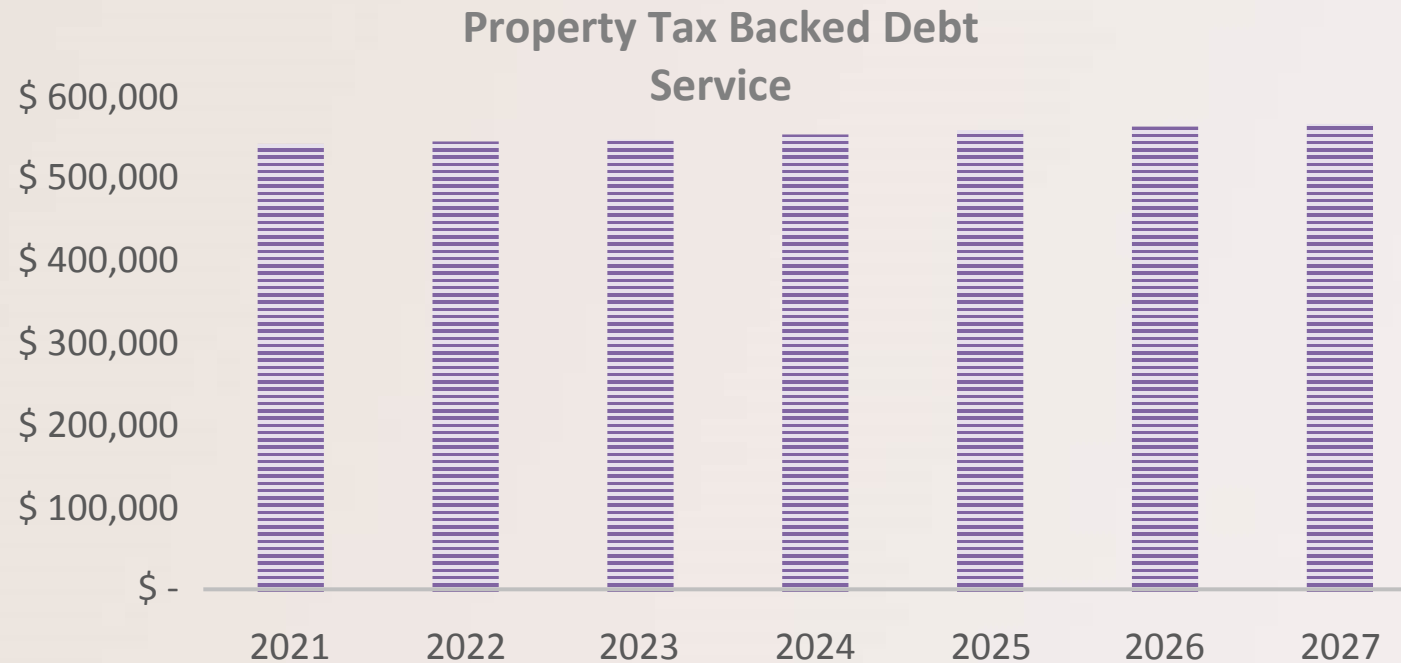


Debt Service Fund



Debt Service Fund						
	FY21 Budget		FY21 YTD		% of Budget	
Revenues	\$	782,500	\$	759,385	97%	\$ 812,734
Expenditures	\$	819,423	\$	661,708	81%	\$ 1,148,210
	\$	(36,923)	\$	97,677		\$ (335,476)

*42% of the year is completed



Monthly Financial Report - January 2021

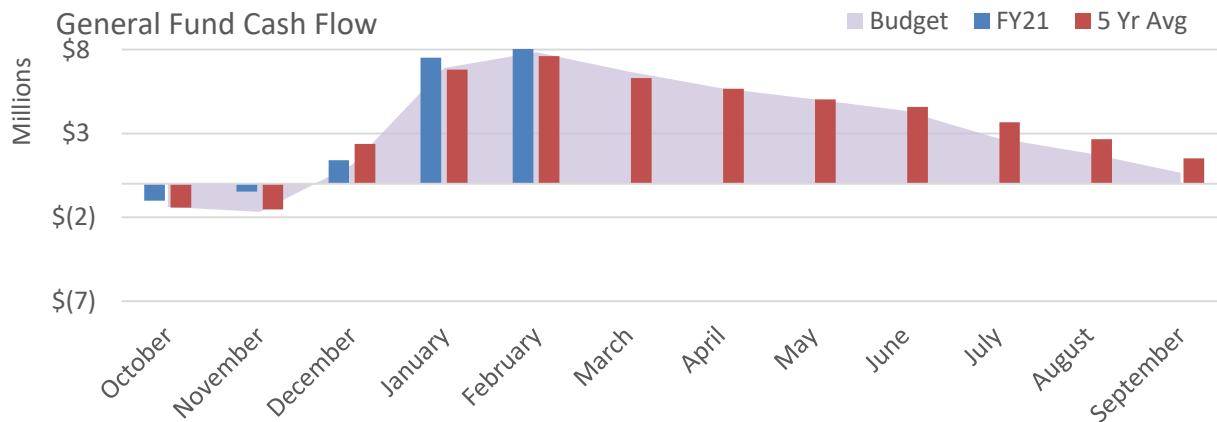
% of year Completed 42%

General Fund

% of Budget Spent 43%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 25,124,381	\$ 18,663,120	74%	\$ 18,479,039	75%
Expenditures	\$ 24,476,396	\$ 10,552,167	43%	\$ 10,831,814	45%
	\$ 647,985	\$ 8,110,953		\$ 7,647,225	

Through February, the General Fund has collected 74% of its budgeted revenue and spent 43% of its budgeted expenditures. February tends to be our peak month of the fiscal year, with the majority of our property taxes having come in and our surplus being the highest it is anticipated to be. The Fund's surplus will decline steadily throughout the remainder of the fiscal year as we spend down that balance. Our \$8.1 million surplus is significantly higher than the previous year, due partially to revenue increases as well as later invoicing from Keller for our Police Jail/Dispatch contract. Please see the typical cash balance trajectory



General Fund Highlights

Revenue (FY21/FY20)

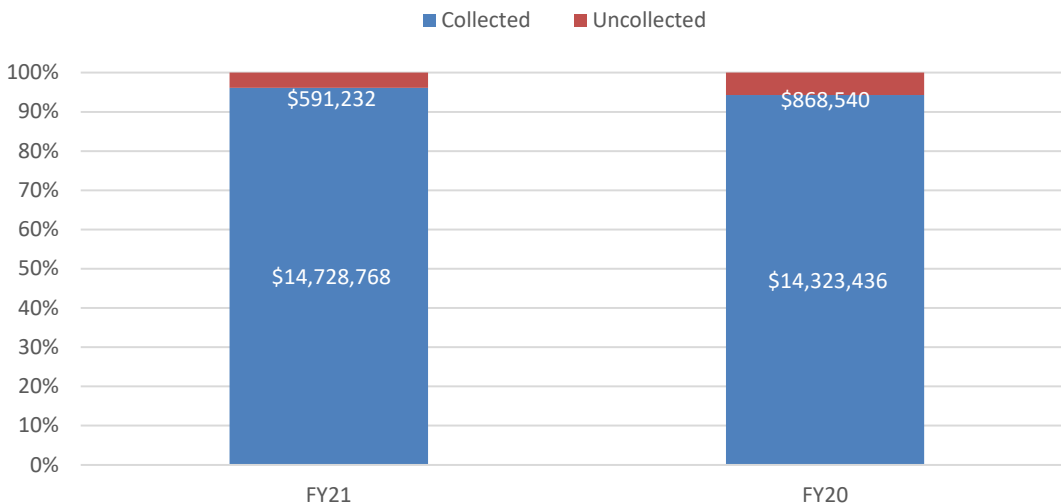
Property Tax	+ \$405k	Sales Tax	+ \$96k	Franchise Tax	-\$139k
Licenses	+ \$34k	Other Revenue	-\$213k	Total Rev	+ \$184k

Expenditures (FY21/FY20)

Personnel	-\$65k	Contractual	-\$213k	Supplies	-\$36k
Capital	\$34k	Transfers	\$ 0k	Total Exp	-\$280k

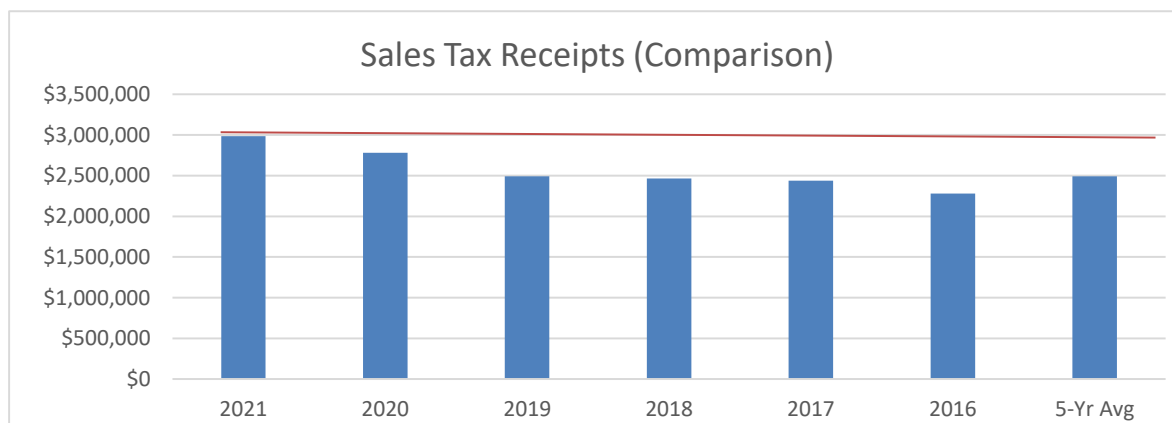
Monthly Financial Report - January 2021

Revenue Highlight: Property Tax



Colleyville anticipates receiving \$15.32m in General Fund property tax this year. This makes for a 1%, or \$130k, increase over actual FY20 property tax receipts. It should be noted that this increase comes from taxes off of new property, as opposed to increased taxes on existing property inside the City.

Revenue Highlight: Sales Tax



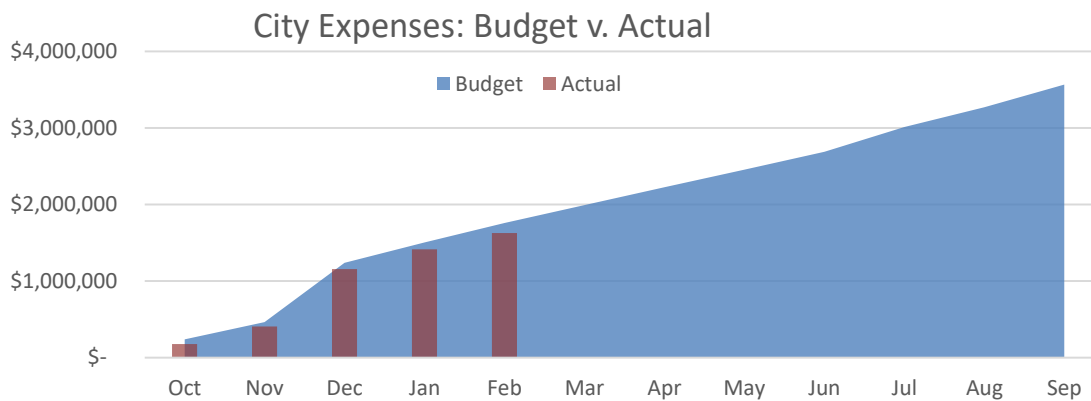
FY21/Budget	FY21/FY20	
↑ 11.7%	↑ 7.4%	↑

Colleyville received its fourth collection of the fiscal year from January's sales, and it brought in a more modest, 1.8% increase over January of last year. This lowers our total YTD increase to from 8.9% over FY20 to 7.4% over FY20. Generally speaking, modest sales tax gains tend to be more common than the large ones we've seen in the last year. The shift in online sales tax collections serves as a bit of an anomaly, and at some points we will see our return to normal. However, we are still 11.7% ahead of where we projected to be at the start of the year.

Monthly Financial Report - January 2021

		% of year Completed		42%	
Water/Sewer Utility Fund		% of Budget Spent		30%	
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 17,958,382	\$ 6,255,087	35%	\$ 5,926,644	34%
Expenditures	\$ 17,925,757	\$ 5,442,322	30%	\$ 5,026,629	29%
	\$ 32,625	\$ 812,765		\$ 900,015	

Through the fifth month of the fiscal year, the Utility Fund has collected 32% of its budgeted revenue and spent 28% of its budgeted expenditures. Our surplus of \$812,000 is a little weaker than we saw last year but still well in positive territory, as we would expect. Higher costs from the Trinity River Authority this year are the largest contributor to the slightly lower position. However, if we net out the pass-through cost of water/sewer services from the T.R.A., which the City does not control, spending for the City's direct costs are tracking a little under budget for this period.



Utility Operation Highlights

Avg Customer Count

FY21/FY20



0.5%

YTD Rainfall (Inches)

FY21/FY20

-3.4

Expenditures (FY21/FY20)

Mostly TRA costs ↓

Personnel	+ \$61k	Contractual	+ \$275k	Supplies	-\$3k
Capital	+ \$51k	Transfers	+ \$32k	Total Exp	+ \$416k

Colleyville's rate structure enables the City to more easily manage years of varying water consumption from year-to-year. The majority of the City's rate is comprised of a direct pass-through to TRA for water costs. Funding for the City's operational costs come from a fixed monthly charge to customers based on meter size. The goal of this fund is to break-even at the end of the year.

Monthly Financial Report - January 2021

% of year Completed 42%

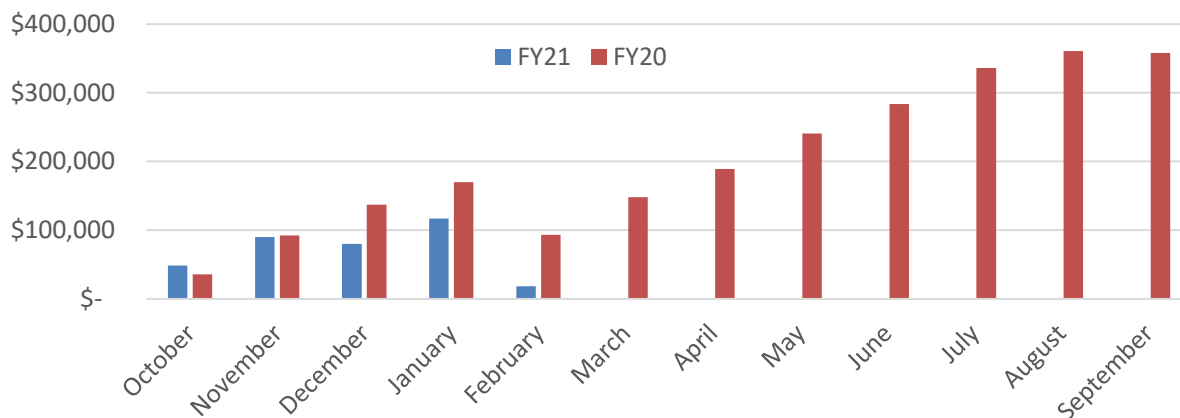
Drainage Utility Fund

% of Budget Spent 50%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 978,508	\$ 420,107	43%	\$ 427,216	44%
Expenditures	\$ 810,202	\$ 401,546	50%	\$ 334,106	42%
	\$ 168,306	\$ 18,561		\$ 93,110	

To date, the Drainage Utility Fund has received 43% of its budgeted revenue and spent 50% of its budgeted expenditures. This fund's cash flow is tracking lower than last year due primarily to increased payroll costs from a position that was reallocated to this fund as well as overtime costs and temp help. February tends to be the month with the lowest cash balance for this fund, and our current surplus is sitting at \$18,500. Drainage fee revenues tend to average at 1.2% higher than the previous fiscal year, although at this point we're seeing about 1% growth for FY21, and 3% over our 5-year average.

FY21 vs. FY20 Cash Flow



Drainage Fund Operation Highlights

Revenue - Drainage Fees

FY21/FY20 1.0%

FY21/5-Yr Avg 2.9%

Expenditures (FY21/FY20)

Personnel	+ \$53k
Supplies	+ \$12k
Debt Service	-\$2k

Note: this fund's debt service is scheduled to be retired in fiscal year 2021.

Contractual	+ \$5k
Capital/Xfers	\$00k
Total Exp.	+ \$67k

Monthly Financial Report - January 2021

Hotel Tax Fund

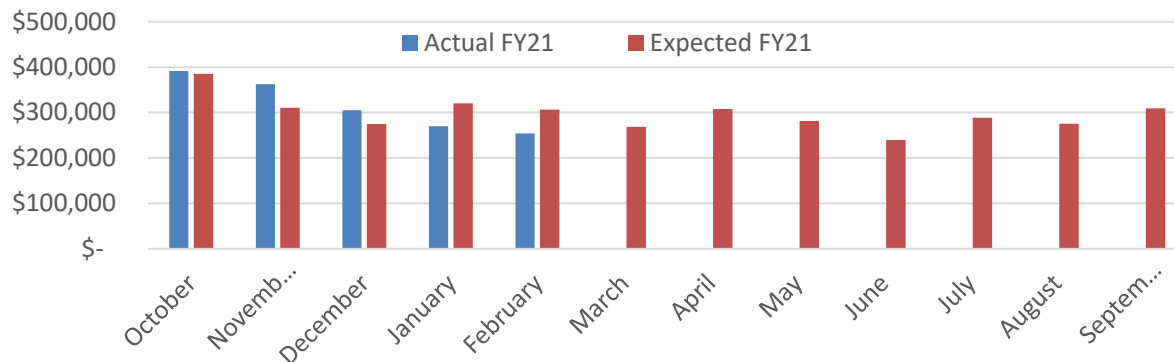
% of year Completed 42%

% of Budget Spent 49%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 237,500	\$ 15,958	7%	\$ 59,443	
Expenditures*	\$ 327,176	\$ 161,224	49%	\$ 14,833	
	\$ (89,676)	\$ (145,267)		\$ 44,610	

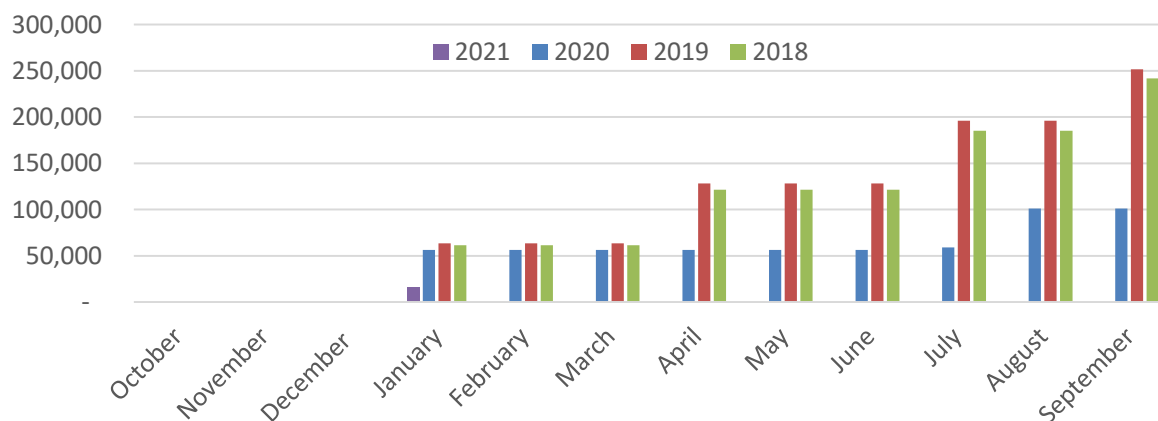
The Hotel Fund began the year outperforming expectations due mostly to lower spending than anticipated for the first quarter. Half of this fund is dedicated to personnel costs, whereas the other half is dedicated to improvements, event supplies, and promoting the City via events, economic development, and direct advertising. Our revenue only comes in once each quarter, and typically amounts to around \$60,000 every payment. However, COVID appears to still be taking its toll on this industry, as our first quarter payment took a large hit. This leaves our overall fund balance at \$250,000 as of the end of February. Given the large balance here, the fund can take another lackluster year. However, staff will keep a close eye in case costs need to be reallocated.

Expected Fund Balance vs. Actual Fund Balance (by month)



Hotel Tax Performance

FY20 Revenue vs. History



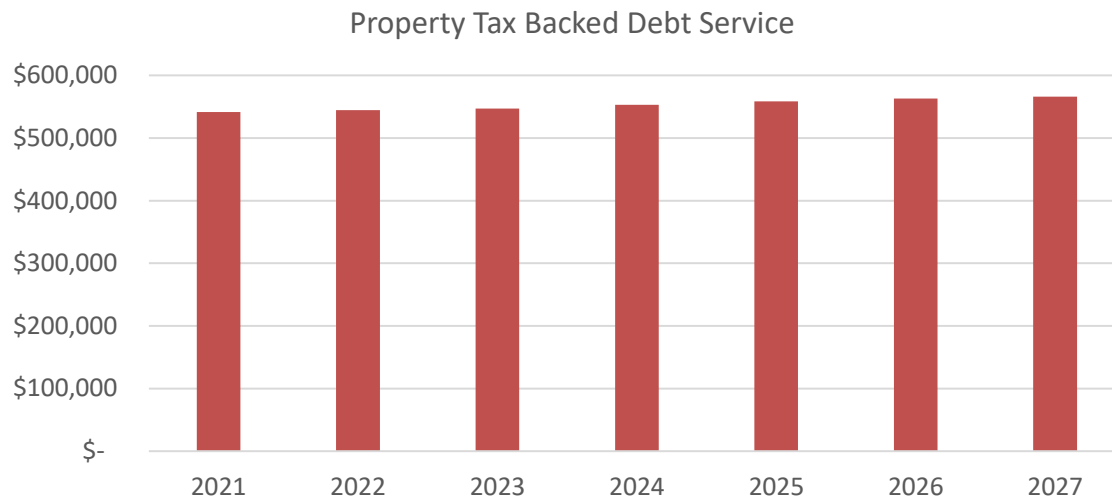
Monthly Financial Report - January 2021

Debt Service Fund % of year Completed 42%
 % of Budget Spent 81%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 782,500	\$ 759,385	97%	\$ 812,734	58%
Expenditures*	\$ 819,423	\$ 661,708	81%	\$ 1,148,210	82%
	\$ (36,923)	\$ 97,677		\$ (335,476)	

Similar to our General Fund's property tax collections, the Debt Service fund has received a substantial portion of its property taxes this year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually. As of February's figures, the fund is running a surplus of almost \$98,000. The majority of the fund's expenditures have been spent, with the remaining budget dedicated to a pumper lease and an ambulance lease. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

*Please note that staff has planned to rely on \$37k of excess fund balance to pay for this year's costs.



For any questions or comments regarding this report, please contact:

Kyle Lester
 Finance Director
 City of Colleyville, TX
klester@colleyville.com
 817-503-1014



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 3/23/2021

Number Ordinance O-21-2156

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from PUD-R Planned Unit Development-Residential zoning district to AG Agricultural zoning district on Lot 1R, Block A, Eubank Addition, located at 311 W. Glade Road, Case ZC21-001

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

The applicant was present and spoke about the history of the property and the purpose of the request. No one else was present to speak.

First Reading and Public Hearing

Russell Eubank, the applicant, has submitted a request for a zoning change on Lot 1R, Block A, Eubank Addition, being approximately 4.017 acres, and zoned PUD-R Planned Unit Development - Residential. The purpose is to rezone from the PUD-R Planned Unit Development - Residential district to the AG Agricultural district. There are no new lots proposed.

Existing Conditions/Background: The subject property, 311 W. Glade Road, resides on the south side of W. Glade Road near the city boundary with the City of Hurst. The subject property has PUD-R zoning and is currently developed with a single family home and two accessory buildings.

Proposed Zoning:

Request- The applicant requests to rezone the property from PUD-R to AG zoning. The minimum standards for the AG zoning district are as follows:

Minimum Lot Size	130,680 s.f.	174,981 s.f.
Minimum Lot Width	200 ft.	Approx. 212 ft.
Minimum Lot Depth	300 ft.	Approx. 618 ft.

Front Building Line	40 ft.
Side Building Line	25 ft.
Rear Building Line	40 ft.
Max. Lot Coverage	20%
Max. Impervious Coverage	50%

Analysis: The current size of the property does comply with all the minimum standards of the AG Agricultural zoning. The property will continue as a single family use with a future greenhouse accessory building.

Plat Status: The property is platted as Lot 1R, Block A, Eubank Addition.

DRC Review: The DRC reviewed the request during their January 19, 2021 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the south and west are zoned PUD-R Planned Unit Development - Residential and improved with single-family residences. The property to the east is zoned PUD-R Planned Unit Development - Residential zoning and is owned by the City of Colleyville. It is part of the Colleyville Nature Center, has a pond, and is used as a park. The properties to the north are zoned R-40 Single Family Residential district and are improved with single-family residences.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single-family residential development. The proposed AG zoning does not conflict with any portion of the comprehensive plan.

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

Staff Recommendation: Staff recommends approval of the request. The proposed zoning meets the intent of the residential designation assigned in the *Destination Colleyville* comprehensive plan.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval at their February 8, 2021 meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification
8. Ordinance O-21-2156

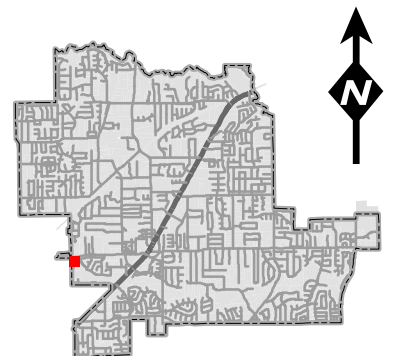
Aerial Map



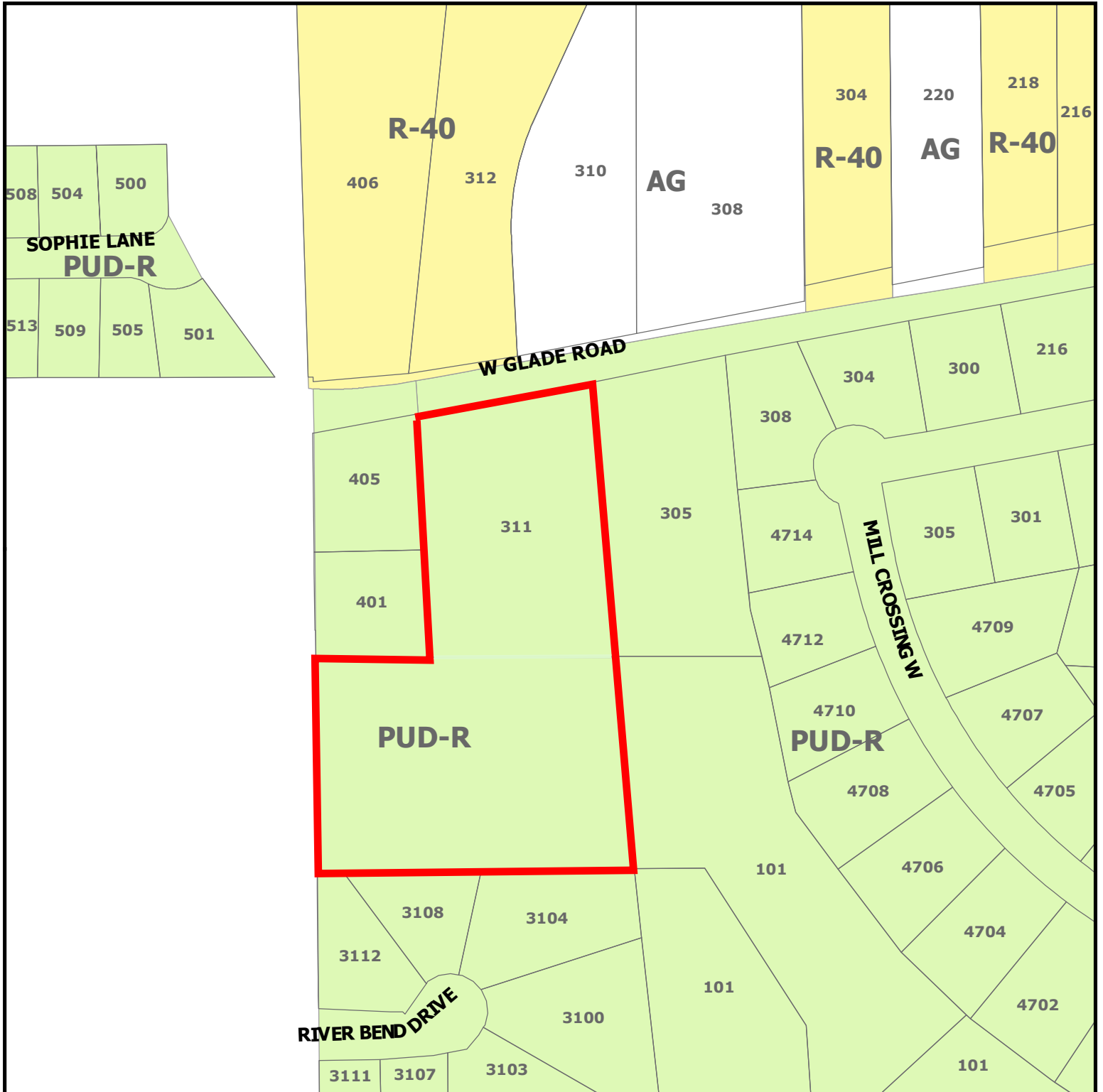
ZC21-001
311 W Glade Road

DISCLAIMER:
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 Subject Property



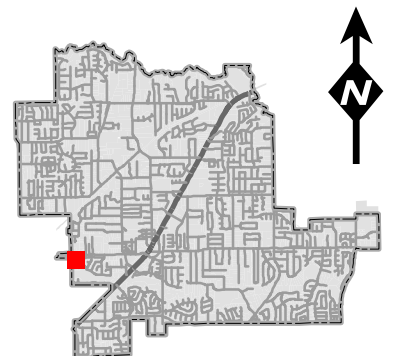
Zoning Map



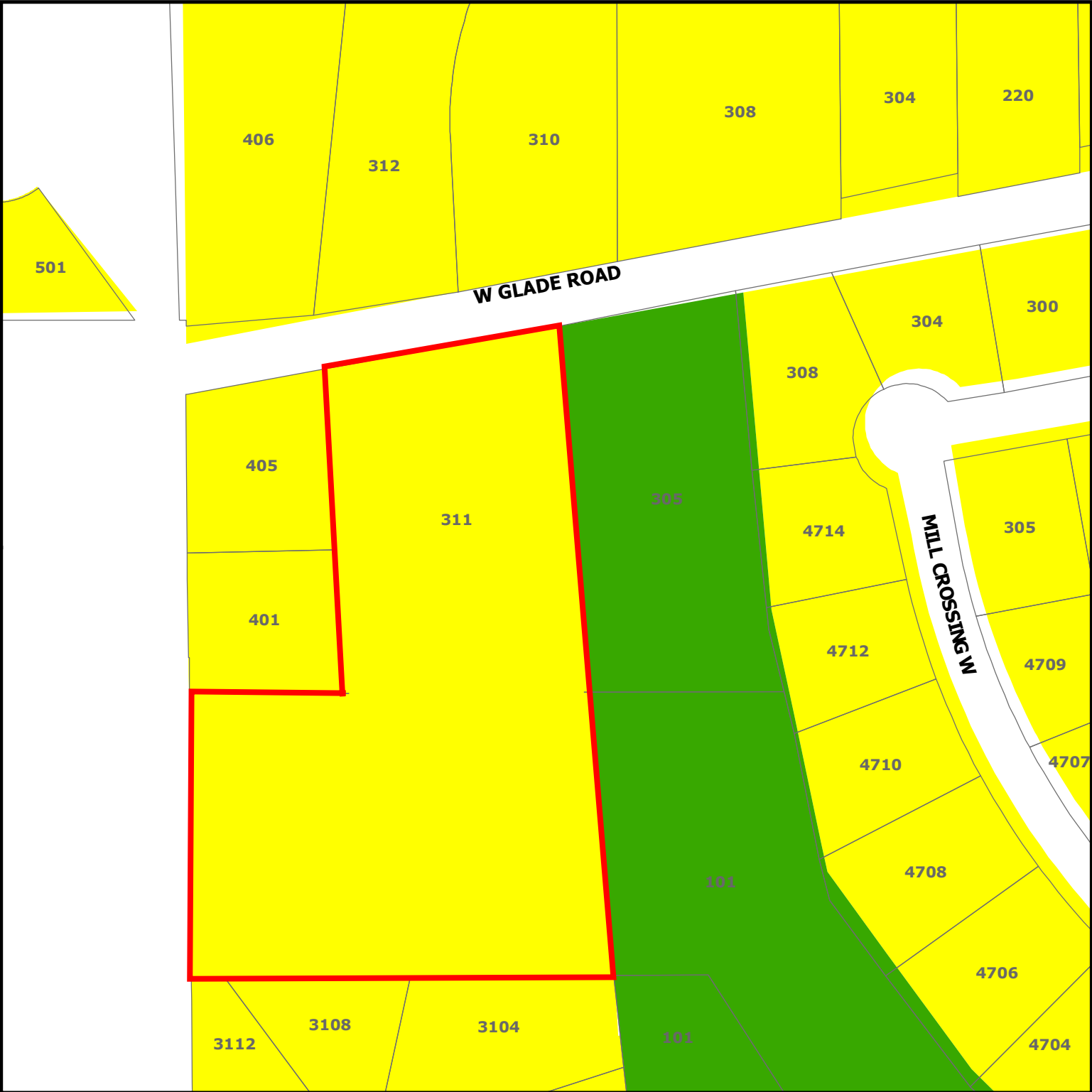
ZC21-001
311 W Glade Road

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 Subject Property



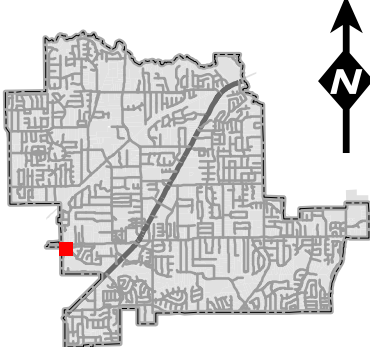
Future Land Use Map



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ZC21-001
311 W Glade Road

-  Subject Property
-  Residential
-  Open Space; Parks



Zoning Exhibit

D221009249 01/12/2021 01:36 PM Page: 1 of 3 Fee: \$72.00
Electronically Recorded by Tarrant County Clerk in Official Public Records

Submitter: City of Colleyville Planning & Development - Araceli Botello

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

WHEREAS Russell Vernie Eubank, a.k.a. Russell V. Eubank, and Jennifer Lou Eubank, a.k.a. Jennifer L. Eubank, are the owners of Lot 1, Block 1, Heffley Addition, an addition in the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Volume 388-462, Page 16, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and the owners of Lot 1 & Lot 2, Block 1, Eubank Addition, an addition in the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 4100, P.R.T.C.T., said tract being all of the tract described in the deed to Russell V. Eubank and Jennifer L. Eubank, recorded under Instrument Number D198129322, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being a portion of the tract described in the deed to Russell V. Eubank and Jennifer L. Eubank, recorded in Volume 10812, Page 831, O.P.R.T.C.T., the subject tract, being the sum of the tracts referenced above, is more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the northeast lot corner of said Lot 1 (Heffley Addition), being the southeast right-of-way corner of an existing 15 foot Dedication for widening right-of-way, County Road Number 3036 (also known as Glade Road), being a variable width right-of-way;

THENCE SOUTH 04° 45' 55" EAST, with the west lot line of Lot 1 (Heffley Addition), a distance of 358.61 feet to a 5/8 inch rebar found at the southeast lot corner of Lot 1 (Heffley Addition), same being the northeast lot corner of said Lot 1 (Eubank Addition);

THENCE with the perimeter and to the corners of the said Eubank Addition the following courses and distances:

1. SOUTH 04° 43' 47" EAST, a distance of 260.32 feet to a found 5/8 inch capped rebar stamped "PIONEER MAPPING RPLS 6579";
2. SOUTH 88° 53' 47" WEST, a distance of 388.89 feet to a found 1/2 inch rebar with broken cap;
3. NORTH 09° 09' 43" WEST, a distance of 319.00 feet to a set 1/2 inch capped rebar stamped "PH Land Surveying";
4. NORTH 00° 10' 01" WEST, a distance of 120.08 feet to a 1/2 inch capped rebar stamped "PH Land Surveying" set at the northwest lot corner of said Lot 2, same being the southwest lot corner of Lot 3 of said Eubank Addition;

THENCE NORTH 88° 31' 40" EAST, with the north lot line of Lot 2 and with the south lot line of Lot 3, a distance of 122.43 feet to a 1/2 inch capped rebar stamped "PH Land Surveying" set at the northeast lot corner of Lot 2, the southeast lot corner of Lot 3, and being a point on the west lot line of aforementioned Lot 1 (Heffley Addition);

THENCE NORTH 01° 42' 14" WEST, with the said west lot line of Lot 1 (Heffley Addition) and with the east lot line of Lot 3, a distance of 141.59 feet to a 1/2 inch capped rebar stamped "PH Land Surveying" set at the northwest lot corner of Lot 1 (Heffley Addition), same being the southwest right-of-way corner of the said existing 15 foot Dedication for widening right-of-way;

THENCE NORTH 79° 04' 52" EAST, with the north lot line of Lot 1 (Heffley Addition), and with the south right-of-way line of said right-of-way dedication, a distance of 212.48 feet to the **POINT OF BEGINNING** and enclosing 4.56 acres (±196,734 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That We, Russell Vernie Eubank, a.k.a. Russell V. Eubank, and Jennifer Lou Eubank, a.k.a. Jennifer L. Eubank, owners, do hereby adopt this plat designating the heretofore described property as Lot 1R & 2R, Eubank Addition, an addition in the City of Colleyville, Tarrant County, Texas, and do hereby dedicate to the public use forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation for all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way, underground or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, repairing, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this 8 day of January, 2021.

By: Russell Vernie Eubank
a.k.a. Russell V. Eubank

By: Jennifer Lou Eubank
a.k.a. Jennifer L. Eubank

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared Russell Vernie Eubank, a.k.a. Russell V. Eubank, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in capacity therein stated.

Given under my hand and seal of office this 8 day of JAN, 2021.

Eleanor Snow
Notary Public, State of Texas

Printed Name: Eleanor Snow
My Commission Expires: 2/19/2024

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared Jennifer Lou Eubank, a.k.a. Jennifer L. Eubank, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she executed the same for the purposes and considerations therein expressed, and in capacity therein stated.

Given under my hand and seal of office this 8 day of Jan, 2021.

Eleanor Snow
Notary Public, State of Texas

Printed Name: Eleanor Snow
My Commission Expires: 2/19/2024

LEGEND OF ABBREVIATIONS

US SPT United States Survey Feet
TACS/3X/NCZ Texas Coordinate System of 1983, North Central Zone
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL/PAGE/INSTR Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
R.O.W. Right of Way
A.K.A./F.K.A. Also Known As/Formerly Known As

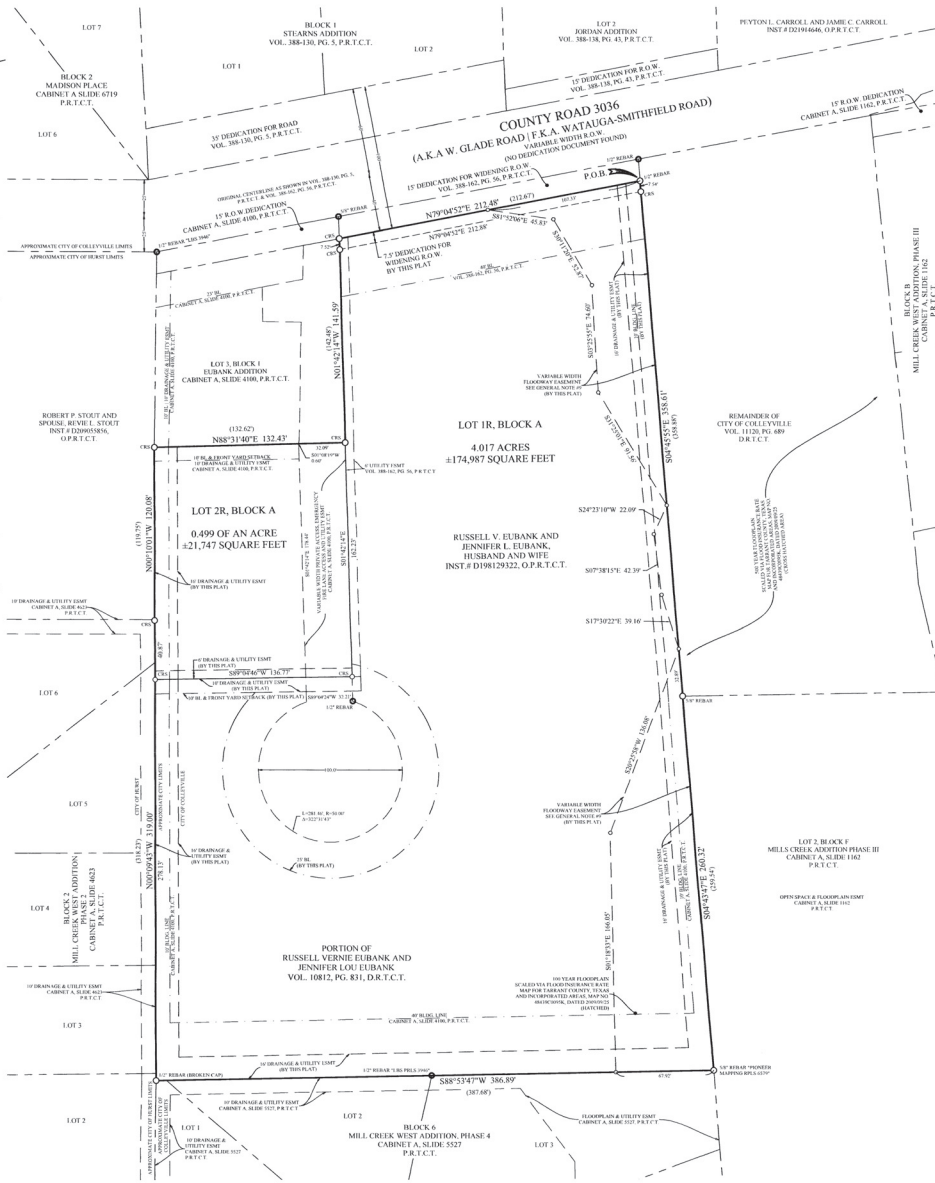
MONUMENTS / BEARING BASIS

Monuments are found if not marked MNS or CRS.
CRS O 1/2" rebar stamped "PH Land Surveying" set
MNS O Mag nail & washer stamped "PH Land Surveying" set
O Vertices or common point (not a monument)
Coordinate values, if shown, are US SPT (TACS/3X/NCZ).
Bearings are based on grid north (TACS/3X/NCZ).

Drafter: SCJ
Revision: JBN | 12-10-2020
Revision: JBN | 12-22-2020
Revision: JBN | 12-31-2020

SURVEYOR:
JPH Land Surveying, Inc.
785 Lonsome Dove Trail, Hunt, Texas 76054
Telephone (817) 431-4971

OWNER:
Russell V. Eubank and
Jennifer L. Eubank,
405 W. Glade Road
Colleyville, Texas 76034



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Jose B. Najarro III, a Registered Professional Land Surveyor or Licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

Jose B. Najarro III
Registered Professional
Land Surveyor No. 6736
jose@jphs.com
DATE: January 07, 2021

STAFF APPROVAL AUTHORITY

This amending or minor plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations.

January 12, 2021
Date

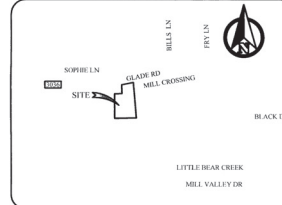
Community Development Director

GENERAL NOTES

1. The purpose of this replat is to combine two existing lots into one new lot, move the south line of Lot 2 north, and to modify existing easements.
2. Notice: Setting a portion of this addition by metes & bounds is a violation of the City subdivision ordinance and state planning statutes and is subject to fines and withholding of utilities and building certificates.
3. This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced herein.
4. This property lies within ZONE(S) X (Non-Shaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
5. All building setbacks shall conform to those required by the current approved zoning by the City of Colleyville.
6. Private Sewage Treatment Systems, including septic tanks, shall be prohibited except where approved by the Director of Public Works or designee and the Tarrant County Health Department.
7. All building setbacks shall conform to those required by the current approved zoning by the City of Colleyville.
8. Distances shown in parenthesis are those from the plat recorded in Cabinet A, Slide 4100, and Vol. 388-162, Pg. 56, P.R.T.C.T., respectively.
9. No construction shall be allowed within a Floodway Easement without the written approval of the City of Colleyville, and then only after detailed engineering plans and studies show that no flooding will result. A LOMR and an Amending Plat revising the Floodway Easement will be required prior to issuing building permits for new construction or substantial improvements to existing structures.
10. Drainage Easement Restriction: No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
11. Utility Easements: Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without necessity at any time of procuring the permission of anyone.

VICINITY MAP

NOT TO SCALE



AMENDING PLAT LOTS 1R & 2R, BLOCK A EUBANK ADDITION

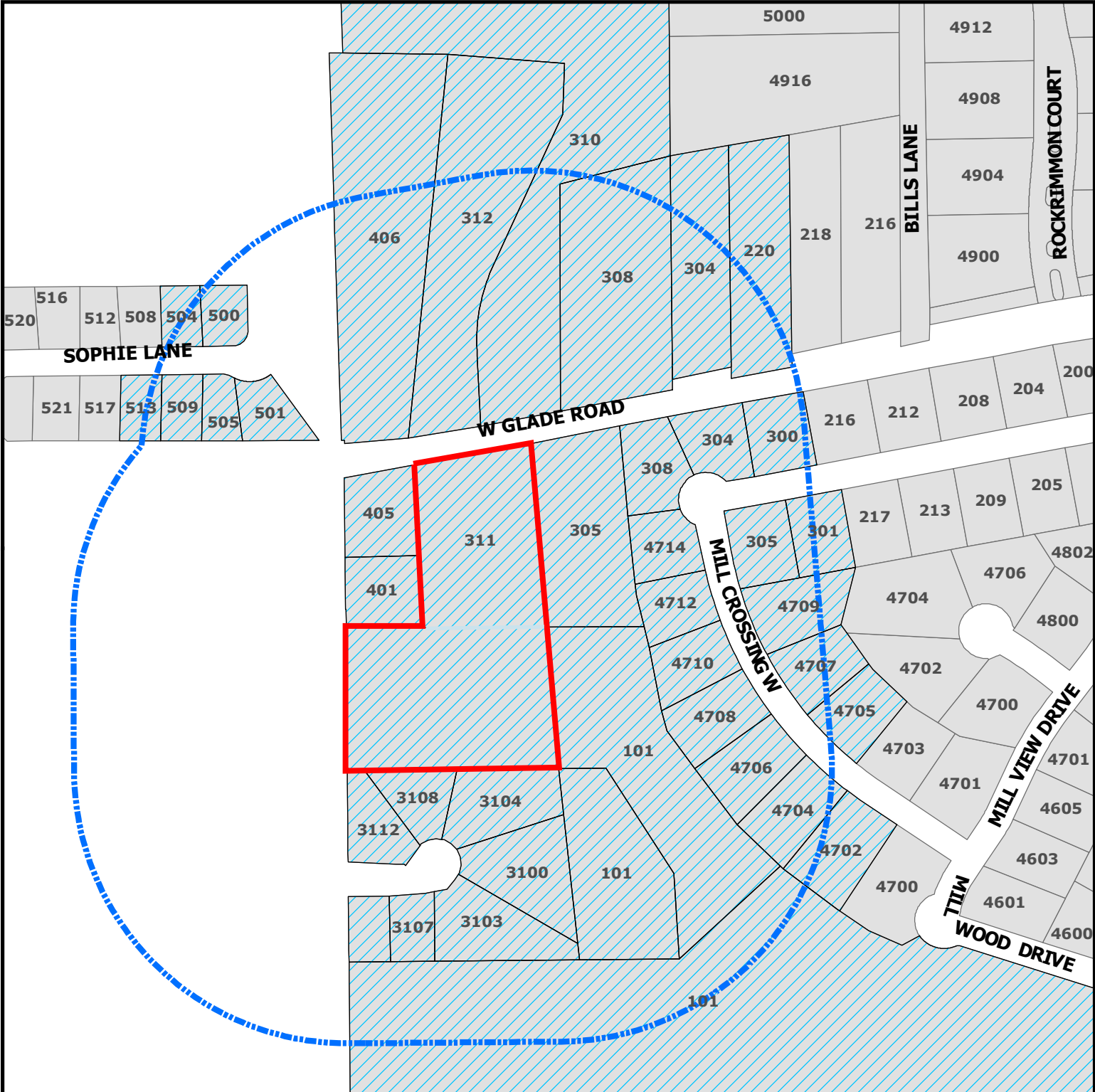
BEING A 4.516 ACRES REPLAT OF
LOTS 1 & 2, BLOCK 1, EUBANK ADDITION
(CABINET A, SLIDE 4100, P.R.T.C.T.)

LOT 1, BLOCK 1, HEFFLEY ADDITION
(VOL. 388-162, PG. 56, P.R.T.C.T.)
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
PREPARED: DECEMBER 2020



JPH Job/Drawing No. (see below)
2020.174.001 311 W. Glade Rd., Colleyville, Tarrant Co., Tx.dwg
© 2021 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonsome Dove Trail, Hunt, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TSP/ELS Firm 010019500 /010019473 /010019387
DFW /Austin /West Texas

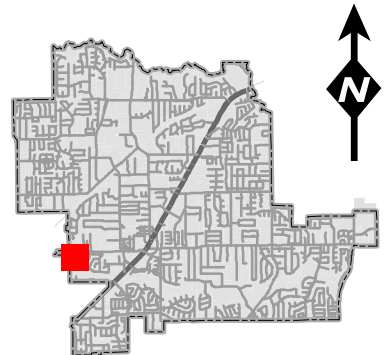
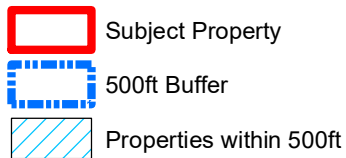
Notification Map



ZC21-001
311 W Glade Road

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Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
BEAM, LAURA	4702 MILL CROSSING W	COLLEYVILLE, TX	76034	4702 MILL CROSSING W
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	101 MILL WOOD DR
EUBANK, RUSSELL	311 W GLADE RD	COLLEYVILLE, TX	76034	405 W GLADE RD
HOPKINS, LINDSEY Y	3111 RIVER BEND DR	HURST, TX	76054	3111 RIVER BEND DR
DORMANN, NATHAN	3112 RIVER BEND DR	HURST, TX	76054	3112 RIVER BEND DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	101 MILL WOOD DR
GOWANI, ALI	1002 WINSTON DR	EULESS, TX	76039	3103 RIVER BEND DR
				315 W GLADE RD
BORDOVSKY, JARED	300 MILL XING W	COLLEYVILLE, TX	76034	300 MILL CROSSING W
COCKERHAM, JOHN T	301 MILL XING W	COLLEYVILLE, TX	76034	301 MILL CROSSING W
EUBANK, RUSSELL	311 W GLADE RD	COLLEYVILLE, TX	76034	311 W GLADE RD
ZAFAR, KHALID	PO BOX 1171	COLLEYVILLE, TX	76034	406 W GLADE RD
HIX, RICHARD	3104 RIVER BEND DR	HURST, TX	76054	3104 RIVER BEND DR
UNDERWOOD, MAX B	4712 MILL XING W	COLLEYVILLE, TX	76034	4712 MILL CROSSING W
KARELS, JERRY D	4709 MILL CROSSING W	COLLEYVILLE, TX	76034	4709 MILL CROSSING W
EDWARDS, GARY M	220 W GLADE RD	COLLEYVILLE, TX	76034	220 W GLADE RD
BARNARD, BRITT	4704 MILL XING W	COLLEYVILLE, TX	76034	4704 MILL CROSSING W
CARROLL, PEYTON	308 W GLADE RD	COLLEYVILLE, TX	76034	308 W GLADE RD
WALSH, BRIAN J	4710 MILL CROSSING W	COLLEYVILLE, TX	76034	4710 MILL CROSSING W
ROSS, MICHAEL D	513 SOPHIE LN	COLLEYVILLE, TX	76034	513 SOPHIE LN
OMEARA, STEPHEN	3108 RIVER BEND DR	HURST, TX	76054	3108 RIVER BEND DR
WILKERSON, PATRICIA	26 SHADOWBROOK LN	HURST, TX	76053	304 W GLADE RD
EUBANK, RUSSELL	311 W GLADE RD	COLLEYVILLE, TX	76034	401 W GLADE RD
DENTON, MICHAEL	4705 MILL CROSSING W	COLLEYVILLE, TX	76034	4705 MILL CROSSING W
ALLISON, L STEWART	305 MILL XING W	COLLEYVILLE, TX	76034	305 MILL CROSSING W
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	305 W GLADE RD
SNOW, JOSEPH M	4708 MILL XING W	COLLEYVILLE, TX	76034	4708 MILL CROSSING W
BEETER, LANA	505 SOPHIE LN	COLLEYVILLE, TX	76034	505 SOPHIE LN
WILLIAMS, GARY N	500 SOPHIE LN	COLLEYVILLE, TX	76034	500 SOPHIE LN
PANUTHOS, THOMAS A	504 SOPHIE LN	COLLEYVILLE, TX	76034	504 SOPHIE LN
WASLASKI, JAMES	3107 RIVER BEND DR	HURST, TX	76054	3107 RIVER BEND DR
BUSH, MATTHEW B	4706 MILL CROSSING W	COLLEYVILLE, TX	76034	4706 MILL CROSSING W
AMES, JOHN	3100 RIVER BEND DR	COLLEYVILLE, TX	76034	3100 RIVER BEND DR
ABBASSI, HYTHAM F	501 SOPHIE LN	COLLEYVILLE, TX	76034	501 SOPHIE LN
MORRIS, JEFFREY D	1122 SMITH RD	ROCKWALL, TX	75032	310 GLADE RD
CARR, DONALD E	509 SOPHIE LN	COLLEYVILLE, TX	76034	509 SOPHIE LN
ALVIS, GREGORY W	4714 MILL XING W	COLLEYVILLE, TX	76034	4714 MILL CROSSING W
HOOPER, RANDALL	4707 MILL XING W	COLLEYVILLE, TX	76034	4707 MILL CROSSING W
WILSON, SUSAN	304 MILL CROSSING W	COLLEYVILLE, TX	76034	304 MILL CROSSING W
ERBEN, HENRY R	312 W GLADE RD	COLLEYVILLE, TX	76034	312 W GLADE RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	101 MILL WOOD DR
STAATS, GARY	308 MILL XING W	COLLEYVILLE, TX	76034	308 MILL CROSSING W
ROCKRIMMON	4925 ROCKRIMMON	COLLEYVILLE, TX	76034	COURTESY NOTICE
MILL CREEK ADDN-COLLEYVILLE		COLLEYVILLE, TX	76034	COURTESY NOTICE
CITY OF HURST	1505 PRECINCT LINE ROAD	HURST, TX	76054	COURTESY NOTICE
BIRDVILLE ISD	6125 E BELKNAP ST	HALTOM CITY, TX	76117	STATE REQUIRED
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
EUBANK, RUSSELL	311 W GLADE RD	COLLEYVILLE, TX	76034	311 W GLADE RD

Public hearing notices were mailed on January 22, 2021



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, February 8, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, March 2, 2021 & Tuesday, March 23, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from PUD-R Planned Unit Development-Residential zoning district to AG Agricultural zoning district. The purpose is to rezone the property from PUD-R Planned Unit Development-Residential to AG Agricultural in order to maintain the property as a large single-family residential lot. No new lots are proposed.

Zoning Case: ZC21-001

Applicant: Russell Eubank

Owner: Russell Eubank

Location: 311 W. Glade Road

Property Description: Lot 1R, Block A, Eubank Addition

Present Zoning: PUD-R Planned Unit Development-Residential

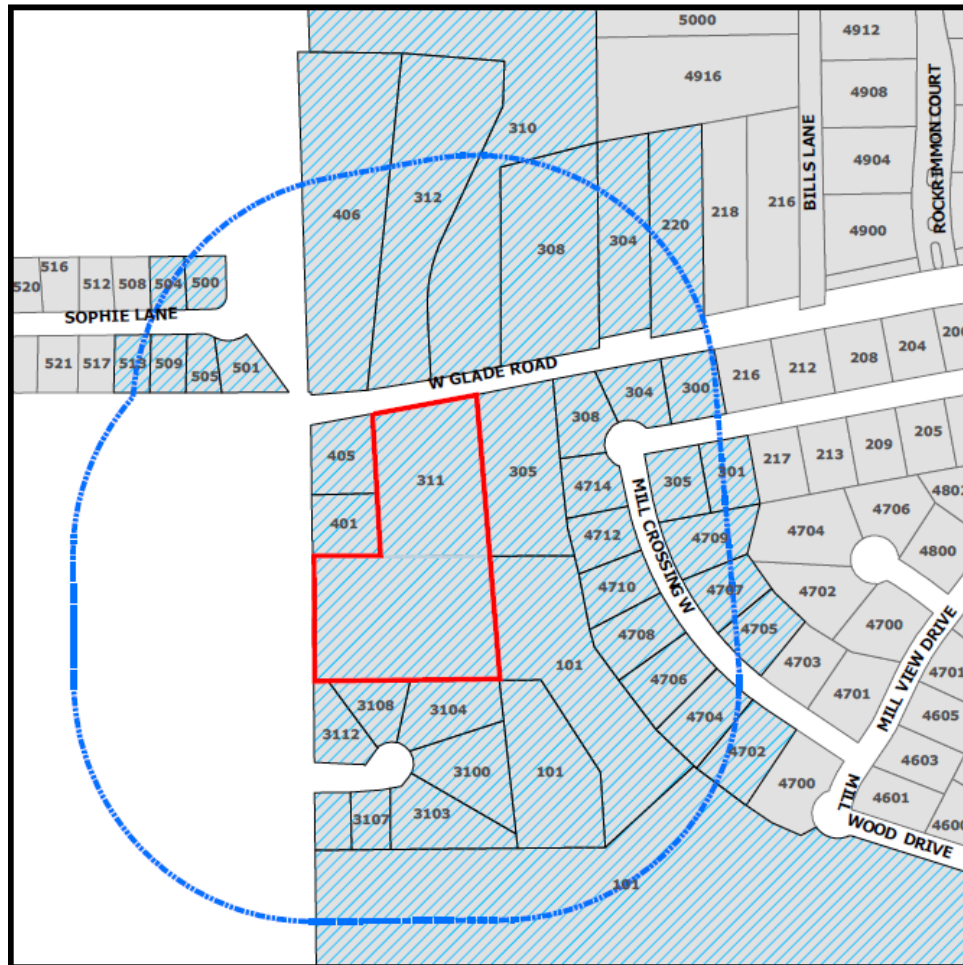
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

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



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacqueline Reiff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-2156

AMENDING THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 4.017 ACRES BEING LOT 1R, BLOCK A, IN THE EUBANK ADDITION, LOCATED AT 311 W. GLADE ROAD, FROM THE PUD-R PLANNED UNIT DEVELOPMENT – RESIDENTIAL TO THE AG AGRICULTURAL 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 a rezoning of the property from PUD-R Planned Unit Development - Residential to AG Agricultural district for Case No. ZC21-001; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from PUD-R Planned Unit Development – Residential to AG Agricultural district on 4.017 acres, being Lot 1R, Block A, of the Eubank Addition, located at 311 W. Glade Road, as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of March 2021.

The second reading and public hearing being conducted on the 23rd day of March 2021.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS
THE 23RD DAY OF MARCH 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

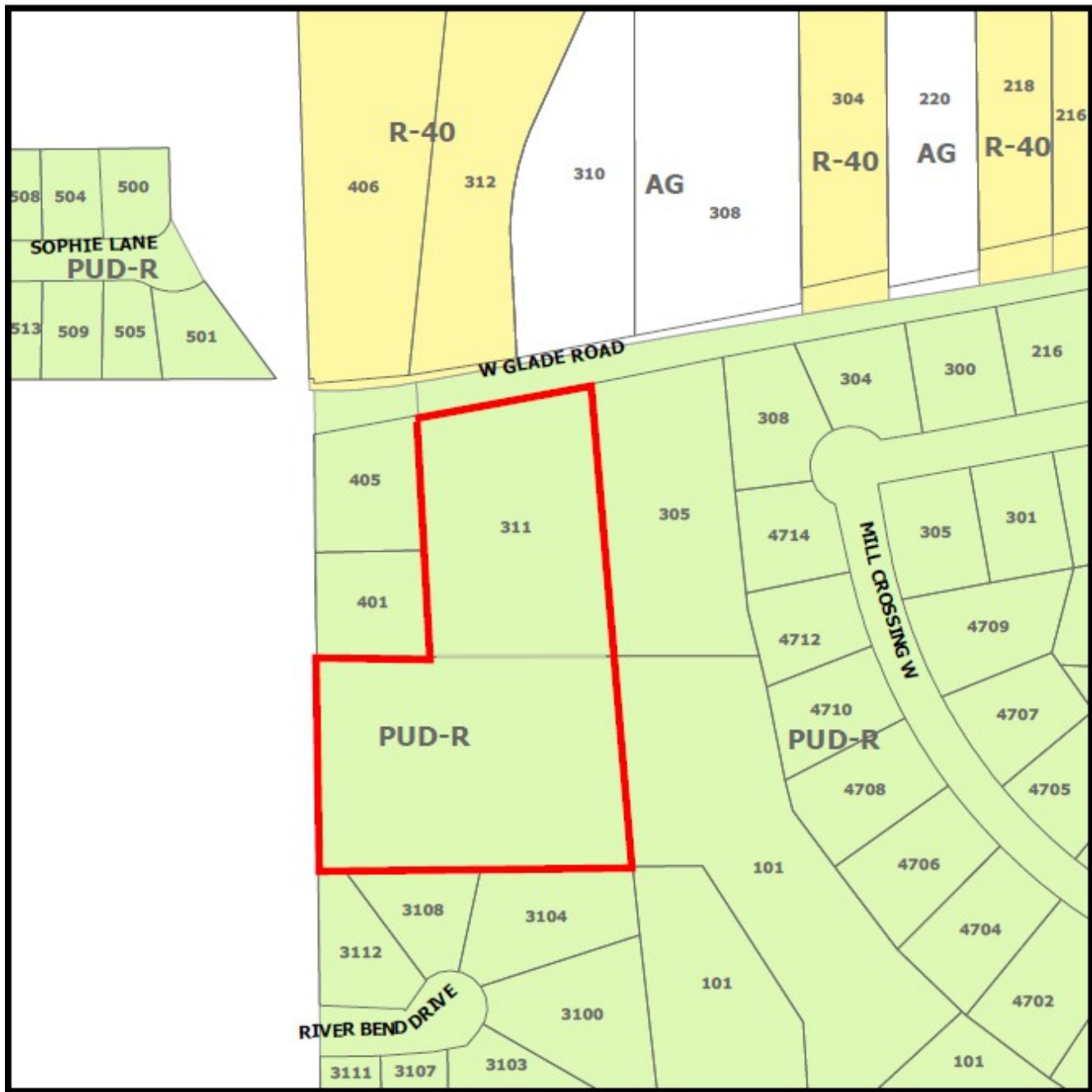
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map



D221009249 01/12/2021 01:36 PM Page: 1 of 3 Fee: \$72.00 Submitter: City of Colleyville Planning & Development - Arcelli Botello
Electronically Recorded by Tarrant County Clerk in Official Public Records

MARY LOUISE NICHOLSON
COUNTY CLERK
STATE OF TEXAS
COUNTY OF TARRANT

Page: 1 of 3 Fee: \$72.00
Clerk in Official Public Records

Submitter: City of Colleyville Planning & Development - Araceli Botello

 MARY LOUISE NICHOLSON
 COUNTY CLERK

ADVERTISING CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:
That I, Jose B. Nigam III, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plan is true and correct and

Whereas on March 08, 1961 day of January

Russell Vernon Johnson
a.k.a. Russell V. Johnson

Jacqueline Kelleher
Marion Lee Johnson
a.k.a. Jacqueline L. Johnson

STATE OF TEXAS)
COUNTY OF TARRANT)

[illegible]

FORBIE ME, the undersigned money public, State of Texas, on this day personally appeared David Vernon Eshbach, a.k.a. David V. Eshbach, known to me to be the person who executed the foregoing instrument, and was acknowledged to me and to the undersigned as the person who executed the same for the purposes and considerations therein expressed, and in support whereof stated:

_____ day of June, 1964.

Eileen 5472

CLERK OF COURT
No. _____



 Admitted to 1974

Notary Public, State of Texas

My Commission Expires 2/1/2017

State of Texas

County of Tarrant

[illegible]

FOR THE undersigned foreign public, State of Texas, on this _____ day of _____, 19____, I, _____, a resident of _____, Texas, known to me to be the person who has submitted to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations therein expressed, and is capable of doing said act, have signed under my hand and seal of office this _____ day of _____, 19____.



 Notary Public, State of Texas

Given Under My Hand and Seal of Office this _____ day of _____, 19____.

 Notary Public, State of Texas

[illegible]

9. Complete the square: $\frac{1}{2}x^2 + \frac{1}{2}x - 2 = f(x)$ _____

[illegible][illegible][illegible][illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 3/23/2021

Number Ordinance O-21-2157

Type Ordinance

Department Community Development

Title

Consideration of amendments to Chapter 3, Section 3.28 – Supplementary District Regulations of the Land Development Code specific to parking and storage of vehicles to include recreation vehicles, commercial vehicles, and junked/abandoned vehicles

Strategic Plan

4.3 Adopt best-practice planning and development processes

Explanation

Second Reading and Public Hearing

No one spoke during the public hearing. A discussion about parking of inoperable vehicles in commercial areas was held.

First Reading and Public Hearing

The City Council discussed the parking and storage of recreational vehicles, commercial vehicles, and junked/abandoned vehicles at their September 1, 2020 Worksession meeting. The Council expressed a desire to amend the existing regulations found within the Land Development Code to protect the neighbors from the unsightly parking and storage of such vehicles. The proposed amendments will clarify the location on residential property where such vehicles can be parked as well as screening requirements when visible from a right-of-way or adjacent residence.

The Planning and Zoning Commission recommended approval with minor changes as presented at their October 12, 2020 meeting by a vote of 5-0.

Staff presented the proposed regulations to the City Council at the November 2, 2020 and December 15, 2020 Worksessions in order to review the changes to make sure it was in-line with the Council's desires.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Draft LDC Code Language - Parking of RVs and Commercial Vehicles
2. Ordinance O-21-2157

MUNICIPAL CODE *{For Reference}*

Chapter 2 – BUSINESSES

ARTICLE V. - WRECKERS AND WRECKER SERVICES

DIVISION 1. - GENERALLY

Sec. 22-111. - Definitions.

Parking facility means any public or private property used, in whole or in part, for the restricted and/or paid parking of vehicles. Such term includes but is not limited to commercial parking lots, parking garages, and parking areas serving or adjacent to businesses, churches, schools, homes and apartment complexes. It also includes a restricted portion or portions of an otherwise unrestricted parking facility.

Chapter 94 - TRAFFIC AND VEHICLES

ARTICLE I. - IN GENERAL

Sec. 94-5. - Parking of certain commercial vehicles.

- a) *Unattended vehicles prohibited; exceptions.* The parking of commercial vehicles classified by the manufacturer as 1½-ton or larger capacity vehicles and other vehicles larger than 1½-ton, unattended on any public roadway, front yard, side yard or back yard in any residential zoned area within the city except for immediately loading or unloading of cargo is hereby prohibited; provided that the parking of one vehicle excluding all trailers in the rear yard of a lot of a total area of two acres or more shall be allowed.
- b) *Trailers, inoperable vehicles prohibited.* The parking of any trailer, including house trailers and/or mobile homes, tractors, or inoperable vehicles, cars, trucks, or buses that cannot be immediately or readily started or moved under their own power, and including vehicles without current licenses and vehicles with wheels or other major components removed or broken, upon any public roadway, or on any front yard area, or side yard area (off driveways) in residential areas within the city is hereby prohibited.
- c) *Removal and storage of vehicles authorized.* The chief of police may, after the owner of any vehicle found in violation of any part of this section has been served notice of the violation, order the vehicle removed at the vehicle owner's expense and stored at the vehicle owner's expense. If the owner of the vehicle is not available, the vehicle may be removed and stored 48 hours after ticketed by the police department, at the owner's expense.

(Code 1980, ch. 10, § 6)

LAND DEVELOPMENT CODE

Section 3.28 Supplementary District Regulations

H. Parking: Storage or Use of Major Recreational Equipment and Recreational Vehicles –

1. No major recreational equipment or recreational vehicles shall be parked or stored for more than seventy-two (72) hours on a public street, alley or other public right-of-way or parkway.
2. No major recreational equipment or recreational vehicles shall be parked or stored on any lot in a residential district except in a carport or enclosed building, or in a required side ~~(not forward of the front façade of the primary residence)~~ or rear yard on an all-weather ~~(durable, dust-free)~~ hard surface driveway, ~~provided~~ Provided, however, that such equipment may be parked anywhere on residential premises not to exceed ~~seventy-two (72) hours during loading or unloading.~~ **Exemption:** an all-weather ~~(durable, dust-free)~~ hard surface driveway is not required for such equipment on lots ~~40,000 sq. ft. in size or greater.~~
3. ~~Corner street side yards shall be considered a front yard. No major recreational equipment or recreational vehicles shall be parked within the required setback.~~
4. ~~No recreational equipment or recreational vehicles may be parked or stored on a residential premise, per above, where visible to any adjacent right of way or residential use, unless the vehicle is behind a solid fence or solid vegetative screening at least 6 feet in height.~~
5. ~~No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot per above, except for the temporary housing of guests for not to exceed two (2) consecutive weeks.~~ more than fourteen (14) days during any sixty (60) day period.
6. For purposes of these regulations, major recreational equipment is defined as including ~~travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, boats and boat trailers, travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, snowmobiles, trailers, dune buggies, airplanes or aircraft and the like~~ other equipment designated for recreational use, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. Vehicles used primarily as the family car for a daily transportation to and from work are excluded from this definition.
7. For purposes of these regulations, a recreational vehicle is defined as any vehicle used or so constructed as to permit it being used as a conveyance upon the public streets and highways, and licensable as such, and which is constructed in such a manner that will permit occupancy as a dwelling or sleeping place for one or more persons, including also a self-propelled vehicle having a body designed as living quarters.

Commented [BB1]: Increased from 24 hours

Commented [BB2]: 1/12/2021: As written, allowed forward of the front façade but not within the required front yard setback

Commented [BB3]: 1/12/2021: increased from to match regulation #1

Commented [BB4]: 1/12/2021: reduced from 80,000 sq. ft.

Commented [BB5]: New regulation

Commented [BB6]: Per the Planning & Zoning Commission.
1/12/2021: removed due to difficulty in enforcement

Commented [BB7]: Per the Planning & Zoning Commission

I. Parking and Storage of Vehicles in General

1. On-Street Parking: Commercial vehicles with a manufactured capacity rated of over one (1) ton are prohibited from being parked on any public street, alley, parkway, boulevard, or public place in all zoning districts, except the ML (Light Manufacturing) district for a period not to exceed twenty-four (24) hours during loading or unloading. In the ML district, on-street parking is prohibited along all major thoroughfares, including expressways, arterials, and collector streets.

2. Off-Street Parking: 4. —Commercial vehicles of over one (1) ton manufactured capacity (truck tractor, road tractors and special mobile equipment) are permitted only in the ML (Light Manufacturing), RE (Single Family 'Estate' Residential), or AG (Agricultural) zoning districts. They are prohibited from being parked or stored on any lot in all other zoning districts. **Exemption:** Such vehicles shall be allowed on any lot greater than 40,000 sq. ft. provided they are located behind the front yard setback.

Commented [BB8]: 1/12/2021: reduced from 80,000 sq. ft.

All other commercial vehicles may be permitted on a residentially zoned lot, provided said parking space shall be in an enclosed garage, under a carport, or on an all-weather hard surface driveway located in a side or rear yard. **Exemption:** an all-weather (durable, dust-free) hard surface driveway is not required for such equipment on lots 40,000 sq. ft. in size or greater.

Commented [BB9]: 1/12/2021: reduced from 80,000 sq. ft.

3. ~~One commercial vehicle of not more than one (1) ton manufactured capacity, except pick-up trucks, when used in the employ by the site occupant of a dwelling may be permitted on a residentially zoned lot, provided said parking space shall be in an enclosed garage, under a carport, or on an all weather hard surface driveway, or located in a side or rear yard on an all-weather surfaced driveway. The Chevrolet Silverado/GMC Sierra 3500, Ford F 350, and Ram 3500 are known as "one ton" pickups. Similar schemes exist for vans and SUVs (e.g. a 1 ton Dodge Van or a ½ ton GMC Suburban) Nothing in this Chapter shall prohibit the occasional overnight storage or parking of a commercial vehicle on residential property.~~

2. —Off-street vehicle parking spaces shall not be located within ten (10) feet of existing proposed major thoroughfare street right-of-way lines in any commercial or industrial district. Such off-street parking spaces shall consist of a paved surface, i.e., concrete, HMAC, brick or paving stone approved by the city building official. -All ten (10) foot buffer areas shall be landscaped and maintained to enhance esthetic qualities.

4.

3. —To avoid the unsightly appearance of junked and abandoned vehicles in residential districts, no vehicles may be parked or stored on a residential premise where visible to any adjacent right-of-way or residential use, unless a current state vehicle inspection-registration sticker is displayed thereon or the vehicle is behind a solid fence or solid vegetative screening at least 6 feet in height. Such vehicles are those that cannot be immediately or readily started or moved under their own power, and including vehicles without current licenses and vehicles with wheels or other major components removed or broken.

Commented [BB10]: Per the Planning & Zoning Commission

5.

ORDINANCE O-21-2157

AMENDING CHAPTER 3, SECTION 3.28 SUPPLEMENTARY DISTRICT REGULATIONS OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

WHEREAS, the City of Colleyville desires to amend Chapter 3, Section 3.28 – Supplementary District Regulations of the Land Development Code; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing.

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

- Sec. 1. THAT *Chapter 3, Section 3.28 – Supplementary District Regulations* of the Land Development Code are hereby amended to read as depicted in the attached Exhibit "A".
- Sec. 2. 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. 3. 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. 4. 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. 5. THAT this ordinance shall take effect immediately from and after its passage.

Sec. 6. THAT all other provisions of the Land Development Code shall remain in full force and effect, except as amended herein.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of March 2021.

The second reading and public hearing being conducted on the 23rd day of March 2021.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 23RD DAY OF MARCH 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit "A"

LAND DEVELOPMENT CODE

Section 3.28 Supplementary District Regulations

H. Parking; Storage or Use of Major Recreational Equipment and Recreational Vehicles

1. No major recreational equipment or recreational vehicles shall be parked or stored for more than seventy-two (72) hours on a public street, alley or other public right-of-way or parkway.
2. No major recreational equipment or recreational vehicles shall be parked or stored on any lot in a residential district except in a carport or enclosed building, or in a required side or rear yard on an all-weather (durable, dust-free) hard surface driveway. Provided, however, that such equipment may be parked anywhere on residential premises not to exceed seventy-two (72) hours during loading or unloading. **Exemption:** an all-weather (durable, dust-free) hard surface driveway is not required for such equipment on lots 40,000 sq. ft. in size or greater.
3. Corner street side yards shall be considered a front yard. No major recreational equipment or recreational vehicles shall be parked within the required setback.
4. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot per above, except for the temporary housing of guests for not more than fourteen (14) days during any sixty (60) day period.
5. For purposes of these regulations, major recreational equipment is defined as including travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, boats and boat trailers, snowmobiles, trailers, dune buggies, airplanes or aircraft and other equipment designated for recreational use, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. Vehicles used primarily as the family car for a daily transportation to and from work are excluded from this definition.
6. For purposes of these regulations, a recreational vehicle is defined as any vehicle used or so constructed as to permit it being used as a conveyance upon the public streets and highways, and licensable as such, and which is constructed in such a manner that will permit occupancy as a dwelling or sleeping place for one or more persons, including also a self-propelled vehicle having a body designed as living quarters.

I. Parking and Storage of Vehicles in General

1. *On-Street Parking:* Commercial vehicles with a manufactured capacity rated of over one (1) ton are prohibited from being parked on any public street, alley, parkway, boulevard, or public place in all zoning districts, except the ML (Light Manufacturing) district for a period not to exceed twenty-four (24) hours during loading or unloading. In the ML district, on-street parking is prohibited along all major thoroughfares, including expressways, arterials, and collector streets.

2. *Off-Street Parking:* Commercial vehicles of over one (1) ton manufactured capacity (truck tractor, road tractors and special mobile equipment) are permitted only in the ML (Light Manufacturing), RE (Single Family 'Estate' Residential), or AG (Agricultural) zoning districts. They are prohibited from being parked or stored on any lot in all other zoning districts. **Exemption:** Such vehicles shall be allowed on any lot greater than 40,000 sq. ft. provided they are located behind the front yard setback.

All other commercial vehicles may be permitted on a residentially zoned lot, provided said parking space shall be in an enclosed garage, under a carport, or on an all-weather hard surface driveway located in a side or rear yard. **Exemption:** an all-weather (durable, dust-free) hard surface driveway is not required for such equipment on lots 40,000 sq. ft. in size or greater.

3. Off-street vehicle parking spaces shall not be located within ten (10) feet of existing proposed major thoroughfare street right-of-way lines in any commercial or industrial district. Such off-street parking spaces shall consist of a paved surface, i.e., concrete, HMAC, brick or paving stone approved by the city building official. All ten (10) foot buffer areas shall be landscaped and maintained to enhance esthetic qualities.
4. To avoid the unsightly appearance of junked and abandoned vehicles in residential districts, no vehicles may be parked or stored on a residential premise where visible to any adjacent right-of-way or residential use, unless a current state vehicle registration sticker is displayed thereon or the vehicle is behind a solid fence or solid vegetative screening at least 6 feet in height. Such vehicles are those that cannot be immediately or readily started or moved under their own power, and including vehicles without current licenses and vehicles with wheels or other major components removed or broken.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 3/23/2021

Number Resolution R-21-4596

Type Resolution

Department Finance

Title

Approval of a resolution accepting the annual audit for Fiscal Year ended September 30, 2020

Strategic Plan

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, February 2, 2021, the Audit Committee met with Jennifer Ripka, the audit engagement partner with the City's audit firm, Weaver and Tidwell, L.L.P., to review the results of the annual audit for Fiscal Year ended September 30, 2020, 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. Jennifer Ripka will be present to give a brief presentation regarding the annual audit.

The Comprehensive Annual Financial Report (the Annual Report) for Fiscal Year ended September 30, 2020 is attached. A public copy of the Annual Report is also available for review in the Finance Department, Office of the City Secretary, and Colleyville Public Library. The Annual Report will also be available for review on the City's website 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. City of Colleyville - Final Report
2. Resolution R-21-4596

City of Colleyville, Texas

Comprehensive Annual Financial Report

For the Fiscal Year Ended September 30, 2019

Prepared by
Finance Department

Kyle Lester
Director of Finance

Karen Hines
Accounting Manager

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City of Colleyville, Texas
Comprehensive Annual Financial Report
For the Fiscal Year Ended September 30, 2019
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City of Colleyville, Texas
Comprehensive Annual Financial Report
For the Fiscal Year Ended September 30, 2019
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Introductory Section

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February 18, 2020

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, 2019, 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 Weaver and Tidwell, 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, 2019, 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 unmodified opinion that the City of Colleyville's financial statements for fiscal year ended September 30, 2019, 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 directors upon confirmation by the City Council. 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. Per the City Charter, no one person can serve as a council member or mayor for more than two consecutive three year terms.

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. During the fiscal year, the City issued 111 residential building permits and the average appraised value of a residential property was \$521,831. The City also issued 86 certificates of occupancy for new, remodeled, and expanding businesses.

In fiscal year 2019, commercial developments continued to bring new tenants and sales tax dollars to Colleyville including:

- Burger IM
- Muggle Shakes
- Benny's Café
- Brazos Running Company
- Townhouse Brunch
- Mother Clucker
- Simply Eyes

- Dominos
- Montclair Event Venue
- Uptown Cheapskate
- My Lan Kitchen
- Chef Point

In addition to these new businesses and tenants, Colleyville expects to see the following developments in the near future:

- Zoning has been approved for a new ±86,675 square foot self-storage warehouse (Advantage Storage) on Precinct Line Rd on the western city limits
- A new Chick-fil-A has been approved at the intersection of SH26 and Pleasant Run, with the restaurant expected to open in Fall 2020
- The Enterprise rental car store has chosen to increase their investment in Colleyville, moving from their tenant space in Colleyville Downs to a brand new building to be constructed at SH26 and Old Glade Road
- The “stonehouse” building at State Highway 26 and Thompson Terrace is in the process of being transformed into the Stonehouse Restaurant, offering high quality food in a warm and inviting atmosphere
- The Wachovia Bank building will be subleased and transformed into the Colleyville Business Center, which will include a new home for the Colleyville Chamber of Commerce

Infrastructure projects completed in fiscal year 2019 include Pleasant Run Road improvements from Shelton Road to John McCain Road, Glade Road right-of-way acquisition, SH26 water line relocation, and key water/wastewater line repairs. Over 21 lane miles were resurfaced in 2019, including:

- Acuff Lane
- Bettinger Drive
- Bell Simmons Lane
- Felps Drive
- Frontier Court
- Glade Road
- Holly Lane
- Hix Court
- Patterson Lane
- Van Oaks Drive
- Bransford Road
- Cheek-Sparger Road
- White Drive
- McDonwell School Road

Projects in progress at the end of fiscal year 2019 are the McDonwell & Westcoat roundabout, Roberts Road rehab and LD Locket Turn Lane (both of which are in the design phase).

For the Future. Future infrastructure and street rehabilitation projects scheduled include sidewalk/trail construction (grant-funded), Bransford Road Trail (from Field Street to Cotton Belt Trail) design, Pleasant Run Road rehab and waterline construction, LD Locket turn lane construction, Pleasant Run waterline vault construction, Glade Road waterline construction (phase 2 – State Highway 26 to Pool), and various other drainage and waterline improvements throughout the City.

FINANCIAL INFORMATION

Financial Policies

The City of Colleyville operates under financial policies that include multiple components to provide consistency, clarity, and appropriate statutory compliance in the City's financial processes. The City's Charter provides a strong foundation, outlining requirements for the annual budget, monthly financial reports, and annual audit. Additional policies such as the Investment Policy, reviewed annually by the City Council, and the Fund Balance Policy, reviewed every three years by the Audit Committee, provide further detail and guidance. Decisions are also made in accordance with any existing bond covenants or state law.

Long Term Financial Planning

In Fiscal Year 2005, the City Council adopted a Fund Balance Policy requiring a 90 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. At the end of Fiscal Year 2019, both the General Fund and the Utility Fund have a fund balance in excess of the required 90 day reserve. Amounts in excess of the reserve may be used to fund one-time capital expenditures.

In January 2017, the City Council held a Visioning Workshop and created a new Strategic Plan, with support from an outside facilitator and senior staff. The Strategic Plan included an updated Vision, Mission, and Values. The Strategic Plan also articulated six overall goals and several strategies to achieve each, as shown below in the version that was updated in June 2018. For each strategy identified, one or more objectives were assigned.

City of Colleyville Strategic Plan

(updated June 2018)



Staff's role is to manage City activities and finances in a way that reflects the City Council's and the community's highest priorities. Development of the annual budget is guided by the priorities outlined in the City of Colleyville's Strategic Plan. Every new effort and element of the City's budget, including existing programs, is tied to one or more of these goals, strategies, and objectives.

As a part of the annual budget process, an updated five-year forecast for the General Fund, Utility Fund, Drainage Fund, and Debt Service Fund is presented to the City Council with the proposed budget. The budget process also includes an annual update of the five-year capital improvement program (CIP). Projects in the CIP are funded from a variety of sources including the Capital Projects Fund, Utility Capital Projects Fund, the Tax Increment Financing (TIF) District Fund, or Special Revenue Funds. The Capital Projects Fund accounts for money transferred from the General Fund for use on capital projects, street impact fees, perimeter street fees, and other funds for general capital projects. For internal reporting and tracking, a Utility Capital Projects Fund was created in Fiscal Year 2017 to account for money transferred from the Utility Fund (the operating fund) for use on utility capital projects, water impact fees, and wastewater impact fees. For the CAFR purposes, the activity for the Utility Fund and the Utility Capital Projects Fund are combined as the Water and Wastewater Fund activity.

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, 2018. This was the 30th 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, 2019. 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,

Kyle Lester, CGFO
Finance Director

Karen Hines
Accounting Manager



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

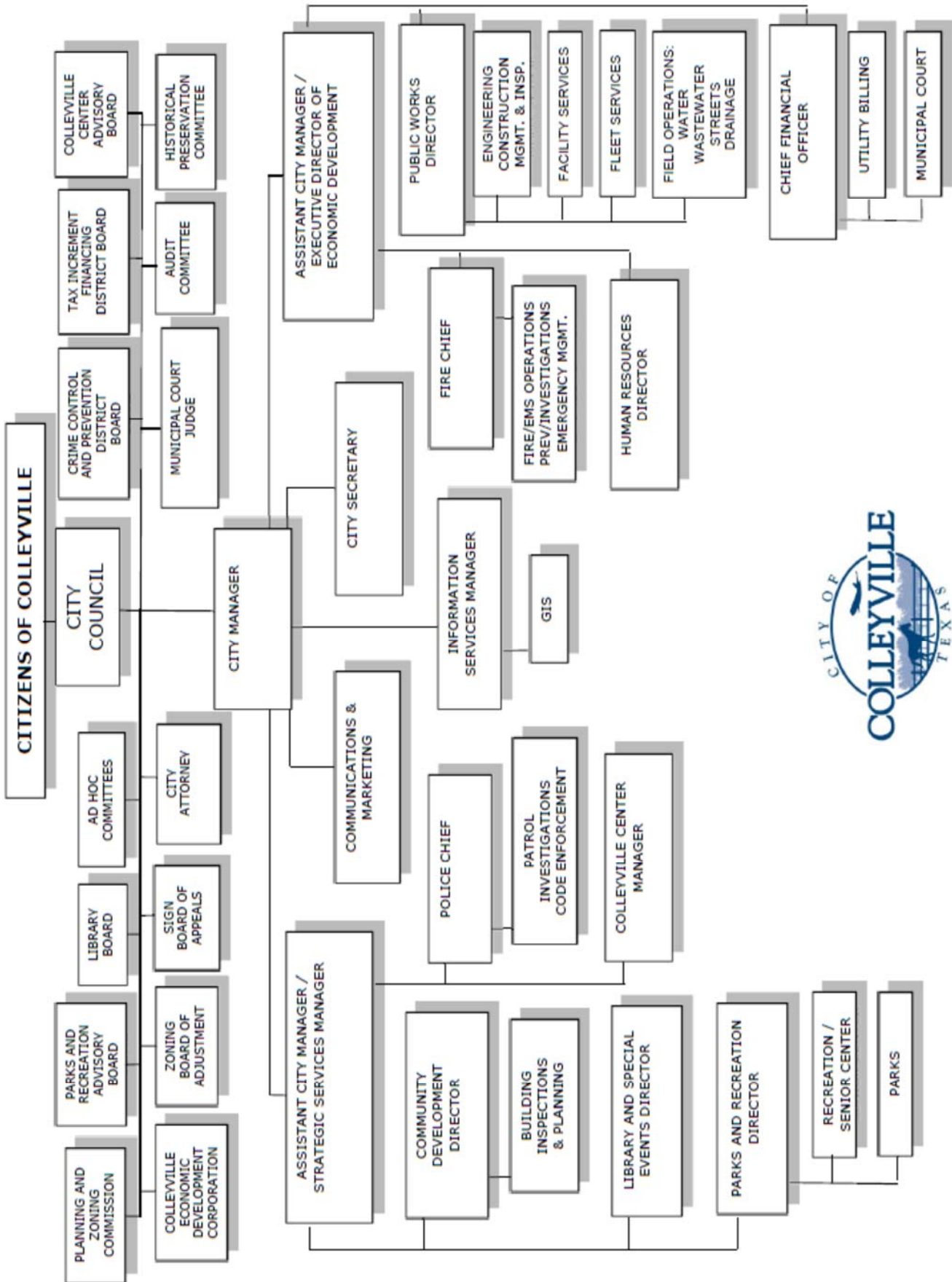
**City of Colleyville
Texas**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2018

Christopher P. Morill

Executive Director/CEO



CITY OF COLLEYVILLE, TEXAS

**HOME RULE, COUNCIL – MANAGER
FORM OF GOVERNMENT**

CITY OFFICIALS

YEAR ENDED SEPTEMBER 30, 2019

Richard Newton
Mayor

Tammy Nakamura
Councilmember, Place 1

Bobby Lindamood
Mayor Pro Tem and
Councilmember, Place 2

Kathy Wheat
Councilmember, Place 3

George W. Dodson
Councilmember, Place 4

Chuck Kelley
Councilmember, Place 5

Callie Rigney
Councilmember, Place 6

Jerry Ducay
City Manager

Kyle Lester
Director of Finance

Karen Hines
Accounting Manager

Financial Section

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Independent Auditor's Report

To the Members of the City Council
and City Manager
City of Colleyville, Texas

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 the City of Colleyville, Texas (the City) as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The City's 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.

Auditor's 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 of 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, as of September 30, 2019, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 14 to the financial statements, beginning net position was restated to correct an error in the reporting revenues in previous years. 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 (pages 7 through 16), budgetary comparison information (pages 74 through 75), and TMRS pension and OPEB schedules (pages 78 through 82) 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's basic financial statements. The introductory section, combining and individual fund financial statements and schedules, and statistical section, are presented for purposes of additional analysis and are not a required part of the financial statements.

The combining and individual fund financial statements and schedules 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 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 fund financial statements and schedules 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.

The Members of the City Council and Manager of
City of Colleyville, Texas

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 12, 2020, on our consideration of the City's 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 the City's internal control over financial reporting and compliance.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Dallas, Texas
February 12, 2020

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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, 2019. 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 v – x of this report

Financial Highlights

- The assets of the City of Colleyville exceeded its liabilities as of September 30, 2019, by \$211,651,659 (net position). Of this amount, \$60,222,891 (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 \$750,486 from FY 2019 operations.
- As of the close of the current fiscal year, the City of Colleyville's governmental funds reported combined ending fund balances of \$43,751,124. Of this amount, \$9,102,499 is unassigned fund balance available for use within the City's fund designation and fiscal policies.
- As of September 30, 2019, unreserved, unassigned fund balance for the General Fund was \$9,102,499 or 44.00% 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 19 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, Public Safety, Public Works, and Cultural and Recreation. 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 of the funds of the City can be divided into three categories: governmental, funds, proprietary funds, and fiduciary funds. The fund financial statements for governmental funds, proprietary funds, and fiduciary funds can be found in the financial section of this report.

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 27 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, Colleyville Economic Development, 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 33 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.

Fiduciary Funds – Fiduciary funds are used to account for resources held for the benefit of parties outside the City. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The Fiduciary fund statement is presented on page 37. The accounting used for fiduciary funds is similar to the accounting used for proprietary funds. The City has two agency funds: Employee Activity and Sesquicentennial Fund. Agency funds are one of the City's fiduciary fund types. The agency funds account for funds held in an agency capacity for the benefit of the City employees and for the benefit of the City's historical purposes.

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 41 – 69 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 non-major funds are presented beginning on page 83 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 \$211,651,659 as of September 30, 2019.

The largest portion of the City's net position (\$143,733,599) 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		Total Primary Government	
	2019	2018	2019	2018	2019	2018
Current and other assets	\$ 46,754,575	\$ 48,868,523	\$ 26,827,955	\$ 24,338,315	\$ 73,582,530	\$ 73,206,838
Capital assets, net	111,134,567	112,588,679	42,900,760	43,923,237	154,035,327	156,511,916
Total assets	157,889,142	161,457,202	69,728,715	68,261,552	227,617,857	229,718,754
Deferred outflows of resources	4,168,228	2,547,481	571,450	342,092	4,739,678	2,889,573
Current liabilities	2,077,934	2,594,456	2,287,107	1,722,655	4,365,041	4,317,111
Long-term liabilities	15,381,846	14,054,032	913,141	543,069	16,294,987	14,597,101
Total liabilities	17,459,780	16,648,488	3,200,248	2,265,724	20,660,028	18,914,212
Deferred inflows of resources	40,068	2,590,749	5,780	376,993	45,848	2,967,742
Net position						
Net Investment in capital assets	101,081,404	100,382,597	42,652,195	43,560,389	143,733,599	143,942,986
Restricted	7,695,169	8,504,330	-	-	7,695,169	8,504,330
Unrestricted	35,780,949	35,878,519	24,441,942	22,400,538	60,222,891	58,279,057
Total net position	\$ 144,557,522	\$ 144,765,446	\$ 67,094,137	\$ 65,960,927	\$ 211,651,659	\$ 210,726,373

A portion of the City's net position (\$7,695,169) represents resources that are subject to external restriction on how they may be used. The remaining balance (\$60,222,891) 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, 2019, 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. Fiscal year 2019 governmental activities resulted in a \$382,724 decrease in net position. That decrease was primarily due to increased spending on public safety and streets/drainage, mostly associated with the city's capital improvement plan. Fiscal year 2019 business-type activities resulted in a \$1,133,210 increase in net position. 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. In fiscal year 2019, TRA refunded the City more than \$450,000 after calculating the authority's true up balances. The City also experienced a 2% increase in the water and wastewater customer base as well as an increase in impact fees.

Tiered rates which have been in place since December 2012 were replaced with a flat rate structure in July 2016. The flat rate provides a more equitable basis for our residents by charging a flat base rate that varies depending on the meter size (rather than consumption) and a flat volumetric rate per thousand gallons of usage. The new rate structure gave the residents a relief from high water bills in summer months. Risk to the City is minimized under the new utility rate structure adopted in Fiscal Year 2016, which recovers all of the City's distribution and collection costs in the base rate component and costs related to the purchase of treated water or wastewater treatment are recovered in the volumetric component of the rate.

Analysis of the City's Operations – The following table provides a summary of the City's operations for the year ended September 30, 2019. Governmental activities decreased the City of Colleyville's net position by \$207,924, net of the cumulative effect of change in accounting principle related to the adoption of GASB 75, Accounting and Financial Reporting for Post-Employment Benefits Other Than Pensions that increased the beginning net position by \$174,800. Business-type activities contributed an increase to the City's net position of \$1,133,210.

City of Colleyville's Changes in Net Position

	Governmental Activities		Business-type Activities		Total Primary Government	
	2019	2018	2019	2018	2019	2018
Revenues:						
Program revenues:						
Charges for services	\$ 4,106,919	\$ 4,395,586	\$ 17,068,448	\$ 18,334,071	\$ 21,175,367	\$ 22,729,657
Operating grants and contributions	771,681	614,794	-	-	771,681	614,794
Capital grants and contributions	369,126	406,094	188,749	277,639	557,875	683,733
General revenues:						
Property tax	15,676,533	15,471,246	-	-	15,676,533	15,471,246
Sales tax	7,584,353	7,578,861	-	-	7,584,353	7,578,861
Franchise tax	2,086,683	1,982,578	-	-	2,086,683	1,982,578
Other tax	350,411	351,715	-	-	350,411	351,715
Investment income	967,396	315,611	455,178	167,427	1,422,574	483,038
Miscellaneous	89,869	126,859	18,706	183,685	108,575	310,544
Gain on sale of capital assets	14,116	51,620	-	-	14,116	51,620
Total revenues	32,017,087	31,294,964	17,731,081	18,962,822	49,748,168	50,257,786
Expenses:						
General government	5,791,827	5,330,690	-	-	5,791,827	5,330,690
Community development	1,398,052	1,387,909	-	-	1,398,052	1,387,909
Fire and rescue	6,192,307	5,690,454	-	-	6,192,307	5,690,454
Leisure services	4,710,673	4,271,760	-	-	4,710,673	4,271,760
Maintenance	770,762	738,834	-	-	770,762	738,834
Municipal court	575,098	595,879	-	-	575,098	595,879
Police	6,749,202	6,634,046	-	-	6,749,202	6,634,046
Streets and drainage	6,181,453	4,009,383	-	-	6,181,453	4,009,383
Water and wastewater	-	-	15,463,642	15,257,125	15,463,642	15,257,125
Drainage	-	-	863,826	740,994	863,826	740,994
Interest on long-term debt	300,840	334,839	-	-	300,840	334,839
Total expenses	32,670,214	28,993,794	16,327,468	15,998,119	48,997,682	44,991,913
Increases (decreases) in net position before transfers	(653,127)	2,301,170	1,403,613	2,964,703	750,486	5,265,873
Transfers	270,403	260,238	(270,403)	(260,238)	-	-
Change in net position	(382,724)	2,561,408	1,133,210	2,704,465	750,486	5,265,873
Net position - October 1	144,765,446	142,572,850	65,960,927	63,309,625	210,726,373	205,882,475
Cumulative effect of change in accounting principle and prior period adjustment	174,800	(368,812)	-	(53,163)	174,800	(421,975)
Net position - October 1, as restated	144,940,246	142,204,038	65,960,927	63,256,462	210,901,173	205,460,500
Net position - September 30	\$ 144,557,522	\$ 144,765,446	\$ 67,094,137	\$ 65,960,927	\$ 211,651,659	\$ 210,726,373

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.

In fiscal year 2019, the governmental funds' unassigned fund balance increased by \$110,500 due to a number of factors. The General Fund is the only governmental fund that can have an unassigned fund balance. The total General Fund revenue was \$1,092,554 above budget, including \$673,997 in tax revenue (property taxes, sales taxes and franchise taxes). Colleyville benefits from a strong residential base which helps mitigate the negative effects of economic fluctuations. Despite the property tax rate reduction, the General Fund's property tax revenue was almost \$500,000 above budget. Sales tax is the second largest revenue source. Despite the massive construction project in the City's primary commercial corridor along Colleyville Boulevard (SH26), the sales tax revenue was only \$14,000 shy of its budget due to the city's continuous efforts to support and market the impacted businesses during construction. During FY18, the City began quarterly promotion programs in 2018 to assist businesses impacted by State Highway 26 construction, a 3-mile \$38 million roadway expansion project through the City's main commercial corridor. These initiatives were expanded upon in FY19. During this year, Colleyville initiated several grant programs, each with a different focus. The BEST (Business Enhancements to Support Transformation) Grant provides matching grant funding to local businesses to assist with beautification of commercial buildings and properties. This may include work such as façade, parking lot, and landscaping improvements. The SIGN (Sign Improvements to Get Noticed) Grant provides grant funds of 50% up to \$5,000 for permanent sign improvements. And the SAFER (Support for Adequate Fire & Emergency Response) Grant provides grant funds of 50% up to \$50,000 for costs associated with installing a sprinkler system for fire suppression in commercial buildings. Each of these programs utilizes the City's Tax Increment Financing funds to partner with local business to reinvest in Colleyville and improve quality of life for the community. To date there have been 14 BEST Grants, 4 SIGN Grants, and 1 SAFER Grant.

Also, in fiscal year 2019, the City Council provided direction to transfer the excess fund balance above budget to the Capital Projects Fund to fund future capital projects. The fiscal year 2019 excess fund balance allowed the Council to authorize a transfer of \$2,400,000 to the Capital Projects Fund, in addition to the originally budgeted transfers of \$1,500,000, for a total transfer of \$3,900,000. This contributed to the net increase in the Capital Projects Fund balance of \$1,213,568. The aforementioned transfers from the General Fund to the Capital Projects Fund were contained within funds that are in the governmental fund classification and did not change the total governmental activities fund balance.

Fiscal year 2019 Debt Service Fund balance increased by \$146,891, solely due to greater than anticipated property tax and investment interest revenues. Additionally, the City of Colleyville has been focused on reducing and eliminating debt, working toward a pay as you go method for large-scale capital improvements and purchases. To that end, the city has not issued any new tax supported debt since 2007. All debt issuances after that were refunding debts.

Proprietary funds- The unrestricted net position of the proprietary funds are \$21,859,675 for the Water and Wastewater Fund and \$2,582,267 for the Drainage Utility Fund. Additionally, fiscal year 2019 activities resulted in a net position increase of \$931,136 in the Water and Sewer fund and \$202,074 for the Drainage fund. Tiered water and wastewater rates which have been in place since December 2012 were replaced with a flat rate structure in July 2016. The flat rate provides a more equitable basis for our residents by charging a flat base rate that varies depending on the meter size (rather than consumption) and a flat volumetric rate per thousand gallons of usage. The new rate structure gave the residents a relief from high water bills in summer months. The new rates did include the continued pass-through of the Trinity River Authority water and wastewater rate increases. Fiscal year 2019 was a wet year, and the revenues collected reflect this. However, Colleyville's unique rate structure helps mitigate the financial effects of major weather changes by ensuring the utility operations are covered through customers' base rates. The volumetric portion of the rates solely cover charges from the Trinity River Authority, which are passed through to customers. So while operating revenues fell short of budget by \$1.2 million, this shortage was on the volumetric side of Colleyville's rates. This shortage was more than offset by lower fees from the Trinity River Authority due to the low consumption. As a result, the Water and Wastewater fund ended with a large budget surplus of over \$1.4 million. The Drainage fees, which are set monthly charges and therefore much more stable, were \$64,401 above budget. Additionally, the city's customer base by expanded by close to 2% during the year.

Governmental activities – There was an increase of \$722,123 in governmental activities revenue compared to fiscal year 2018. Colleyville benefits from a strong residential base which helps mitigate the negative effects of economic fluctuations. Property values have experienced a 7% growth over the prior year's certified values. Despite the tax rate reduction from \$0.333834/\$100 valuation to \$0.3208/\$100 valuation, the City's actual property tax revenue was \$205,287 more than last year's for the General Fund and the Debt Service Fund, with a current year tax collection rate of 99.8% of the levy. Total sales tax revenues increased by a modest \$5,492 for the General Fund, Colleyville Economic Development Corporation (CEDC) and the Colleyville Crime Control and Prevention District (CCCPD). However, it should be noted that this slight increase was solely as a result of the city authorizing the CCCPD to collect sales taxes on telecommunications services, which was not previously authorized. Sales tax collections for the General Fund and CEDC did decrease slightly from the previous year. In total, governmental activities experienced a total of \$313,580 increase in tax revenues.

Business-type activities – Colleyville has two enterprise operations, the Waste and Wastewater Fund and the Drainage Utility Fund. The total operating revenue of the Water and Sewer Fund was \$16,075,726 for the fiscal year with the aforementioned, consumption-related decrease of about \$1.2 million. In fiscal year 2019, the water consumption decreased by 22% with a steady 2% increase in the customer base. Also, in December 2018, the volumetric rates went up to pass through the rate increase from the Trinity River Authority, the city's provider of treated water. A total of 50.64 inches of rainfall hit DFW in FY19, compared to the 42.39 inches that came in FY18, resulting in lower charges from the Trinity River Authority and therefore lower volumetric revenues from Colleyville customers. Net of those pass-through charges, the utility's operational costs came in under FY18 by just over \$200,000. This is primarily due to the utility's remaining revenue bond issue having been paid off in FY18, and therefore no debt costs were incurred by the fund. Revenues from the Drainage Utility fund were essentially flat, with a small increase in drainage fees being offset by a decrease in miscellaneous revenues. Expenses were lower than FY18 by \$1.7 million due to a large, one-time transfer that occurred in FY18. Net of this transfer, FY19 spent approximately \$65,000 more than the previous year.

General fund budgetary highlights – With the FY19 budget, resources were allocated according to the priorities of our citizens and City Council, while maintaining the conservative fiscal approach that has allowed Colleyville to attain and maintain an AAA bond rating. Cost increases were absorbed via reductions in other expenses or by identifying alternative fund sources to allow any new revenue to be allocated for priority areas.

Colleyville's approach to budgeting places emphasis on maintaining business-like efficiency and keeping as low a tax rate as possible while maintaining or expanding service levels. As such, FY19 was the first year that the city adopted an effective property tax rate, meaning properties on both the 2017 and 2018 tax rolls would not pay a higher tax bill to the city over those two years. Any increases in property tax revenue would come as a result of new development, rather than a higher tax rate. Staff also managed to absorb a 7% increase in health insurance costs within its existing budget. Maximizing position openings through attrition helped the city accomplish cost absorption and a low tax rate, as FY19 funded 5.5 fewer full-time equivalents (FTEs) than FY18. This was largely possible by eliminating layers of management within the organization and developing a flatter organizational chart. These staffing efficiencies were all accomplished without any layoffs, but rather through organic opportunities through vacancies.

In FY17, a compensation and classification study was performed. It was a six month effort guided by a committee of citizens, Councilmembers, and staff and it resulted in a new compensation structure that was first implemented in fiscal year 2018. Employees earning below the new minimum salary of their position's pay range received a market adjustment to bring them into the new ranges, and feathering tenured employees into their ranges based on years of service to address compression. The FY19 budget continued to reflect the City Council's bold vision of fully implementing the recommendations of the 2017 Compensation and Classification Study.

Refer to the General Fund Statement of Revenue, Expenditures and Changes in Fund Balances – Budget and Actual on page 74 of this report for a detailed presentation of the actual General Fund operations compared to both the original and final budget for fiscal year 2019.

Capital Assets

The City of Colleyville's investment in capital assets for its governmental and business-type activities as of September 30, 2019 amounts to \$154,035,327 (net of accumulated depreciation). This investment in capital assets includes land, building and equipment, improvements other than buildings, infrastructure, and construction work in progress. Declines in overall asset valuations were due to accumulated depreciation on aging assets. Major capital asset events occurring during the current fiscal year included the following:

- Capitalized over \$1.5 million in street improvements, including Glade Road (\$450,000), and John McCain Road (\$1,050,000).
- Capitalized over \$1 million for facility renovations, including the library spatial reconfiguration (\$400,000), the renovation of Webb House (\$250,000), and Colleyville Center Courtyard (\$400,000).
- Capitalized \$1.8 million in water and over \$300,000 in wastewater.

City of Colleyville's Capital Assets at Year End

	Governmental Activities		Business-type Activities		Total Primary Government	
	2019	2018	2019	2018	2019	2018
Land	\$ 9,178,641	\$ 9,178,641	\$ 304,839	\$ 304,839	\$ 9,483,480	\$ 9,483,480
Buildings and improvements	51,374,588	50,400,558	53,922	53,922	51,428,510	50,454,480
Equipment	14,425,752	14,018,330	2,299,310	2,264,969	16,725,062	16,283,299
Infrastructure/water distribution						
sewer collection	104,196,498	99,522,267	82,704,453	80,398,064	186,900,951	179,920,331
Construction in progress	1,571,033	4,663,882	281,743	1,522,362	1,852,776	6,186,244
Less: accumulated depreciation	(69,611,945)	(65,194,999)	(42,743,507)	(40,620,919)	(112,355,452)	(105,815,918)
Total capital assets, net	<u>\$ 111,134,567</u>	<u>\$ 112,588,679</u>	<u>\$ 42,900,760</u>	<u>\$ 43,923,237</u>	<u>\$ 154,035,327</u>	<u>\$ 156,511,916</u>

Additional information on the City's capital assets can be found in Note 5, pages 53 – 55 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 \$10,308,954. Of this amount, \$4,155,000 represents bonded debt backed by the full faith and credit of the government, \$5,235,000 represents bonds secured by sales tax revenues, and \$250,000 represents bonds secured solely by drainage utility system revenues. The city paid off the remaining water and sewer revenue bonds in fiscal year 2018.

The City's capitalized lease obligations of \$443,675 pertain to the prior year lease purchase of a fire pumper truck and a newly added ambulance lease.

**Outstanding Debt and Year End
Bonds, Notes and Capitalized Lease Obligations Payable**

	Governmental Activities		Business-type Activities		Total Primary Government	
	2019	2018	2019	2018	2019	2018
General obligation bonds and certificates of obligation	\$ 4,155,000	\$ 5,665,000	\$ -	\$ -	\$ 4,155,000	\$ 5,665,000
Sales tax revenue bonds	5,235,000	5,680,000	-	-	5,235,000	5,680,000
Revenue bonds payable		-	250,000	365,000	250,000	365,000
Capital lease obligations	443,675	637,365		-	443,675	637,365
Bond premiums	225,279	235,299	-	-	225,279	235,299
Total long-term debt	\$ 10,058,954	\$ 12,217,664	\$ 250,000	\$ 365,000	\$ 10,308,954	\$ 12,582,664
Long-term debt to net position percentage	7%	8%	0%	1%	5%	6%

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.

	<u>Fitch Ratings</u>	<u>Standard & Poor's</u>
General Obligations Bonds	AAA	AAA
Water Revenue Bonds	AAA	AAA

In July 2016, the AAA rating on the City's General Obligation Bonds was reaffirmed by both Standard and Poor's and Fitch Ratings. These are the highest bond ratings assigned to municipal debt by these agencies. Additional information on the City of Colleyville's long-term debt can be found in Note 7 on pages 57 – 60 of this report

Economic Factors and Next Year's Budgets and Rates

Colleyville benefits from a strong residential base, which helps mitigate the negative effects of economic fluctuations. Property values have rebounded from the declines experienced in fiscal years 2011 and 2012, and have experienced tremendous growth in the last several years. Certified values increased 7% in total from 2018 to 2019. However, one of the City Council's highest priorities is minimizing the tax burden of our citizens. As such, careful consideration is given to the amount of revenue (and associated tax rate) needed, as opposed to simply maintaining a tax rate that brings in ever increasing amounts of revenue due to increased property values. Any tax rate above the effective rate (i.e., that brings in more revenue than the prior year, excluding revenue from new construction) must be fully justified, with the reasons for adopting such a rate clearly communicated. For fiscal year 2020, the City had a goal of adopting the effective tax rate, which was achieved by adopting a tax rate of \$0.306807/\$100 valuation, a \$0.013993 reduction from the fiscal year 2019 tax rate of \$0.3208/\$100 valuation. This rate reduction serves to provide some relief to property owners receiving higher appraisal values, while also providing the revenue necessary to fund programs and services.

Sales tax is the second largest revenue source; however, the city's primary commercial corridor along Colleyville Boulevard (SH26) continues to be under full reconstruction. The General Fund and CEDC did experience a slight decline in this revenue stream for FY19, but the loss was minimal and offset by lower spending. Sales tax has been budgeted conservatively with no growth for FY20 and limited growth in future years, until reconstruction has been completed. As of the date of this report, the city's two FY 2020 collections have shown a 7% increase over FY 2019.

At the budget work session presentation in August, staff reviewed a five-year forecast for all operating funds. That forecast includes estimates for expenditures and the revenues necessary to continue balancing the budget. Ad valorem revenue was projected with growth of 3.5% in fiscal year 2020, reflecting potential new growth on top of an effective tax rate, and sales tax was projected with limited growth as well. The forecast for General Fund expenditures includes general cost increases of approximately 3% for materials and contractual services required each year, as well as personnel costs to continue funding appropriate market and merit adjustments and increasing healthcare costs. These forecasts help staff and the City Council focus on the long-term budgetary implications of current funding decisions. They also help to put long-term goals into perspective relative to the overall resources available.

The fiscal year 2020 budget provides a staffing level of 205.23 full-time equivalents (FTEs), 5.0 FTEs more than in fiscal year 2019. Staff accomplished this by relying on the Capital Projects fund and Crime Control and Prevention District fund to take on their appropriate operating costs, thereby freeing up room in the General Fund.

Water and wastewater base rates are directly related to the City's budget for the Utility Fund, and rates are set to only recover the City's cost of operating the utility system. Based on the fiscal year 2020 budget, which includes zero debt payments and a slight increase in the number of customers, water and wastewater base rates were maintained at their current level, with a higher capital improvement plan base rate and correspondingly lower operating rate. The CIP base rate is a capital funding component of the rate structure to ensure adequate cash funding of future utility capital projects.

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 Kyle Lester, Director of Finance, at 100 Main Street, Colleyville, Texas 76034, or call (817) 503-1014.

Basic Financial Statements

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Government-Wide Financial Statements

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City of Colleyville, Texas
Statement of Net Position
September 30, 2019

Exhibit 1

	Primary Government			
	Governmental Activities	Business-type Activities	Total	Component Units
ASSETS				
Cash and cash equivalents	\$ 10,981,520	\$ 4,214,127	\$ 15,195,647	\$ 3,932,618
Investments	33,008,396	18,677,291	51,685,687	19,742,566
Receivables (net of allowance for uncollectibles of \$278,478)				
Accounts	267,347	3,269,761	3,537,108	5,025
Taxes	966,243	-	966,243	-
Loans	780,750	-	780,750	-
Due from other governments	705,399	-	705,399	-
Inventories	1,291	191,478	192,769	-
Restricted assets:				
Investments	-	473,753	473,753	-
Accrued interest	43,629	1,545	45,174	14,545
Capital assets:				
Non-depreciable	10,749,674	586,582	11,336,256	12,391,954
Depreciable (net of depreciation)	100,384,893	42,314,178	142,699,071	10,585,236
Total assets	157,889,142	69,728,715	227,617,857	46,671,944
DEFERRED OUTFLOWS OF RESOURCES				
Deferred charge for refunding	5,791	1,435	7,226	-
Deferred outflows - TMRS pension and OPEB	4,162,437	570,015	4,732,452	-
Total deferred outflows of resources	4,168,228	571,450	4,739,678	-
LIABILITIES				
Accounts payable	1,436,690	1,538,279	2,974,969	877,471
Accrued liabilities	366,666	41,887	408,553	85,118
Accrued interest payable	37,944	1,085	39,029	2,419
Advances from developers	195,373	212,506	407,879	-
Customer deposits	41,261	493,350	534,611	-
Non-current liabilities:				
Due within one year	1,971,967	140,654	2,112,621	669,041
Due in more than one year	10,042,908	291,995	10,334,903	-
Net pension liability	2,932,903	417,921	3,350,824	-
OPEB liability	434,068	62,571	496,639	-
Total liabilities	17,459,780	3,200,248	20,660,028	1,634,049
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows - TMRS pension	40,068	5,780	45,848	-
Total deferred inflows of resources	40,068	5,780	45,848	-
NET POSITION				
Net investment in capital assets	101,081,404	42,652,195	143,733,599	22,977,190
Restricted:				
Debt service	1,476,905	-	1,476,905	-
Court security and technology	63,506	-	63,506	-
Grant Programs	74,119	-	74,119	-
Leisure services	612,500	-	612,500	-
Economic development	4,150,118	-	4,150,118	-
Police	1,318,021	-	1,318,021	-
Unrestricted	35,780,949	24,441,942	60,222,891	22,060,705
TOTAL NET POSITION	\$ 144,557,522	\$ 67,094,137	\$ 211,651,659	\$ 45,037,895

The Notes to the Financial Statements are an integral part of this statement.

City of Colleyville, Texas
Statement of Activities
For the Fiscal Year Ended September 30, 2019

Functions/Program Activities	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
PRIMARY GOVERNMENT				
Governmental activities:				
General government	\$ 5,791,827	\$ 29,800	\$ 26,667	\$ 188,115
Community development	1,398,052	1,361,965	-	-
Fire and rescue	6,192,307	397,646	233,165	-
Leisure services	4,710,673	521,448	402,992	-
Maintenance	770,762	-	-	-
Municipal court	575,098	1,123,157	-	-
Police	6,749,415	93,495	108,857	-
Streets and drainage	6,181,453	579,408	-	181,011
Interest on long-term debt	300,627	-	-	-
Total governmental activities	32,670,214	4,106,919	771,681	369,126
Business-type activities:				
Water and sewer	15,463,642	16,057,020	-	188,749
Drainage	863,826	1,011,428	-	-
Total business-type activities	16,327,468	17,068,448	-	188,749
TOTAL PRIMARY GOVERNMENT	\$ 48,997,682	\$ 21,175,367	\$ 771,681	\$ 557,875
COMPONENT UNIT				
Tax increment financing	\$ 1,521,737	\$ -	\$ -	\$ -
Total component unit	\$ 1,521,737	\$ -	\$ -	\$ -

General revenues and transfers:

Taxes:

Property taxes

Sales taxes

Franchise taxes

Other taxes

Interest on investments

Gain on sale of capital assets

Miscellaneous

Transfers

Total general revenues and transfers

Change in net position

Net position, beginning of year

Prior period adjustment

NET POSITION, end of year

The Notes to the Financial Statements are an integral part of this statement.

Net (Expense) Revenue and Changes in Net Position			
Primary Government			
Governmental Activities	Business-type Activities	Total	Component Unit
\$ (5,547,245)	\$ -	\$ (5,547,245)	\$ -
(36,087)	-	(36,087)	-
(5,561,496)	-	(5,561,496)	-
(3,786,233)	-	(3,786,233)	-
(770,762)	-	(770,762)	-
548,059	-	548,059	-
(6,547,063)	-	(6,547,063)	-
(5,421,034)	-	(5,421,034)	-
(300,627)	-	(300,627)	-
(27,422,488)	-	(27,422,488)	-
-	782,127	782,127	-
-	147,602	147,602	-
-	929,729	929,729	-
\$ (27,422,488)	\$ 929,729	\$ (26,492,759)	\$ -
\$ -	\$ -	\$ -	\$ (1,521,737)
\$ -	\$ -	\$ -	\$ (1,521,737)
\$ 15,676,533	\$ -	\$ 15,676,533	\$ 6,002,033
7,584,353	-	7,584,353	-
2,086,683	-	2,086,683	-
350,411	-	350,411	-
967,396	455,178	1,422,574	519,432
14,116	-	14,116	-
89,869	18,706	108,575	-
270,403	(270,403)	-	-
27,039,764	203,481	27,243,245	6,521,465
(382,724)	1,133,210	750,486	4,999,728
144,765,446	65,960,927	210,726,373	40,038,167
174,800	-	174,800	-
\$ 144,557,522	\$ 67,094,137	\$ 211,651,659	\$ 45,037,895

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Fund Financial Statements

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Governmental Funds Financial Statements

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City of Colleyville, Texas

Balance Sheet Governmental Funds September 30, 2019

Exhibit 3

	General	Debt Service	Capital Projects	Colleyville Economic Development	Non-Major Governmental Funds	Governmental Funds
ASSETS						
Cash and cash equivalents	\$ 781,656	\$ 807,750	\$ 4,749,982	\$ 2,369,349	\$ 2,272,783	\$ 10,981,520
Investments	13,945,981	35,787	9,371,193	1,502,375	8,153,060	33,008,396
Receivables, net of allowances for uncollectibles:						
Accounts	101,775	-	12,459	-	153,117	267,351
Taxes	939,931	26,312	-	-	-	966,243
Loans	135,750	645,000	-	-	-	780,750
Due from other funds	-	-	5,000,000	-	100,000	5,100,000
Due from other governments	-	-	-	342,406	362,989	705,395
Accrued interest	21,140	-	8,486	2,823	11,180	43,629
Inventories	1,291	-	-	-	-	1,291
TOTAL ASSETS	\$ 15,927,524	\$ 1,514,849	\$ 19,142,120	\$ 4,216,953	\$ 11,053,129	\$ 51,854,575
LIABILITIES						
Accounts payable	\$ 511,052	\$ -	\$ 691,196	\$ 55,766	\$ 178,676	\$ 1,436,690
Accrued liabilities	274,849	-	52,611	11,069	28,137	366,666
Advances from developers	47,548	-	147,825	-	-	195,373
Due to other funds	5,000,000	-	-	-	100,000	5,100,000
Customer deposits	41,261	-	-	-	-	41,261
Total liabilities	5,874,710	-	891,632	66,835	306,813	7,139,990
DEFERRED INFLOWS OF RESOURCES						
Unavailable resources	293,478	669,983	-	-	-	963,461
TOTAL DEFERRED INFLOWS OF RESOURCES	293,478	669,983	-	-	-	963,461
FUND BALANCES						
Nonspendable for:						
Inventories	1,291	-	-	-	-	1,291
Restricted for:						
Debt service	-	844,866	-	-	-	844,866
Court security and technology	-	-	-	-	63,506	63,506
Grant programs	-	-	-	-	74,119	74,119
Leisure services	-	-	-	-	612,500	612,500
Economic development	-	-	-	4,150,118	-	4,150,118
Police	-	-	-	-	1,318,021	1,318,021
Committed for:						
Strategic initiatives	655,546	-	-	-	-	655,546
Leisure services	-	-	-	-	2,033,971	2,033,971
Capital projects	-	-	18,250,488	-	5,136,858	23,387,346
Assigned for:						
Capital projects	-	-	-	-	1,483,539	1,483,539
Leisure services	-	-	-	-	23,802	23,802
Unassigned	9,102,499	-	-	-	-	9,102,499
Total fund balances	9,759,336	844,866	18,250,488	4,150,118	10,746,316	43,751,124
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	\$ 15,927,524	\$ 1,514,849	\$ 19,142,120	\$ 4,216,953	\$ 11,053,129	\$ 51,854,575

The Notes to the Financial Statements are an integral part of this statement.

City of Colleyville, Texas**Exhibit 4**

Reconciliation of the Governmental Funds
Balance Sheet to the Statement of Net Position
As of September 30, 2019

TOTAL FUND BALANCES - GOVERNMENT FUNDS \$ 43,751,124

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not current financial resources
and, therefore, are not reported in the governmental funds balance sheet 111,134,567

Interest payable on long-term debt does not require current financial resources;
therefore, interest payable is not reported as a liability in the governmental
funds balance sheet. (37,944)

Revenues earned but not available within sixty days of the year end are not
recognized as revenue on the fund financial statements. 963,461

For debt refundings, the difference between the acquisition price and net carrying
amount of the debt has been deferred and amortized in the government-wide
financial statements. 5,791

Net deferred outflows of resources related to the City's net pension liability results in
an increase in net position in the government-wide financial statements. 4,122,369

Long-term liabilities, including bonds payable, are not due and payable in the
current period and therefore are not reported in the fund financial statements.

These noncurrent liabilities are as follows:

Long term debt	(9,833,675)	
Unamortized bond premium/discount, net	(225,279)	
Compensated absences	(1,955,921)	
Other post employment benefits liability	(434,068)	
Net pension liability	(2,932,903)	
		(15,381,846)

Net position of governmental activities \$ 144,557,522

City of Colleyville, Texas

Exhibit 5

Statement of Revenues, Expenditures, and Changes in Fund Balances Governmental Funds For the Fiscal Year Ended September 30, 2019

	General	Debt Service	Capital Projects	Colleyville Economic Development	Non-Major Governmental Funds	Total Governmental Funds
REVENUES						
Taxes	\$ 21,109,864	\$ 831,406	\$ -	\$ 1,943,228	\$ 2,003,291	\$ 25,887,789
Fines and forfeitures	702,909	-	-	-	103,663	806,572
Licenses, permits and fees	1,141,959	-	-	-	-	1,141,959
Intergovernmental	159,390	653,725	-	-	40,890	854,005
Charges for services	1,442,807	-	-	-	-	1,442,807
Capital improvement fees	-	-	568,533	-	-	568,533
Grants/contributions	-	-	-	-	667,736	667,736
Investment earnings	376,662	12,162	309,771	44,900	223,901	967,396
Miscellaneous	38,807	-	24,697	-	22,431	85,935
Total revenues	24,972,398	1,497,293	903,001	1,988,128	3,061,912	32,422,732
EXPENDITURES						
Current:						
General government	3,773,064	-	-	76,039	197,356	4,046,459
Community development and engineering	1,366,898	-	2,959	-	-	1,369,857
Fire and rescue	5,470,304	-	368	-	21,758	5,492,430
Leisure services	2,518,475	-	-	833,603	279,264	3,631,342
Maintenance	741,907	-	2,200	-	-	744,107
Municipal court	432,537	-	-	-	142,561	575,098
Police services	4,780,246	-	-	-	1,188,863	5,969,109
Streets and drainage	1,537,425	-	2,403,022	-	-	3,940,447
Capital outlay	65,152	-	1,188,964	972,245	915,210	3,141,571
Debt service:						
Principal retirement	-	1,703,690	-	445,000	-	2,148,690
Interest and fiscal charges	-	155,812	-	157,176	-	312,988
Total expenditures	20,686,008	1,859,502	3,597,513	2,484,063	2,745,012	31,372,098
Excess (deficiency) of revenues over (under) expenditures	4,286,390	(362,209)	(2,694,512)	(495,935)	316,900	1,050,634
OTHER FINANCING SOURCES (USES)						
Proceeds from the sale of property	14,116	-	-	-	-	14,116
Transfers in	226,117	509,100	3,908,080	-	568,992	5,212,289
Transfers out	(4,422,786)	-	-	-	(519,100)	(4,941,886)
Total other financing sources (uses)	(4,182,553)	509,100	3,908,080	-	49,892	284,519
Net change in fund balances	103,837	146,891	1,213,568	(495,935)	366,792	1,335,153
Fund balances, beginning of year, as restated (see note 14)	9,655,499	697,975	17,036,920	4,646,053	10,379,524	42,415,971
FUND BALANCES, END OF YEAR	\$ 9,759,336	\$ 844,866	\$ 18,250,488	\$ 4,150,118	\$ 10,746,316	\$ 43,751,124

The Notes to the Financial Statements are an integral part of this statement.

City of Colleyville, Texas**Exhibit 6**

Reconciliation of the Statement of Revenues,
Expenditures and Changes In Fund Balances of
Governmental Funds to the Statement of Activities
For the Fiscal Year Ended September 30, 2019

TOTAL NET CHANGE IN FUND BALANCES - GOVERNMENTAL FUNDS	\$	1,335,153
Amounts reported for governmental activities in the statement of activities are different because:		
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. This is the amount of capital assets recorded in the current period.		
		3,173,525
Depreciation expense on capital assets is reported in the statement of activities but does not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditures in the governmental funds.		
		(4,767,292)
The issuance of long-term debt (e.g. bonds) 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. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas the amounts are deferred and amortized in the statement of activities. This amount is the net effect of the following items:		
Principal payments	\$	2,148,690
Amortization of premiums and deferred losses		(4,229)
		2,144,461
The net change in net pension liability, deferred outflows and deferred inflows is report in the statement of activities but does not require the use of current financial resources and, therefore is not reported as an expenditure in the governmental funds.		
		(1,235,256)
Current year changes in the long-term liability for compensated absences do not require the use of current financial resources; and therefore, are not reported as expenditures in governmental funds.		
		(557,342)
The net change in OPEB liability, deferred outflows and deferred inflow is reported in the statement of activities but does not require the use of current financial resources and, therefore is not reported as expenditures in the governmental funds.		
		(31,522)
Current year changes in accrued interest payable do not require the use of current financial resources; and therefore, are not reported as expenditures in governmental funds.		
		16,666
Governmental funds do not recognize assets contributed by developers. However, in the statement of activities the fair market value of those assets are recognized as revenue, then allocated over their estimated useful lives and reported as depreciation expense.		
		181,011
In the governmental fund financial statements the proceeds from sale of assets are shown as an increase in financial resources. In the the government-wide financial statements, the gain or loss is calculated and reported.		
		(41,356)
Certain revenues in the government-wide statement of activities that do not provide current financial resources are not reported as revenue in the governmental funds.		
		(600,772)
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES	\$	(382,724)

The Notes to the Financial Statements are an integral part of this statement.

Proprietary Funds Financial Statements

City of Colleyville, Texas
Statement of Net Position
Proprietary Funds
September 30, 2019

Exhibit 7

	Water and Sewer Fund	Drainage Utility Fund	Total
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 3,458,353	\$ 755,774	\$ 4,214,127
Investments	16,835,308	1,841,983	18,677,291
Accounts receivable, net of allowance	3,136,161	133,600	3,269,761
Inventories	191,478	-	191,478
Restricted assets:			
Investments	440,573	33,180	473,753
Total current assets	24,061,873	2,764,537	26,826,410
Noncurrent assets:			
Accrued interest	84	1,461	1,545
Capital assets:			
Land and improvements	304,839	-	304,839
Buildings	53,922	-	53,922
Utility system	78,401,441	4,303,012	82,704,453
Equipment and furniture	1,592,345	706,965	2,299,310
Construction in progress	272,493	9,250	281,743
Less: accumulated depreciation	(40,773,941)	(1,969,566)	(42,743,507)
Total non-current assets	39,851,183	3,051,122	42,902,305
Total assets	63,913,056	5,815,659	69,728,715
DEFERRED OUTFLOW OF RESOURCES			
Deferred charge for refunding	-	1,435	1,435
Deferred outflows - TMRS pension and OPEB	470,441	99,574	570,015
Total deferred outflows of resources	470,441	101,009	571,450
LIABILITIES			
Current liabilities:			
Accounts payable	1,506,128	32,151	1,538,279
Accrued liabilities	34,290	7,597	41,887
Accrued interest payable	-	1,085	1,085
Advances from developers	95,613	116,893	212,506
Customer deposits	493,350	-	493,350
Compensated absences	-	15,654	15,654
Revenue bonds payable	-	125,000	125,000
Total current liabilities	2,129,381	298,380	2,427,761
Noncurrent liabilities:			
Compensated absences	142,086	24,909	166,995
Revenue bonds payable	-	125,000	125,000
Net pension liability	345,000	72,921	417,921
Net OPEB liability	51,499	11,072	62,571
Total non-current liabilities	538,585	233,902	772,487
Total liabilities	2,667,966	532,282	3,200,248
DEFERRED INFLOW OF RESOURCES			
Deferred inflows - TMRS pension and OPEB	4,757	1,023	5,780
Total deferred inflows of resources	4,757	1,023	5,780
NET POSITION			
Net investment in capital assets	39,851,099	2,801,096	42,652,195
Unrestricted	21,859,675	2,582,267	24,441,942
TOTAL NET POSITION	\$ 61,710,774	\$ 5,383,363	\$ 67,094,137

The Notes to the Financial Statements are an integral part of this statement.

City of Colleyville, Texas
Statement of Revenues, Expenses
and Changes in Net Position
Proprietary Funds
For the Fiscal Year Ended September 30, 2019

Exhibit 8

	Water and Sewer Fund	Drainage Utility Fund	Total
OPERATING REVENUES			
Metered water sales	\$ 10,352,045	\$ -	\$ 10,352,045
Wastewater service charges	4,399,186	-	4,399,186
Drainage service charges	-	1,000,521	1,000,521
Other charges and services	1,305,789	10,907	1,316,696
Miscellaneous	18,706	-	18,706
Total operating revenues	16,075,726	1,011,428	17,087,154
OPERATING EXPENSES			
Personnel services	2,013,905	490,549	2,504,454
Maintenance and contractual services	11,270,485	137,309	11,407,794
Material and supplies	203,093	78,672	281,765
Depreciation and amortization	1,976,159	147,146	2,123,305
Total operating expenses	15,463,642	853,676	16,317,318
OPERATING INCOME (LOSS)	612,084	157,752	769,836
NON-OPERATING REVENUES (EXPENSES)			
Interest income	400,706	54,472	455,178
Interest expense	-	(10,150)	(10,150)
Total non-operating revenues (expenses)	400,706	44,322	445,028
Income (loss) before capital contributions and transfers	1,012,790	202,074	1,214,864
CAPITAL CONTRIBUTIONS AND TRANSFERS			
Capital contributions	188,749	-	188,749
Transfers out	(270,403)	-	(270,403)
Total capital contributions and transfers	(81,654)	-	(81,654)
Change in net position	931,136	202,074	1,133,210
Net position, beginning of year	60,779,638	5,181,289	65,960,927
NET POSITION, END OF YEAR	\$ 61,710,774	\$ 5,383,363	\$ 67,094,137

The Notes to the Financial Statements are an integral part of this statement.

City of Colleyville, Texas
Statement of Cash Flows
Proprietary Funds
For the Fiscal Year Ended September 30, 2019

Exhibit 9

	Water and Sewer Fund	Drainage Utility Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from customers and users	\$ 15,415,228	\$ 1,014,545	\$ 16,429,773
Cash payments to suppliers for goods and services	(10,972,708)	(193,436)	(11,166,144)
Cash payments to employees for services	(1,809,869)	(442,080)	(2,251,949)
Net cash provided by operating activities	2,632,651	379,029	3,011,680
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Transfers out	(270,403)	-	(270,403)
Net cash used in non-capital financing activities	(270,403)	-	(270,403)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition of capital assets	(902,111)	(9,250)	(911,361)
Principal payments on bonds	-	(115,000)	(115,000)
Interest paid of debt	-	(10,648)	(10,648)
Net cash used in capital and related financing activities	(902,111)	(134,898)	(1,037,009)
CASH FLOWS FROM INVESTING ACTIVITIES			
(Purchase) sale of investments	(5,301,282)	(151,350)	(5,452,632)
Earnings on investments	414,639	53,867	468,506
Net cash provided by (used in) investing activities	(4,886,643)	(97,483)	(4,984,126)
Net change in cash and cash equivalents	(3,426,506)	146,648	(3,279,858)
Cash and cash equivalents, beginning of year	6,884,859	609,126	7,493,985
CASH AND CASH EQUIVALENTS, END OF YEAR	\$ 3,458,353	\$ 755,774	\$ 4,214,127
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES			
Operating income	\$ 612,084	\$ 157,752	\$ 769,836
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:			
Depreciation and amortization	1,976,159	147,146	2,123,305
Decrease (increase) in assets and deferred outflows of resources:			
Receivables	(672,178)	3,117	(669,061)
Inventory	(29,854)	-	(29,854)
Net pension asset	302,419	66,302	368,721
Deferred outflows - TMRS pension and OPEB	(185,818)	(44,257)	(230,075)
Increase (decrease) in liabilities and deferred outflows of resources:			
Accounts payable	531,624	20,911	552,535
Accrued liabilities	(900)	1,634	734
Compensated absences	48,550	19,137	67,687
Customer deposits	11,680	-	11,680
Net pension liability	345,000	72,921	417,921
Total OPEB liability	(441)	(95)	(536)
Deferred inflows - TMRS pension and OPEB	(305,674)	(65,539)	(371,213)
Net cash provided by operating activities	\$ 2,632,651	\$ 379,029	\$ 3,011,680
NON-CASH CAPITAL AND RELATED FINANCING			
Contributions of capital assets from developers	\$ 188,749	\$ -	\$ 188,749

The Notes to the Financial Statements are an integral part of this statement.

Fiduciary Fund Financial Statements

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City of Colleyville, Texas**Exhibit 10****Employee Activity Fund and Sesquicentennial Fund
Statement of Fiduciary Net Position
September 30, 2019**

	Agency Fund
ASSETS	
Cash and cash equivalents	\$ 20,861
Investments	3,293
Accounts receivable	26
TOTAL ASSETS	\$ 24,180
LIABILITIES	
Due to other agencies and individuals	\$ 24,180
TOTAL LIABILITIES	\$ 24,180

The Notes to Financial Statements are an integral part of this statement.

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City of Colleyville, Texas

Notes to the Basic Financial Statements

Note 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 discretely 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-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.

City of Colleyville, Texas

Notes to the Basic Financial Statements

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.

City of Colleyville, Texas

Notes to the Basic Financial Statements

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.

The Colleyville Economic Development 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.

Additionally, the City also reports the following funds:

Special Revenue Funds — 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.

City of Colleyville, Texas

Notes to the Basic Financial Statements

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 and Investments

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.

The City's cash and cash equivalents are considered to be cash on hand and demand deposits. Investments for the City are reported at fair value, except for the position in investment pools. The City's investment in pools are reported at the net asset value per share (which approximates fair value) even though it is calculated using the amortized cost method.

E. 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 uncollectible accounts receivable for utility billing is estimated as a percentage of sales calculated based on historical experience. 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.

City of Colleyville, Texas
Notes to the Basic Financial Statements

Property taxes are imposed nonexchange revenues. Assets from imposed nonexchange transactions are recorded when the entity has enforceable legal claim to the asset, or when the entity receives resources, whichever comes first. The enforceable legal claim date for property taxes is the assessment date. The assessment date has been designated in the enabling legislation as of October 1. The City's property tax is levied on the assessed value listed as of the prior January 1. Taxes are due upon receipt of the tax bill. All unpaid taxes become delinquent if not paid before February 1 of the current fiscal year.

F. Inventories and Prepaid Items

Inventories are valued at cost using the first-in/first-out (FIFO) method and consist of expendable supplies and vehicle repair parts. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

G. 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 acquisition cost, which is the price that would be paid to acquire an asset with equivalent service potential at the acquisition date.

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:

Assets	Years
Buildings	15-50
Improvements	20-50
Equipment	5-10
Infrastructure (streets and drainage)	50
Water distribution/sewer collection	5-40

H. 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. All vacation and sick pay is accrued when incurred in the government-wide and proprietary fund financial statements.

City of Colleyville, Texas

Notes to the Basic Financial Statements

I. 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.

J. 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.

City of Colleyville, Texas

Notes to the Basic Financial Statements

K. 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.

L. 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.

M. 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 refunding – 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/OPEB contributions after measurement date — These contributions are deferred and recognized in the following fiscal year.

Difference in projected and actual earnings on pension assets and OPEB liabilities — This difference is deferred and amortized over a closed five year period.

Difference in expected actual pension/OPEB 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 one type of item, which arises only under a modified accrual basis of accounting, which 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 four sources: property taxes, municipal fines and ambulance fees, and a note payable from the component unit. These amounts are deferred and recognized as an inflow of resources in that period that the amounts become available. The City also had a deferred inflow of resources for the following:

Difference in projected and actual earnings on pension assets and OPEB liabilities – The difference will be amortized over a closed five year period.

City of Colleyville, Texas

Notes to the Basic Financial Statements

N. 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.

O. 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.

P. Pensions

For purposes of measuring the net pension asset, 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 Asset 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.

Q. Other Post-Employment Benefits

For purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information has been determined based on the City's actuary report. For this purpose, OPEB expense recognized each fiscal year is equal to the change in the total OPEB liability from the beginning of the year to the end of the year, adjusted for deferred recognition of certain changes in the liability. Benefit payments are treated as being equal to the employer's yearly contributions for retirees. Information regarding the City's Total OPEB 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. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.

Note 2. Stewardship, Compliance and Accountability

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.

City of Colleyville, Texas

Notes to the Basic Financial Statements

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, Colleyville Economic Development Fund, Crime District Fund, Debt Service, and Enterprise Funds. Budgetary control is maintained at the fund level. Internal budgets prepared for various boards are reviewed by the City Council for expenditures of other Special Revenue Funds. These budgeted expenditures are not formally adopted by the City Council.
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, Colleyville Economic Development Fund, Crime District Fund, 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.

Note 3. Deposits and Investments

In fiscal year 2016, the City adopted GASB Statement No. 72 (GASB 72), *Fair Value Measurement and Application*. GASB 72 was issued to address accounting and financial reporting issues related to fair value measurements.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

City of Colleyville, Texas
Notes to the Basic Financial Statements

As of September 30, 2019, the City held the following fair value measurements:

		Fair Value Measurements				Weighted
	Value at September 30, 2019	Level 1 Inputs	Level 2 Inputs	Level 3 Inputs	Percent of Total Investments	Average Maturity (Days)
City:						
Cash and cash equivalents:						
Cash deposits - City	\$ 15,193,185	\$ -	\$ -	\$ -		
Petty Cash - City	2,462					
Cash deposits - trust and agency	20,861	-	-	-		
Investments not subject to fair value:						
Investment pools:						
TexPool	14,301,770	-	-	-	21%	28
TexStar	14,735,526	-	-	-	22%	30
Texas CLASS	9,673,420	-	-	-	14%	27
LOGIC	1,654,708	-	-	-	2%	34
Investments in certificates of deposits:						
Certificates of deposits	4,045,292	-	-	-		
Investments by fair value level:						
Federal Farm Credit Bonds	3,750,000	-	3,750,000	-	6%	100
Federal Home Loan Bank Bonds	2,593,786	-	2,593,786	-	4%	88
Freddie Mac	1,408,231	-	1,408,231	-	2%	319
Total cash and investments of the city	67,379,241	-	7,752,017	-		
Component unit:						
Cash and cash equivalents:						
Cash deposits	3,932,618	-	-	-		
Investments not subject to fair value:						
Investment pools:						
Texas CLASS	4,100,045	-	-	-	17%	55
TexPool	10,956,182	-	-	-	46%	30
TexStar	1,018,600	-	-	-	4%	28
Logic	809,844	-	-	-	3%	34
Investments by fair value level:						
Federal Farm Credit Bonds	1,255,000	-	1,255,000	-	5%	100
Federal Home Loan Bank Bonds	1,088,367	-	1,088,367	-	5%	100
Freddie Mac	514,528	-	514,528	-	2%	88
Total cash and investments of the component unit	23,675,184	-	2,857,895	-		
Total cash and investments of the reporting entity	\$ 91,054,425	\$ -	\$ 10,609,912	\$ -		

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

City of Colleyville, Texas

Notes to the Basic Financial Statements

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.

Investment Pools and non-negotiable Certificates of Deposit are measured at amortized cost or net asset value and are exempt from fair value reporting and therefore have been excluded from the hierarchy.

The amounts for TexStar, Texas CLASS, Logic and TexPool (pooled investments) are reported as investments in the Statement of Net Position.

TexPool is duly chartered and overseen by the State Comptroller's Office, administered and managed by Federated Investors, Inc. State Street Bank serves as the custodial bank. The portfolio consists of U.S. Government securities; collateralized repurchase and reverse repurchase agreements; and AAA rated money market mutual funds.

The investment pool transacts at a net asset value of \$1.00 per share, has a weighted average maturity of 60 days or less and weighted average life of 120 days or less, investments held are highly rated by a nationally recognized statistical rating organization, have no more than 5% of portfolio with one issuer (excluding US government securities), and can meet reasonably foreseeable redemptions. The investment pool has a redemption notice period of one day and no maximum transaction amounts. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pools' liquidity. *U.S. Government Agency Securities* classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

Texas CLASS is an external investment pool measured at fair value, i.e. net asset value. The investment pool's strategy is to seek preservation of principal, liquidity and current income through investment in a diversified portfolio of short term marketable securities. There are no unfunded commitments related to the investment pool. Texas CLASS has a redemption notice period of one day and may redeem daily. The investment pool's authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pool's liquidity. The Texas CLASS portfolio consists of U.S. Government securities; collateralized repurchase and reverse repurchase agreements; AAA rated money market mutual funds; and commercial paper.

LOGIC is duly chartered by the State of Texas Interlocal Cooperation Act, is administered by Hilltop Securities, Inc. and J.P. Morgan Investment Management, Inc. (JPMIM), and managed by JPMIM, who provides custody and investment management.

City of Colleyville, Texas

Notes to the Basic Financial Statements

LOGIC's investment objectives are to seek preservation of principal, liquidity, and current income through investment in a diversified portfolio of short-term marketable securities. The portfolio will maintain a dollar-weighted average maturity that does not exceed 60 days and seeks to maintain a net asset value of \$1.00 per share. LOGIC may invest in securities including: obligations of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks; other obligations which are unconditionally guaranteed or insured by the U.S.; fully collateralized repurchase agreements with a defined termination date and unconditionally guaranteed or insured by the U.S. or its agencies and instrumentalities; SEC-registered money-market fund rated in the highest rating category by at least one nationally recognized statistical rating organization (NRSRO); and commercial paper as authorized under the Public Funds Investment Act. The investment pool has a redemption notice period of one day and no maximum transaction amounts. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pools' liquidity.

TexSTAR is duly chartered by the State of Texas Interlocal Cooperation Act, is administered by Hilltop Securities, Inc. and J.P. Morgan Investment Management, Inc. (JPMIM), and managed by JPMIM, who provides custody and investment management.

The primary objectives of TexSTAR are, in order of priority, preservation and protection of principal, maintenance of sufficient liquidity to meet Participants' needs, and yield. The portfolio will maintain a dollar-weighted average maturity that does not exceed 60 days and seeks to maintain a net asset value of \$1.00 per share. TexSTAR may invest in securities including: obligations of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks; other obligations which are unconditionally guaranteed or insured by the U.S.; fully collateralized repurchase agreements with a defined termination date and unconditionally guaranteed or insured by the U.S. or its agencies and instrumentalities; and SEC-registered no-load money-market fund which meet the requirements of the Public Funds Investment Act. The investment pool has a redemption notice period of one day and no maximum transaction amounts. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pools' liquidity.

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, 2019.

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 assets in investments meet the requirements as noted above.

City of Colleyville, Texas
Notes to the Basic Financial Statements

Note 4. 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		Total
	General	Debt Service	Capital Projects	Non-Major Governmental	Water and Sewer	Drainage Fee	
Receivables:							
Accounts	\$ 357,315	\$ -	\$ 12,459	\$ 153,117	\$ 3,159,492	\$ 133,600	\$ 3,815,983
Taxes	939,931	26,312	-	-	-	-	966,243
Loans	135,750	645,000	-	-	-	-	780,750
Gross receivables	1,432,996	671,312	12,459	153,117	3,159,492	133,600	5,562,976
Less allowance	255,540	-	-	-	23,331	-	278,871
Net total receivables	\$ 1,177,456	\$ 671,312	\$ 12,459	\$ 153,117	\$ 3,136,161	\$ 133,600	\$ 5,284,105

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. The assessed value, net of exemptions, upon which the fiscal 2019 levy was based, was \$5,456,363,643.

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, 2019, was \$0.3208 per \$100 of assessed valuation.

Taxes are due by January 31 following the levy date. Tax collections, including related penalties and interest, was \$16,877,275 for the year ended September 30, 2019. Property taxes receivable at September 30, 2019, were \$225,264.

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.

City of Colleyville, Texas
Notes to the Basic Financial Statements

Note 5. Capital Assets

Capital asset activity for the year ended September 30, 2019, was as follows:

Primary Government

	Beginning Balance	Capital Acquisitions	Sales or Disposals	Adjustments/ Transfers	Ending Balance
Governmental activities:					
Capital assets not being depreciated:					
Land	\$ 9,178,641	\$ -	\$ -	\$ -	\$ 9,178,641
Construction-in-progress	4,663,882	2,387,216	-	(5,480,065)	1,571,033
Total capital assets not being depreciated	13,842,523	2,387,216	-	(5,480,065)	10,749,674
 Capital assets being depreciated:					
Buildings and building improvements	50,400,558	28,541	-	945,489	51,374,588
Machinery and Equipment	14,018,330	757,768	(350,346)	-	14,425,752
Improvements other than buildings	99,522,267	181,011	-	4,493,220	104,196,498
Total capital assets being depreciated	163,941,155	967,320	(350,346)	5,438,709	169,996,838
 Accumulated depreciation:					
Buildings and building improvements	(22,003,180)	(1,465,074)	-	-	(23,468,254)
Machinery and Equipment	(10,943,679)	(1,162,578)	350,346	-	(11,755,911)
Improvements other than buildings	(32,248,140)	(2,139,640)	-	-	(34,387,780)
Total accumulated depreciation	(65,194,999)	(4,767,292)	350,346	-	(69,611,945)
Total capital assets being depreciated, net	98,746,156	(3,799,972)	-	5,438,709	100,384,893
 Governmental activities capital assets, net	\$ 112,588,679	\$ (1,412,756)	\$ -	\$ (41,356)	\$ 111,134,567
	Beginning Balance	Capital Acquisitions	Sales or Disposals	Adjustments/ Transfers	Ending Balance
Business-Type activities:					
Capital assets not being depreciated:					
Land	\$ 304,839	\$ -	\$ -	\$ -	\$ 304,839
Construction in progress	1,522,362	-	-	(1,240,619)	281,743
Total capital assets not being depreciated	1,827,201	-	-	(1,240,619)	586,582
 Capital assets being depreciated:					
Buildings and building improvements	53,922	-	-	-	53,922
Machinery and equipment	2,264,969	34,341	-	-	2,299,310
Improvements other than buildings	80,398,064	1,065,770	-	1,240,619	82,704,453
Total capital assets being depreciated	82,716,955	1,100,111	-	1,240,619	85,057,685
 Accumulated depreciation:					
Buildings and building improvements	(52,061)	(86,683)	-	-	(138,744)
Machinery and equipment	(1,802,930)	(135,617)	-	-	(1,938,547)
Improvements other than buildings	(38,765,928)	(1,900,288)	-	-	(40,666,216)
Total accumulated depreciation	(40,620,919)	(2,122,588)	-	-	(42,743,507)
Total capital assets being depreciated, net	42,096,036	(1,022,477)	-	1,240,619	42,314,178
 Business type activities capital assets, net	\$ 43,923,237	\$ (1,022,477)	\$ -	\$ -	\$ 42,900,760

City of Colleyville, Texas
Notes to the Basic Financial Statements

Component Unit

	Beginning Balance	Capital Acquisitions	Sales or Disposals	Adjustments/ Transfers	Ending Balance
Component unit activities:					
Capital assets not being depreciated:					
Land	\$ 6,413,874	\$ -	\$ -	\$ -	\$ 6,413,874
Construction-in-progress	3,876,174	2,101,906	-	-	5,978,080
Total capital assets not being depreciated	10,290,048	2,101,906	-	-	12,391,954
Capital assets being depreciated:					
Improvements other than buildings	10,923,574	675,184	-	-	11,598,758
Total capital assets being depreciated	10,923,574	675,184	-	-	11,598,758
Accumulated depreciation:					
Improvements other than buildings	(771,916)	(241,606)	-	-	(1,013,522)
Total accumulated depreciation	(771,916)	(241,606)	-	-	(1,013,522)
Total capital assets being depreciated, net	10,151,658	433,578	-	-	10,585,236
Component unit activities capital assets, net	\$ 20,441,706	\$ 2,535,484	\$ -	\$ -	\$ 22,977,190

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	\$ 387,172
Public safety	1,139,167
Public works	2,240,186
Culture and recreation	1,000,767
Total depreciation expense - governmental activities	<u>\$ 4,767,292</u>
Business-type activities:	
Water and sewer	\$ 1,975,313
Drainage utility	147,275
	<u>\$ 2,122,588</u>

City of Colleyville, Texas
Notes to the Basic Financial Statements

Construction Commitments

The government has active construction projects as of September 30, 2019. The major projects are listed as follows:

Project	Spent-to-date	Remaining Commitment
Frontier Court Project	\$ 107,325	\$ 282,914
McDonwell School Road and Westcoat Drive Roundabout - design	184,940	28,784
Roberts Road - Design	85,515	177,196
LD Lockett Designated Right Turn Lane	11,899	59,541
Generator at City Hall	127,608	287,213
Tree Restoration Project	73,330	3,667
Water Project 10: Apple Valley	46,650	3,000
SCADA Upgrade	22,244	75,059
Water Tower Rehab/Demo	143,008	1,501
Green Meadow Creek Mitigation	9,250	33,750
Glade Road Phase 2,3,4 Design	951,716	146,351
Colleyville Plaza Renovation	1,848,897	1,178,046
Cheek-Sparger Road Improvements	297,964	127,699
Westcoat/John McCain Roundabout	4,800	61,711
Drainage Master Plan	197,387	243,394
State Highway 26 Corridor Enhancements - Design	414,154	289,846
Total	\$ 4,526,687	\$ 2,999,671

Note 6. Interfund Transactions

The composition of interfund transfers as of September 30, 2019, is as follows:

	Transfer in				Total
	General	Debt Service	Capital Projects	Nonmajor Governmental Funds	
Transfer out:					
General fund	\$ -	\$ -	\$ 3,908,080	\$ 514,706	\$ 4,422,786
Nonmajor governmental funds	-	509,100	-	10,000	519,100
Water and wastewater	226,117	-	-	44,286	270,403
Total	\$ 226,117	\$ 509,100	\$ 3,908,080	\$ 568,992	\$ 5,212,289

The most significant interfund transfers include the transfer of \$3,908,080 from the General Fund to the Capital Projects and no major governmental funds represents transfers for capital replacement.

The transfer of \$509,100 from the Crime Control District to the Debt Service Fund is for the repayment of debt. All principal and interest is paid from the Debts Service Fund. The \$226,117 from the water and wastewater fund to the General Fund is a budgeted transfer for the fund's share of administrative expenses.

City of Colleyville, Texas

Notes to the Basic Financial Statements

Note 7. 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 \$35,540,000.

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.

Long-term liability activity for the year ended September 30, 2019, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Amount Due within One Year
Governmental activities:					
General obligation bonds and certificates of obligation	\$ 5,665,000	\$ -	\$ (1,510,000)	\$ 4,155,000	\$ 1,045,000
Sales tax revenue bonds	5,680,000	-	(445,000)	5,235,000	460,000
Bond premiums	235,299	-	(10,020)	225,279	16,565
Capital leases payable	637,365	-	(193,690)	443,675	84,927
Compensated absences	1,398,579	2,560,782	(2,003,440)	1,955,921	365,475
Net pension liability	-	2,932,903	-	2,932,903	-
Total OPEB liability	437,789	-	(3,721)	434,068	-
Total governmental activities	\$ 14,054,032	\$ 5,493,685	\$ (4,165,871)	\$ 15,381,846	\$ 1,971,967
	Beginning Balance	Additions	Reductions	Ending Balance	Amount Due within One Year
Business-type activities:					
Revenue bonds and certificates of obligation	\$ 365,000	\$ -	\$ (115,000)	\$ 250,000	\$ 125,000
Bond premiums	-	-	-	-	-
Compensated absences	114,962	233,642	(165,955)	182,649	15,654
Net pension liability	-	417,921	-	417,921	-
Total OPEB liability	63,107	-	(536)	62,571	-
Total business-type activities	\$ 543,069	\$ 651,563	\$ (281,491)	\$ 913,141	\$ 140,654
	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
Component unit:					
Note payable to primary government	\$ 1,270,000	\$ -	\$ (625,000)	\$ 645,000	\$ 645,000
Bond premiums	48,081	-	(24,040)	24,041	24,041
Total component unit	\$ 1,318,081	\$ -	\$ (649,040)	\$ 669,041	\$ 669,041

For the governmental activities, compensated absences are generally liquidated by the General Fund.

City of Colleyville, Texas

Notes to the Basic Financial Statements

Long-term liabilities at September 30, 2019, consisted of the following:

General Obligation Bonds and Certificates of Obligation	Final Maturity	Interest Rates	Governmental	Business- Type
\$2,945,000 Series 2011, General Obligation Refunding Bonds	2020	2.0 - 4.0%	\$ 170,000	\$ -
\$6,225,000 Series 2016, General Obligation Refunding Bonds	2027	2.0 - 3.0%	3,985,000	-
			<u>\$ 4,155,000</u>	<u>\$ -</u>
Governmental Revenue Bonds	Final Maturity	Interest Rates	Governmental	Business- Type
\$7,330,000 Series 2013, Refunding and Improvement Sales Tax Revenue Bonds	2029	2.88%	\$ 5,235,000	\$ -
\$1,550,000 Series 2011, Waterworks and Wastewater System Refunding Bonds	2021	3.47%	-	250,000
			<u>\$ 5,235,000</u>	<u>\$ 250,000</u>

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, 2019, the City was in compliance with these requirements.

The City's component unit, the Tax Increment Financing District, long-term liabilities at September 30, 2019, consisted of the following:

Tax Increment Financing District

Notes Payable	Final Maturity	Interest Rates	Component Unit
\$2,480,000 Note payable to primary government	2020	2.0 - 4.0%	\$ 645,000
			<u>\$ 645,000</u>

City of Colleyville, Texas
Notes to the Basic Financial Statements

Governmental-type Activities

General Obligation Bonds and Certificates of Obligation

Fiscal Years Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2020	\$ 1,045,000	\$ 91,425	\$ 1,136,425
2021	410,000	68,750	478,750
2022	425,000	56,225	481,225
2023	435,000	43,325	478,325
2024	445,000	32,350	477,350
2025-2027	1,395,000	42,250	1,437,250
Total	\$ 4,155,000	\$ 334,325	\$ 4,489,325

General Revenue Bonds

Fiscal Years Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2020	\$ 460,000	\$ 144,144	\$ 604,144
2021	470,000	130,752	600,752
2022	490,000	130,752	620,752
2023	500,000	102,672	602,672
2024	510,000	88,128	598,128
2025-2029	2,805,000	206,712	3,011,712
Total	\$ 5,235,000	\$ 803,160	\$ 6,038,160

Business-type Activities

Revenue Bonds and Certificates of Obligation

Fiscal Years Ending September 30,	Business-Type Activities		
	Principal	Interest	Total
2020	\$ 125,000	\$ 6,506	\$ 131,506
2021	125,000	2,169	127,169
Total	\$ 250,000	\$ 8,675	\$ 258,675

City of Colleyville, Texas

Notes to the Basic Financial Statements

Discretely Presented Component Unit – Tax Increment Financing Fund

Revenue Bonds and Certificates of Obligation

Fiscal Years Ending September 30,	Tax Increment Financing Fund		
	Principal	Interest	Total
2020	\$ 645,000	\$ 9,675	\$ 654,675
Total	\$ 645,000	\$ 9,675	\$ 654,675

Capital Leases

The City has entered into lease agreements as lessee for financing and acquisition of vehicles and equipment for public safety. 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 future minimum lease obligations and the net present value of these minimum lease payments as of September 30, 2019, were as follows:

Fiscal Years Ending September 30,	Governmental Activities
2020	\$ 93,674
2021	95,219
2022	96,818
2023	48,484
2024	48,484
2025-2027	145,650
Total minimum lease payments	528,329
Less: amount representing interest	(84,654)
Present value of minimum lease payments	\$ 443,675

Note 8. Defined Benefit Pension Policies

Plan Descriptions

The City participates as one of 887 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.tmr.org.

City of Colleyville, Texas

Notes to the Basic Financial Statements

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	Twenty years to any age, five 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, 2018 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	136
Inactive employees entitled to but not yet receiving benefits	149
Active employees	177
	462

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 8.82% and 8.72% in calendar years 2018 and 2019, respectively. The city's contributions to TMRS for the year ended September 30, 2019, were \$1,175,648, and were equal to the required contributions.

City of Colleyville, Texas

Notes to the Basic Financial Statements

Net Pension Liability/(Asset)

The City's Net Pension Liability/(Asset) was measured as of December 31, 2018, and the Total Pension Liability/(Asset) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The Total Pension Liability/(Asset) in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.00% per year
Investment Rate of Return	6.75%, 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 Tables with Blue Collar Adjustment, with male rates multiplied by 109% and female rates multiplied by 103%. Based on the size of the city, rates are multiplied by a factor of 100%. 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 Combined Healthy Mortality Tables with Blue Collar Adjustments are used with males rates multiplied by 109% and female rates multiplied by 103% with a 3-year-set-forward for both males and females. In addition, a 3% minimum mortality rate is applied to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four year period from December 31, 2010 to December 31, 2014. They were adopted in 2015 and first used in the December 31, 2015 actuarial valuation. The post-retirement mortality assumption for healthy annuitants and Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. In conjunction with these changes first used in the December 31, 2013 valuation, the System adopted the Entry Age Normal Actuarial cost method and a one-time change to the amortization policy. 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.

City of Colleyville, Texas

Notes to the Basic Financial Statements

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. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of arithmetic real rates of return for each major assets class in fiscal year 2019 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Domestic equity	17.5%	4.30%
International equity	17.5%	6.10%
Core fixed income	10.0%	1.00%
Non-core fixed income	20.0%	3.39%
Real return	10.0%	3.78%
Real estate	10.0%	4.44%
Absolute return	10.0%	3.56%
Private equity	5.0%	7.75%
Total	100.0%	

Discount Rate

The discount rate used to measure the Total Pension Liability/(Asset) was 6.75%. 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/(Asset).

City of Colleyville, Texas
Notes to the Basic Financial Statements

Changes in the Net Pension Liability/(Asset)

	Total Pension Liability(Asset) (a)	Increase (Decrease) Plan Fiduciary Net Position (b)	Net Pension Liability(Asset) (a) - (b)
Balance at December 31, 2017	\$ 55,765,880	\$ 58,658,250	\$ (2,892,370)
Changes for the year:			
Service cost	2,067,935	-	2,067,935
Interest	3,748,186	-	3,748,186
Change of benefit terms	-	-	-
Difference between expected and actual experience	713,928	-	713,928
Changes of assumptions	-	-	-
Contributions - employer	-	1,159,516	(1,159,516)
Contributions - employee	-	920,251	(920,251)
Net investment income	-	(1,757,178)	1,757,178
Benefit payments, including refunds of employee contributions	(2,542,340)	(2,542,340)	-
Administrative expense	-	(33,960)	33,960
Other changes	-	(1,774)	1,774
Net changes	3,987,709	(2,255,485)	6,243,194
Balance at December 31, 2018	\$ 59,753,589	\$ 56,402,765	\$ 3,350,824

The following presents the net pension liability/(asset) of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is one-percentage-point lower (5.75%) or one-percentage-higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
Net pension liability(asset)	\$ 11,642,653	\$ 3,350,824	\$ (3,479,184)

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.tmr.org.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions.

For the year ended September 30, 2019, the City recognized pension expense of \$2,596,090. The General Fund, Capital Projects Fund, Colleyville Economic Development Fund, Water and Sewer Fund, Drainage Utility Fund, Crime District Fund, and Juvenile Case Manger Fund have been used to liquidate pension liabilities.

City of Colleyville, Texas

Notes to the Basic Financial Statements

At September 30, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 626,833	\$ (8,952)
Changes in actuarial assumptions	151,275	-
Difference between projected and actual investment earnings	3,035,690	-
Contributions subsequent to the measurement date	886,669	-
Total	\$ 4,700,467	\$ (8,952)

\$886,669 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability/(asset) for the measurement year ending December 30, 2018 (i.e. recognized in the City's financial statements for the year ended September 30, 2020). Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Years Ended December 30,	Net Deferred Outflows (Inflows) of Resources
2019	\$ 1,438,756
2020	612,215
2021	581,451
2022	1,172,424
2023	-
Total	\$ 3,804,846

Note 9. Other Postemployment Benefits

Plan Description

The City participates in a defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF) administered by the Texas Municipal Retirement System (TMRS). The City has elected, by ordinance, to participate in this program and provide group-term life insurance coverage for their active members and retirees. As the SDBF covers both active and retiree participants, with no segregation of assets, the SDBF is considered to be a single-employer unfunded OPEB plan.

Membership in the plan at December 31, 2018, the date of the latest actuarial valuation, consists of the following:

Inactive employees currently receiving benefits	91
Inactive employees entitled to but not yet receiving benefits	17
Active employees	177
Total	285

City of Colleyville, Texas

Notes to the Basic Financial Statements

Valuation of Assets

For purposes of calculating the Total OPEB Liability, the plan is considered to be unfunded and therefore no assets are accumulated for OPEB.

Actuarial Assumptions:

The OPEB Liability in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50%
Salary increases	3.50% to 10.50% including inflation
Discount rate	3.71%

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 Tables with Blue Collar Adjustment, with male rates multiplied by 109% and female rates multiplied by 103%. Based on the size of the city, rates are multiplied by a factor of 100%. 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 Combined Healthy Mortality Tables with Blue Collar Adjustments are used with males rates multiplied by 109% and female rates multiplied by 103% with a 3-year-set-forward for both males and females. In addition, a 3% minimum mortality rate is applied to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four year period from December 31, 2010 to December 31, 2014. They were adopted in 2015 and first used in the December 31, 2015 actuarial valuation. The post-retirement mortality assumption for healthy annuitants and Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. In conjunction with these changes first used in the December 31, 2013 valuation, the System adopted the Entry Age Normal actuarial cost method.

Discount Rate

Because the Supplemental Death Benefits Fund is considered an unfunded trust under GASB Statement No. 75, the relevant discount rate for calculating the Total OPEB Liability is based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of the measurement date.

	OPEB Liability
Balance at December 31, 2017	\$ 500,896
Changes for the year:	
Service cost	26,293
Interest	16,950
Change of benefit terms	-
Difference between expected and actual experience	(5,282)
Changes of assumptions	(38,274)
Benefit payments, including refunds of employee contributions	(3,944)
Net changes	(4,257)
Balance at December 31, 2018	\$ 496,639

City of Colleyville, Texas

Notes to the Basic Financial Statements

The following presents the OPEB liability of the City, calculated using the discount rate of 3.71%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is one-percentage-point lower (2.71%) or one-percentage-higher (4.71%) than the current rate:

	1% Decrease in Discount (2.71%)	Discount Rate (3.71%)	1% Increase in Discount (4.71%)
Total OPEB liability	\$ 600,488	\$ 496,639	\$ 416,712

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB.

For the year ended September 30, 2019, the City recognized OPEB expense of \$42,956. The General Fund, Capital Projects Fund, Colleyville Economic Development Fund, Water and Sewer Fund, Drainage Utility Fund, Crime District Fund, and Juvenile Case Manger Fund have been used to liquidate OPEB liabilities.

At September 30, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred outflows of Resources	Deferred inflows of Resources
Differences between expected and actual experience	\$ 28,935	\$ (32,422)
Changes in assumptions and other inputs	-	(4,474)
Contributions made subsequent to measurement date	3,050	-
Total	\$ 31,985	\$ (36,896)

\$3,050 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the OPEB liability for the measurement year ending December 30, 2018 (i.e. recognized in the City's financial statements for the year ended September 30, 2020). Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Years Ending December 30,	Net Deferred Outflows (Inflows) of Resources
2019	\$ (287)
2020	(287)
2021	(287)
2022	(287)
2023	(3,217)
Thereafter	(3,596)
Total	\$ (7,961)

City of Colleyville, Texas

Notes to the Basic Financial Statements

Note 10. 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 2019 amounted to approximately \$8,151,943 and \$2,817,036, respectively.

Note 11. 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.

Note 12. 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.

Note 13. Tax Abatements

The City negotiates Chapter 380 sales tax rebate agreements on an individual basis. The City has tax rebate agreements with one entity as of September 30, 2019. The agreement states that the company desires to purchase and use new building materials within the City to generate additional sales and use tax revenue for the City. Sales taxes abated under this agreement was 80% for a total of \$11,041 for the year ended September 30, 2019.

City of Colleyville, Texas

Notes to the Basic Financial Statements

Note 14. Restatement of Fund Balance and Net Position

In fiscal year 2017, the CEDC was awarded a cost reimbursement grant from North Central Texas Council of Governments (NCTCOG). The CEDC incurred costs related to the grant in fiscal year 2015. The reimbursement was not received by CEDC until FY 2019. This resulted in revenue that was not captured in the proper reporting period. As of September 30, 2018, the revenue and fund balance/net position of the CEDC and governmental activities of the City were understated by \$174,800. The changes to revenue and fund balance/net position are as follows:

	Colleyville Economic Development	Governmental Activities
Fund balance/net position, September 30, 2018, as previously presented	\$ 4,471,253	\$ 144,765,446
Increase in grants/contributions revenue	174,800	-
Increase in program revenues- operating grants and contributions	-	174,800
Fund balance/net position, September 30, 2018, as restated	<u>\$ 4,646,053</u>	<u>\$ 144,940,246</u>

Note 15. New Accounting Pronouncements

The GASB pronouncements effective in fiscal year 2019 and 2020 are listed as follows:

The GASB issued Statement No. 83, Certain Asset Retirement Obligations, in November 2016. This statement establishes criteria for determining the timing and pattern of recognition of a liability and a corresponding deferred outflow of resources for asset retirement obligations. This standard became effective for the City in fiscal year 2019. The implementation had no effect on the City's financial statements.

The GASB issued Statement No. 88, Certain Disclosures Related to Debt, including Debt Borrowings and Direct Placements, in April 2018. This statement improves the information that is disclosed in noted to the government financial statements related to debt, including direct borrowings and direct placements. This standard became effective for the City in fiscal year 2019. The implementation had no effect on the City's financial statements.

The GASB issued Statement No. 84, Fiduciary Activities, in January 2017. This statement establishes standards of accounting and financial reporting for fiduciary activities. This standard becomes effective for the City in fiscal year 2020. This City has not yet determined the impact of this statement.

The GASB issued Statement No. 87, Leases, in June 2017. This Statement established standards of accounting and financial reporting for lease by lessees and lessors. This standard becomes effective for the City in fiscal year 2021. The City has not yet determined the impact of this statement.

The GASB issued Statement No. 89, Accounting for interest Cost Incurred before the End of a Construction Period. This Statement establishes objectives to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period, and to simplify accounting for interest cost incurred before the end of a construction period. This standard becomes effective for the City in fiscal year 2021. The City has not yet determined the impact of this statement.

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Required Supplementary Information

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Budgetary Comparison Schedules

City of Colleyville, Texas
Exhibit A-1

General Fund

Budgetary Comparison Schedule (GAAP Basis)

For the Fiscal Year Ended September 30, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Taxes	\$ 20,435,867	\$ 20,435,867	\$ 21,109,864	\$ 673,997
Fines and forfeitures	822,604	822,604	702,909	(119,695)
Licenses, permits and fees	993,900	993,900	1,141,959	148,059
Intergovernmental	159,390	159,390	159,390	-
Charges for services	1,352,983	1,352,983	1,442,807	89,824
Investment earnings	55,000	55,000	376,662	321,662
Miscellaneous	60,100	60,100	38,807	(21,293)
TOTAL REVENUES	23,879,844	23,879,844	24,972,398	1,092,554
EXPENDITURES				
Current:				
General government	4,303,358	4,303,358	3,773,064	530,294
Community development and engineering	1,506,640	1,506,640	1,366,898	139,742
Fire and rescue	5,552,087	5,552,087	5,470,304	81,783
Leisure services	2,648,110	2,648,110	2,518,475	129,635
Maintenance	755,851	755,851	741,907	13,944
Municipal court	443,419	443,419	432,537	10,882
Police services	5,063,010	5,063,010	4,780,246	282,764
Streets and drainage	1,743,307	1,743,307	1,537,425	205,882
Capital outlay	14,000	14,000	65,152	(51,152)
TOTAL EXPENDITURES	22,029,782	22,029,782	20,686,008	1,343,774
Excess of revenues over expenditures	1,850,062	1,850,062	4,286,390	2,436,328
OTHER FINANCING SOURCES (USES)				
Proceeds from the sale of property	5,000	5,000	14,116	9,116
Transfers in	226,117	226,117	226,117	-
Transfers out	(2,014,706)	(2,014,706)	(4,422,786)	(2,408,080)
TOTAL OTHER FINANCING SOURCES (USES)	(1,783,589)	(1,783,589)	(4,182,553)	(2,398,964)
NET CHANGE IN FUND BALANCE	66,473	66,473	103,837	37,364
FUND BALANCES, beginning of year	9,655,499	9,655,499	9,655,499	-
FUND BALANCES, end of year	\$ 9,721,972	\$ 9,721,972	\$ 9,759,336	\$ 37,364

See Notes to the Budgetary Comparison Schedules

City of Colleyville, Texas**Exhibit A-2**

Colleyville Economic Development Fund
 Budgetary Comparison Schedule (GAAP Basis)
 For the Fiscal Year Ended September 30, 2019

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Taxes	\$ 1,907,400	\$ 1,907,400	\$ 1,943,228	\$ 35,828
Investment earnings	9,273	9,273	44,900	35,627
Total revenues	1,916,673	1,916,673	1,988,128	71,455
EXPENDITURES				
General government	80,666	80,666	76,039	4,627
Leisure services	637,827	637,827	833,603	(195,776)
Capital outlay	1,425,195	1,425,195	972,245	452,950
Debt service:				
Principal retirement	602,176	602,176	445,000	157,176
Interest and fiscal charges	-	-	157,176	(157,176)
Total expenditures	2,745,864	2,745,864	2,484,063	261,801
Excess (deficiency) of revenues over (under) expenditures	(829,191)	(829,191)	(495,935)	333,256
Net change in fund balance	(829,191)	(829,191)	(495,935)	333,256
FUND BALANCE, beginning of year	4,646,053	4,646,053	4,646,053	-
FUND BALANCE, end of year	\$ 3,816,862	\$ 3,816,862	\$ 4,150,118	\$ 333,256

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City of Colleyville, Texas

Notes to the Budgetary Comparison Schedules
For the Fiscal Year Ended September 30, 2019

Budgetary Data

The City Council adheres to the following procedures in establishing the budgets reflected in the 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 taxpayers' comments.
3. Prior to September 30, the budget is legally enacted through passage of an ordinance.
4. Annual budgets are legally adopted for the General Fund, Debt Service Fund, the Colleyville Economic Development Fund, and the Crime District Fund all on a basis consistent with accounting principles generally accepted in the United States of America. Formal budgetary integration is not employed for Proprietary Funds. However, the City does adopt an annual budget for those funds for managerial control. Budgetary data for the Capital Projects Fund has not been presented in the budgetary comparison schedules, as such funds are budgeted over the life of the respective project and not on an annual basis. Accordingly, formal budgetary integration is not employed for the Capital Projects Funds.
5. 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.
6. Expenditures in excess of appropriations for the year ended September 30, 2019 were:

General Fund:

Capital Outlay

(\$51,152)

The General Fund capital outlay expenditures exceeded appropriations by \$51,152 mainly due to the \$33,306 computer equipment for the conference room and \$12,116 computer equipment for community development. This overage was funded by underspending in other functions.

City of Colleyville, Texas

Exhibit A-3

Schedule of Changes in Net Pension Liability and Related Ratios Texas Municipal Retirement System Last Five Measurement Years

	Measurement Year 2018	Measurement Year 2017	Measurement Year 2016	Measurement Year 2015	Measurement Year 2014
Total pension liability:					
Service cost	\$ 2,067,935	\$ 2,045,941	\$ 1,920,420	\$ 1,820,192	\$ 1,598,908
Interest	3,748,186	3,528,308	3,302,291	3,149,676	2,938,763
Changes of benefit terms	-	-	-	-	-
Difference between expected and actual experience	713,928	19,139	205,568	(55,444)	136,216
Change in assumptions	-	-	-	937,119	-
Benefit payments, including refunds of employee contributions	(2,542,340)	(2,151,523)	(2,133,755)	(1,814,665)	(1,728,299)
Net change in total pension liability	3,987,709	3,441,865	3,294,524	4,036,878	2,945,588
Total pension liability - beginning	55,765,880	52,324,015	49,029,491	44,992,613	42,047,025
Total pension liability - ending (a)	59,753,589	55,765,880	52,324,015	49,029,491	44,992,613
Plan fiduciary net position:					
Contributions - employer	1,159,516	1,082,013	922,484	903,631	745,874
Contributions - employee	920,251	898,468	851,897	822,553	763,324
Net investment income	(1,757,178)	7,166,092	3,298,224	72,103	2,657,437
Benefit payments, including refunds of employee contributions	(2,542,340)	(2,151,523)	(2,133,755)	(1,814,665)	(1,728,299)
Administrative expense	(33,959)	(37,136)	(37,249)	(43,918)	(27,747)
Other	(1,774)	(1,882)	(2,007)	(2,170)	(2,281)
Net change in plan fiduciary net position	(2,255,485)	6,956,032	2,899,594	(62,466)	2,408,308
Plan fiduciary net position - beginning	58,658,250	51,702,218	48,802,624	48,865,090	46,456,782
Plan fiduciary net position - ending (b)	56,402,765	58,658,250	51,702,218	48,802,624	48,865,090
Net pension liability(asset) - ending (a) - (b)	\$ 3,350,824	\$ (2,892,370)	\$ 621,797	\$ 226,867	\$ (3,872,477)
Plan fiduciary net position as a percentage of total pension liability(asset)	94.39%	105.19%	98.81%	99.54%	108.61%
Covered payroll	\$ 13,146,439	\$ 12,835,255	\$ 12,169,964	\$ 11,750,753	\$ 10,904,635
Net pension liability(asset) as a percentage of covered payroll	25.49%	-22.53%	5.11%	1.93%	-35.51%

Note: Only five years of data is presented in accordance with GASB #68, paragraph 138. "The information for all period for the 10-year schedules that are required to be presented as required supplementary information may be available initially. In these cases, during the transition period, that information should be presented for as many periods as are available. The schedules should not include information that is not measured in accordance with the requirements of this statement. Additional years' information will be displayed as it becomes available."

City of Colleyville, Texas
Schedule of Contributions
Texas Municipal Retirement System
Last Six Fiscal Years

Exhibit A-4

	Fiscal Year 2019	Fiscal Year 2018	Fiscal Year 2017	Fiscal Year 2016	Fiscal Year 2015	Fiscal Year 2014
Actuarially determined contribution	\$ 2,596,092	\$ 1,538,670	\$ 1,048,848	\$ 941,907	\$ 868,363	\$ 738,034
Contribution in relation of the actuarially determined contribution	2,596,092	1,538,670	1,048,848	941,907	868,363	738,034
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 13,389,846	\$ 13,188,135	\$ 12,528,384	\$ 12,281,471	\$ 11,640,489	\$ 10,707,890
Contributions as a percentage of covered payroll	19.39%	11.67%	8.37%	7.67%	7.46%	6.89%

Note: GASB #68, paragraph 81.2.b requires that the data in this schedule be presented as of the City's fiscal year as opposed to the time period covered by the measurement date.

Note: Only six years of data is presented in accordance with GASB #68, paragraph 138. "The information for all period for the 10-year schedules that are required to be presented as required supplementary information may be available initially. In these cases, during the transition period, that information should be presented for as many periods as are available. The schedules should not include information that is not measured in accordance with the requirements of this statement. Additional years' information will be displayed as it becomes available."

City of Colleyville, Texas

Notes to Texas Municipal Retirement System- Net Pension Liability

Required Supplementary Information

For the Fiscal Year Ended September 30, 2019

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	2.50%
Salary Increases	3.50% to 10.5% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2015 valuation pursuant to an experience study of the period 2010 - 2014.
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 with scale BB
Other Information	There were no benefit changes during the year.

City of Colleyville, Texas**Exhibit A-5**

Schedule of Changes in Total OPEB Liability
and Related Ratios
Texas Municipal Retirement System
Last Two Years

	Measurement Year 2018	Measurement Year 2017
Total OPEB liability:		
Service cost	\$ 26,293	\$ 21,820
Interest	16,950	16,399
Changes of benefit terms	-	-
Difference between expected and actual experience	(5,282)	-
Change in assumptions	(38,274)	41,681
Benefit payments, including refunds of employee contributions	(3,944)	(3,851)
Net changes	(4,257)	76,049
Net OPEB liability - beginning	500,896	424,847
Net OPEB liability - ending	<u>\$ 496,639</u>	<u>\$ 500,896</u>
Covered payroll	\$ 13,146,439	\$ 12,835,255
Net OPEB liability as a percentage of covered payroll	3.78%	3.90%

Note: Only two years of data is presented in accordance with GASB #75. "The information for all period for the 10-year schedules that are required to be presented as required supplementary information may be available initially. In these cases, during the transition period, that information should be presented for as many periods as are available. The schedules should not include information that is not measured in accordance with the requirements of this statement. Additional years' information will be displayed as it becomes available."

City of Colleyville, Texas**Notes to Texas Municipal Retirement System- Total OPEB Liability****Required Supplementary Information****For the Fiscal Year Ended September 30, 2019**

Inflation	2.50%
Salary Increases	3.50% to 10.5% including inflation
Discount Rate*	3.71%
Retirees' share of benefit-related cost	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rates - service retirees	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 with scale
Mortality rates - disabled retirees	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% with a 3 year set-forward for both males and females. The rates are projected on a fully generational basis with scale BB to account for future mortality improvements subject to the 3% floor.

Combining and Individual Fund Financial Statements and Schedules

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City of Colleyville, Texas**Exhibit B-1**

Debt Service Fund

Budgetary Comparison Schedule (GAAP Basis)

For the Fiscal Year Ended September 30, 2019

	Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
REVENUES				
Taxes	\$ 692,115	\$ 692,115	\$ 831,406	\$ 139,291
Intergovernmental	653,725	653,725	653,725	-
Investment earnings	5,000	5,000	12,162	7,162
Total revenues	1,350,840	1,350,840	1,497,293	146,453
EXPENDITURES				
Principal retirement	1,858,440	1,858,440	1,703,690	154,750
Interest and fiscal charges	1,500	1,500	155,812	(154,312)
Total expenditures	1,859,940	1,859,940	1,859,502	438
Deficiency of revenues under expenditures	(509,100)	(509,100)	(362,209)	146,891
OTHER FINANCING SOURCES (USES)				
Transfers in	509,100	509,100	509,100	-
Total other financing sources (uses)	509,100	509,100	509,100	-
Net change in fund balance	-	-	146,891	146,891
FUND BALANCE, beginning of year	697,975	697,975	697,975	-
FUND BALANCE, end of year	\$ 697,975	\$ 697,975	\$ 844,866	\$ 146,891

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Non-Major 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.

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.

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 court security purposes.

Grant Fund — This fund is used to account for grant related activity.

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.

Hotel Tax Fund — This fund is used to account for all hotel occupancy tax revenues which are restricted by state statute and can only be used on expenditures related to tourism activities.

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 — This 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.

Vehicle/Equipment Replacement — This fund is used to account for the replacement of vehicle and other capital equipment.

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City of Colleyville, Texas
Non-Major Governmental Funds
Combining Balance Sheet
September 30, 2019

	Special Revenue				
	Voluntary Park	Voluntary Library	Police Asset Forfeiture	Tree Preservation	Library Donation
ASSETS					
Cash and cash equivalents	\$ 336,582	\$ 139,225	\$ 832	\$ 84,387	\$ 59,361
Investments	959,277	342,066	17,016	241,673	-
Accounts receivable	430	177	1	108	76
Due from other funds	-	-	-	-	-
Due from other governments	-	-	-	-	-
Accrued interest	3,652	-	-	-	-
TOTAL ASSETS	\$ 1,299,941	\$ 481,468	\$ 17,849	\$ 326,168	\$ 59,437
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts payable	\$ -	\$ 275	\$ -	\$ 69,664	\$ -
Accrued liabilities	-	-	-	3,667	-
Due to other funds	-	-	-	-	-
TOTAL LIABILITIES	-	275	-	73,331	-
FUND BALANCES					
Restricted	-	-	17,849	-	59,437
Committed	1,299,941	481,193	-	252,837	-
Assigned	-	-	-	-	-
TOTAL FUND BALANCES	1,299,941	481,193	17,849	252,837	59,437
TOTAL LIABILITIES AND FUND BALANCES	\$ 1,299,941	\$ 481,468	\$ 17,849	\$ 326,168	\$ 59,437

Special Revenue

Recreational Event	LEOSE	Crime District	Kidsville Maintenance	Special Donations
\$ 15,725	\$ 1,309	\$ 420,824	\$ 2,018	\$ 47,500
-	-	600,584	3,907	-
20	-	-	-	-
-	-	-	-	-
-	-	303,937	3	61
-	-	-	-	-
<u>\$ 15,745</u>	<u>\$ 1,309</u>	<u>\$ 1,325,345</u>	<u>\$ 5,928</u>	<u>\$ 47,561</u>
\$ -	\$ -	\$ 8,431	\$ -	\$ -
-	-	18,051	-	-
-	-	-	-	-
<u>-</u>	<u>-</u>	<u>26,482</u>	<u>-</u>	<u>-</u>
-	1,309	1,298,863	5,928	47,561
-	-	-	-	-
<u>15,745</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>15,745</u>	<u>1,309</u>	<u>1,298,863</u>	<u>5,928</u>	<u>47,561</u>
<u>\$ 15,745</u>	<u>\$ 1,309</u>	<u>\$ 1,325,345</u>	<u>\$ 5,928</u>	<u>\$ 47,561</u>

City of Colleyville, Texas
Non-Major Governmental Fund
Combining Balance Sheet
September 30, 2019

	Special Revenue					
	Court Technology	Court Security	Grant Fund	Public Art	Juvenile Case Manager	Hotel Tax Fund
ASSETS						
Cash and cash equivalents	\$ 2,753	\$ 1,858	\$ 27,914	\$ 2,018	\$ 5,532	\$ 162,934
Investments	6,069	34,336	-	6,036	11,730	280,847
Accounts receivable	-	-	150,956	3	7	-
Due from other funds	-	-	-	-	-	-
Due from other governments	4	3,191	-	-	-	55,793
Accrued interest	-	-	-	-	-	-
TOTAL ASSETS	\$ 8,826	\$ 39,385	\$ 178,870	\$ 8,057	\$ 17,269	\$ 499,574
LIABILITIES AND FUND BALANCES						
LIABILITIES						
Accounts payable	\$ 789	\$ -	\$ 99,513	\$ -	\$ 4	\$ -
Accrued liabilities	-	98	5,238	-	1,083	-
Due to other funds	-	-	-	-	-	-
TOTAL LIABILITIES	789	98	104,751	-	1,087	-
FUND BALANCES						
Restricted	8,037	39,287	74,119	-	16,182	499,574
Committed	-	-	-	-	-	-
Assigned	-	-	-	8,057	-	-
TOTAL FUND BALANCES	8,037	39,287	74,119	8,057	16,182	499,574
TOTAL LIABILITIES AND FUND BALANCES	\$ 8,826	\$ 39,385	\$ 178,870	\$ 8,057	\$ 17,269	\$ 499,574

Capital Projects				
Colleyville Tomorrow	Parks Tomorrow	Park Land Dedication	Vehicle/ Equipment Replacement	Total Non-Major Governmental Funds
\$ 540,457	\$ 268,160	\$ 139,525	\$ 13,869	\$ 2,272,783
1,912,101	806,441	1,363,575	1,567,402	8,153,060
818	343	178	-	153,117
100,000	-	-	-	100,000
-	-	-	-	362,989
-	-	5,260	2,268	11,180
<u>\$ 2,553,376</u>	<u>\$ 1,074,944</u>	<u>\$ 1,508,538</u>	<u>\$ 1,583,539</u>	<u>\$ 11,053,129</u>
\$ -	\$ -	\$ -	\$ -	\$ 178,676
-	-	-	-	28,137
-	-	-	100,000	100,000
-	-	-	100,000	306,813
-	-	-	-	2,068,146
2,553,376	1,074,944	1,508,538	-	7,170,829
-	-	-	1,483,539	1,507,341
<u>2,553,376</u>	<u>1,074,944</u>	<u>1,508,538</u>	<u>1,483,539</u>	<u>10,746,316</u>
<u>\$ 2,553,376</u>	<u>\$ 1,074,944</u>	<u>\$ 1,508,538</u>	<u>\$ 1,583,539</u>	<u>\$ 11,053,129</u>

City of Colleyville, Texas

Non-Major Governmental Funds

Combining Statement of Revenues, Expenditures and Changes In Fund Balances

For the Fiscal Year Ended September 30, 2019

	Special Revenue				
	Voluntary Park	Voluntary Library	Police Asset Forfeiture	Tree Preservation	Library Donation
REVENUES					
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Fines and forfeitures	-	-	-	10,800	-
Intergovernmental	-	-	-	-	-
Grants/contributions	162,223	162,223	-	-	61,687
Investment earnings	27,494	10,969	418	6,161	625
Miscellaneous	-	-	1,688	-	-
Total revenues	189,717	173,192	2,106	16,961	62,312
EXPENDITURES					
Current:					
General government	-	-	-	80,792	-
Fire and rescue	-	-	-	-	-
Leisure services	-	149,259	-	-	34,494
Municipal court	-	-	-	-	-
Police services	-	-	7,549	-	-
Capital outlay	-	-	-	-	105,383
Total expenditures	-	149,259	7,549	80,792	139,877
Excess (deficiency) of revenues over expenditures	189,717	23,933	(5,443)	(63,831)	(77,565)
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-
NET CHANGE IN FUND BALANCES	189,717	23,933	(5,443)	(63,831)	(77,565)
FUND BALANCES, BEGINNING OF YEAR	1,110,224	457,260	23,292	316,668	137,002
FUND BALANCES, END OF YEAR	\$ 1,299,941	\$ 481,193	\$ 17,849	\$ 252,837	\$ 59,437

Special Revenue				
Recreational Event	LEOSE	Crime District	Kidsville Maintenance	Special Donations
\$ -	\$ -	\$ 1,751,542	\$ -	\$ -
-	-	-	-	-
-	3,934	-	-	-
7,422	-	-	-	63,276
207	31	21,210	115	592
-	-	-	-	-
7,629	3,965	1,772,752	115	63,868
-	-	-	-	-
-	1,020	-	-	20,738
6,037	-	-	-	10,077
-	-	-	-	-
-	3,190	1,146,932	-	4,538
-	-	239,873	-	39,081
6,037	4,210	1,386,805	-	74,434
1,592	(245)	385,947	115	(10,566)
-	-	-	-	-
-	-	(519,100)	-	-
-	-	(519,100)	-	-
1,592	(245)	(133,153)	115	(10,566)
14,153	1,554	1,432,016	5,813	58,127
\$ 15,745	\$ 1,309	\$ 1,298,863	\$ 5,928	\$ 47,561

City of Colleyville, Texas

Non-Major Governmental Funds

Combining Statement of Revenues, Expenditures and Changes in Fund Balances

For the Fiscal Year Ended September 30, 2019

	Special Revenue					
	Court Technology	Court Security	Grant Fund	Public Art	Juvenile Case Manager	Hotel Tax Fund
REVENUES						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 251,749
Fines and forfeitures	18,826	14,098	-	-	59,939	-
Intergovernmental	30,469	6,487	-	-	-	-
Grants/contributions	-	-	210,905	-	-	-
Investment earnings	223	978	227	153	280	7,060
Miscellaneous	-	-	-	-	-	-
Total revenues	49,518	21,563	211,132	153	60,219	258,809
EXPENDITURES						
Current:						
General government	-	-	-	-	-	-
Fire and rescue	-	-	-	-	-	-
Leisure services	-	-	-	-	-	79,397
Municipal court	47,126	30,750	-	-	64,685	-
Police services	-	-	9,404	-	-	-
Capital outlay	-	-	127,609	-	-	43,451
Total expenditures	47,126	30,750	137,013	-	64,685	122,848
Excess (deficiency) of revenues over expenditures	2,392	(9,187)	74,119	153	(4,466)	135,961
OTHER FINANCING SOURCES (USES)						
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-
NET CHANGE IN FUND BALANCES	2,392	(9,187)	74,119	153	(4,466)	135,961
FUND BALANCES, BEGINNING OF YEAR	5,645	48,474	-	7,904	20,648	363,613
FUND BALANCES, END OF YEAR	\$ 8,037	\$ 39,287	\$ 74,119	\$ 8,057	\$ 16,182	\$ 499,574

Capital Projects

Colleyville Tomorrow	Parks Tomorrow	Park Land Dedication	Vehicle/ Equipment Replacement	Total Non-Major Governmental Funds
\$ -	\$ -	\$ -	\$ -	\$ 2,003,291
-	-	-	-	103,663
-	-	-	-	40,890
-	-	-	-	667,736
54,278	24,254	39,834	28,792	223,901
-	-	20,743	-	22,431
54,278	24,254	60,577	28,792	3,061,912
-	-	-	116,564	197,356
-	-	-	-	21,758
-	-	-	-	279,264
-	-	-	-	142,561
-	-	-	17,250	1,188,863
-	-	-	359,813	915,210
-	-	-	493,627	2,745,012
54,278	24,254	60,577	(464,835)	316,900
44,286	-	-	524,706	568,992
-	-	-	-	(519,100)
44,286	-	-	524,706	49,892
98,564	24,254	60,577	59,871	366,792
2,454,812	1,050,690	1,447,961	1,423,668	10,379,524
\$ 2,553,376	\$ 1,074,944	\$ 1,508,538	\$ 1,483,539	\$ 10,746,316

City of Colleyville, Texas**Exhibit B-4**

Crime District Fund

Budgetary Comparison Schedule (GAAP Basis)

For the Fiscal Year Ended September 30, 2019

	Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
REVENUES				
Taxes	\$ 1,745,726	\$ 1,745,726	\$ 1,751,542	\$ 5,816
Investment earnings	8,000	8,000	21,210	13,210
Total revenues	1,753,726	1,753,726	1,772,752	19,026
EXPENDITURES				
Police services	1,172,336	1,172,336	1,146,932	25,404
Capital outlay	295,600	295,600	239,873	55,727
Total expenditures	1,467,936	1,467,936	1,386,805	81,131
Excess of revenues over expenditures	285,790	285,790	385,947	100,157
OTHER FINANCING SOURCES (USES)				
Transfers out	(519,100)	(519,100)	(519,100)	-
Total other financing sources (uses)	(519,100)	(519,100)	(519,100)	-
Net change in fund balance	(233,310)	(233,310)	(133,153)	100,157
FUND BALANCE, beginning of year	1,432,016	1,432,016	1,432,016	-
FUND BALANCE, end of year	<u>\$ 1,198,706</u>	<u>\$ 1,198,706</u>	<u>\$ 1,298,863</u>	<u>\$ 100,157</u>

Agency Funds

The Agency Funds are used to account for resources held for others in a custodial capacity. The City maintains the following Agency Fund:

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**Exhibit C-1****Employee Activity Fund and Sesquicentennial Fund
Statement of Changes in Assets and Liabilities
September 30, 2019**

	Employee Activity Fund	Sesquicentennial Fund	Total
ASSETS			
Cash and cash equivalents	\$ 2,565	\$ 18,296	\$ 20,861
Investments	-	3,293	3,293
Accounts receivable	3	23	26
TOTAL ASSETS	\$ 2,568	\$ 21,612	\$ 24,180
LIABILITIES			
Due to other agencies and individuals	\$ 2,568	\$ 21,612	\$ 24,180
TOTAL LIABILITIES	\$ 2,568	\$ 21,612	\$ 24,180

City of Colleyville, Texas
Exhibit C-2

Employee Activity Fund and Sesquicentennial Fund
Combining Statement of Changes in Assets and Liabilities
For the Fiscal Year Ended September 30, 2019

Employee Activity Fund				
	Balance 10/1/2018	Additions	Deletions	Balance 9/30/2019
ASSETS				
Cash and cash equivalents	\$ 3,963	\$ 3,781	\$ (5,180)	\$ 2,565
Accounts receivable	-	3	-	3
TOTAL ASSETS	\$ 3,963	\$ 3,784	\$ (5,180)	\$ 2,568
LIABILITIES				
Due to other agencies and individuals	\$ 3,963	\$ 3,784	\$ (5,180)	\$ 2,568
TOTAL LIABILITIES	\$ 3,963	\$ 3,784	\$ (5,180)	\$ 2,568
Sesquicentennial Fund				
	Balance 10/1/2018	Additions	Deletions	Balance 9/30/2019
ASSETS				
Cash and cash equivalents	\$ 21,034	\$ 3,593	\$ (3,038)	\$ 18,296
Investments	-	3,299	(6)	3,293
Accounts receivable	-	23	-	23
TOTAL ASSETS	\$ 21,034	\$ 6,915	\$ (3,044)	\$ 21,612
LIABILITIES				
Due to other agencies and individuals	\$ 21,034	\$ 6,915	\$ (3,044)	\$ 21,612
TOTAL LIABILITIES	\$ 21,034	\$ 6,915	\$ (3,044)	\$ 21,612
Total Agency Funds				
	Balance 10/1/2018	Additions	Deletions	Balance 9/30/2019
ASSETS				
Cash and cash equivalents	\$ 24,997	\$ 7,374	\$ (8,218)	\$ 20,861
Investments	-	3,299	(6)	3,293
Accounts receivable	-	26	-	26
TOTAL ASSETS	\$ 24,997	\$ 10,699	\$ (8,224)	\$ 24,180
LIABILITIES				
Due to other agencies and individuals	\$ 24,997	\$ 10,699	\$ (8,224)	\$ 24,180
TOTAL LIABILITIES	\$ 24,997	\$ 10,699	\$ (8,224)	\$ 24,180

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Statistical Section

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Statistical Section

This part of the City of Colleyville comprehensive annual financial report present 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:

Financial Trends Information.....	106
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These schedules contain trend information intended to help the reader understand how the City's financial position has changed over time.

Revenue Capacity Information	112
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These schedules contain information intended to help the reader assess the City's most significant revenue source, property taxes.

Debt Capacity Information	117
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These schedules contain information intended to assist users in understanding and assessing the City's current levels of outstanding debt and the ability to issue additional debt.

Demographic and Economic Information	122
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These schedules provide demographic and economic indicators intended to help the readers understand the socioeconomic environment within which the City's financial activities take place.

Operating Information	125
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These schedules provide contextual information about the City's operations and resources intended to assist readers in using financial statement information to understand and assess the City's economic condition.

City of Colleyville, Texas
Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)
(Unaudited)

	Fiscal Year				
	2010	2011	2012	2013	2014
Governmental activities					
Net investment in capital assets	\$ 81,970,674	\$ 83,166,142	\$ 83,211,988	\$ 84,414,252	\$ 89,754,051
Restricted for:					
Debt service	1,057,699	1,106,893	1,159,092	857,143	831,073
Court Security and technology	-	153,420	91,637	101,411	109,766
Grant programs	-	23,208	21,116	16,489	9,190
Leisure services	-	201,184	207,736	207,770	224,064
Economic development	-	1,863,900	1,998,845	2,277,373	2,733,995
Police	-	994,913	1,143,454	1,223,271	1,403,502
Unrestricted	25,936,703	24,265,699	27,752,287	27,113,566	30,119,775
Total governmental activities net position	\$ 108,965,076	\$ 111,775,359	\$ 115,586,155	\$ 116,211,275	\$ 125,185,416
Business-type activities					
Net investment in capital assets	\$ 39,080,043	\$ 38,892,098	\$ 38,395,708	\$ 39,269,943	\$ 41,567,161
Restricted for:					
Debt service	983,225	662,050	-	-	-
Unrestricted	7,747,336	10,111,776	12,332,238	13,702,724	14,827,594
Total business-type activities net position	\$ 47,810,604	\$ 49,665,924	\$ 50,727,946	\$ 52,972,667	\$ 56,394,755
Primary government					
Net investment in capital assets	\$ 121,050,717	\$ 122,058,240	\$ 121,607,696	\$ 123,684,195	\$ 131,321,212
Restricted for:					
Debt service	2,040,924	1,768,943	1,159,092	857,143	831,073
Court Security and technology	-	153,420	91,637	101,411	109,766
Grant programs	-	23,208	21,116	16,489	9,190
Leisure services	-	201,184	207,736	207,770	224,064
Economic development	-	1,863,900	1,998,845	2,277,373	2,733,995
Streets and drainage	-	-	-	-	-
Police	-	994,913	1,143,454	1,223,271	1,403,502
Unrestricted	33,684,039	34,377,475	40,084,525	40,816,290	44,947,369
Total primary governmental net position	\$ 156,775,680	\$ 161,441,283	\$ 166,314,101	\$ 169,183,942	\$ 181,580,171

Source: Comprehensive Annual Financial Report

Table 1

Fiscal Year				
2015	2016	2017	2018	2019
\$ 98,958,693	\$ 97,982,160	\$ 99,881,334	\$ 100,382,597	\$ 101,081,404
744,295	692,093	612,641	1,936,893	1,476,905
154,901	215,142	158,853	74,767	63,506
9,844	10,751	11,530	1,554	74,119
233,472	233,290	353,561	564,555	612,500
2,975,894	3,456,897	4,221,531	4,471,253	4,150,118
1,485,735	1,485,771	1,560,027	1,455,308	1,318,021
34,519,503	36,767,262	35,773,373	35,878,519	35,780,949
<u>\$ 139,082,337</u>	<u>\$ 140,843,366</u>	<u>\$ 142,572,850</u>	<u>\$ 144,765,446</u>	<u>\$ 144,557,522</u>
\$ 44,823,618	\$ 44,010,618	\$ 44,123,735	\$ 43,560,389	\$ 42,652,195
-	-	-	-	-
15,260,882	17,263,830	19,185,890	22,400,538	24,441,942
<u>\$ 60,084,500</u>	<u>\$ 61,274,448</u>	<u>\$ 63,309,625</u>	<u>\$ 65,960,927</u>	<u>\$ 67,094,137</u>
\$ 143,782,311	\$ 141,992,778	\$ 144,005,069	\$ 143,942,986	\$ 143,733,599
744,295	692,093	612,641	1,936,893	1,476,905
154,901	215,142	158,853	74,767	63,506
9,844	10,751	11,530	1,554	74,119
233,472	233,290	353,561	564,555	612,500
2,975,894	3,456,897	4,221,531	4,471,253	4,150,118
-	-	-	-	-
1,485,735	1,485,771	1,560,027	1,455,308	1,318,021
49,780,385	54,031,092	54,959,263	58,279,057	60,222,891
<u>\$ 199,166,837</u>	<u>\$ 202,117,814</u>	<u>\$ 205,882,475</u>	<u>\$ 210,726,373</u>	<u>\$ 211,651,659</u>

City of Colleyville, Texas

Changes in Net Position, Last Ten Fiscal Years (Accrual Basis of Accounting) (Unaudited)

	Fiscal Year				
	2010	2011	2012	2013	2014
Expenses					
Governmental activities:					
General government	\$ 2,691,905	\$ 2,715,154	\$ 3,125,214	\$ 4,075,001	\$ 4,103,928
Community development and engineering	1,645,221	1,402,669	1,397,839	1,429,755	1,613,311
Fire	4,419,945	4,421,496	4,321,929	4,529,225	4,625,036
Leisure services	4,118,769	4,191,960	4,124,619	4,106,822	3,776,068
Maintenance	423,783	412,513	400,306	494,545	575,696
Municipal court	302,756	303,839	319,445	586,709	501,604
Police	4,836,274	4,878,055	4,579,570	4,961,444	5,019,343
Streets and drainage	3,885,185	3,657,591	3,073,530	5,322,510	4,128,365
Interest on long-term debt	1,000,061	849,390	780,029	724,458	717,045
Total governmental activities expenses	23,323,899	22,832,667	22,122,481	26,230,469	25,060,396
Business-type activities:					
Water and sewer	11,242,553	12,009,187	12,258,587	12,544,530	13,238,893
Drainage	572,234	742,160	723,994	707,647	571,886
Interest on long-term debt	296,288	-	-	-	-
Total business-type activities expenses	12,111,075	12,751,347	12,982,581	13,252,177	13,810,779
Total primary government expenses	\$ 35,434,974	\$ 35,584,014	\$ 35,105,062	\$ 39,482,646	\$ 38,871,175
Program revenues					
Governmental activities:					
Charges for Services:					
General government	\$ 15,000	\$ 97,234	\$ 28,408	\$ 15,000	\$ 15,000
Community development	647,298	868,363	1,146,518	927,690	1,387,329
Fire and rescue	235,225	305,882	335,308	308,339	377,021
Leisure services	468,426	1,213,167	520,433	501,260	510,991
Municipal court	1,213,178	970,143	1,015,804	1,271,095	1,268,447
Police	94,059	70,709	81,056	70,513	71,022
Streets and drainage	345,780	296,350	338,845	316,338	347,565
Operating grants and contributions	543,516	822,056	490,069	468,361	486,689
Capital grants and contributions	423,873	405,347	381,308	1,158,050	5,943,465
Total governmental activities program revenues	3,986,355	5,049,251	4,337,749	5,036,646	10,407,529
Business-type activities:					
Charges for services:					
Water and sewer	11,414,425	14,355,418	14,034,600	14,661,491	14,789,641
Drainage	897,361	903,089	918,323	928,863	939,868
Capital grants and contributions	147,014	168,365	169,464	876,660	2,707,835
Total business-type activities program revenues	12,458,800	15,426,872	15,122,387	16,467,014	18,437,344
Total primary government program revenues	\$ 16,445,155	\$ 20,476,123	\$ 19,460,136	\$ 21,503,660	\$ 28,844,873
Net (expenses) revenue					
Governmental activities	\$ (19,337,544)	\$ (17,783,416)	\$ (17,784,732)	\$ (21,193,823)	\$ (14,652,867)
Business-type activities	347,725	2,675,525	2,139,806	3,214,837	4,626,565
Total primary government net expenses	\$ (18,989,819)	\$ (15,107,891)	\$ (15,644,926)	\$ (17,978,986)	\$ (10,026,302)
General revenues and other changes in net position					
Governmental activities:					
Taxes:					
Property taxes	\$ 12,557,716	\$ 12,414,948	\$ 12,414,457	\$ 12,497,692	\$ 12,950,832
Franchise taxes	1,867,065	2,031,268	2,207,463	2,074,731	2,172,801
Sales taxes	4,936,484	5,056,597	5,495,730	5,902,557	6,472,195
Other	75,365	80,731	65,808	68,592	98,160
Interest on investments	76,968	95,822	108,192	77,269	39,697
Gain (Loss) on sale of capital assets	65,306	-	147,969	-	810,020
Transfers	857,622	858,879	1,081,868	1,112,540	1,180,292
Miscellaneous	82,833	55,454	74,041	85,562	61,643
Total governmental activities	20,519,359	20,593,699	21,595,528	21,818,943	23,785,640
Business-type activities:					
Interest on investments	15,158	38,674	4,084	38,987	23,655
Gain (Loss) on sale of capital assets	15,864	-	-	103,437	40,814
Transfers	(857,622)	(858,879)	(1,081,868)	(1,112,540)	(1,180,292)
Miscellaneous	-	-	-	-	-
Total business-type activities	(826,600)	(820,205)	(1,077,784)	(970,116)	(1,115,823)
Total primary government	\$ 19,692,759	\$ 19,773,494	\$ 20,517,744	\$ 20,848,827	\$ 22,669,817
Change in net position					
Governmental activities	\$ 1,181,815	\$ 2,810,283	\$ 3,810,796	\$ 625,120	\$ 9,132,773
Business-type activities	(478,875)	1,855,320	1,062,022	2,244,721	3,510,742
Total primary government	\$ 702,940	\$ 4,665,603	\$ 4,872,818	\$ 2,869,841	\$ 12,643,515

Source: Comprehensive Annual Financial Report

Table 2

Fiscal Year				
2015	2016	2017	2018	2019
\$ 4,676,185	\$ 4,449,317	\$ 4,881,741	\$ 5,330,690	\$ 5,791,827
1,582,461	1,558,750	1,672,823	1,387,909	1,398,052
5,264,026	4,783,421	5,524,975	5,690,454	6,192,307
4,042,252	4,701,443	4,987,965	4,271,760	4,710,673
684,301	689,861	1,243,614	738,834	770,762
522,422	448,420	606,269	595,879	575,098
5,681,698	5,734,116	6,093,309	6,634,046	6,749,202
4,404,701	5,150,390	3,578,365	4,009,383	6,181,453
536,161	614,159	408,268	334,839	300,840
27,394,207	28,129,877	28,997,329	28,993,794	32,670,214
14,055,232	13,995,038	14,779,262	15,257,125	15,463,642
833,599	563,268	646,145	740,994	863,826
-	-	-	-	-
14,888,831	14,558,306	15,425,407	15,998,119	16,327,468
\$ 42,283,038	\$ 42,688,183	\$ 44,422,736	\$ 44,991,913	\$ 48,997,682
\$ 17,500	\$ 15,075	\$ 338,857	\$ 35,684	\$ 29,800
1,587,038	1,356,581	1,148,293	1,447,081	1,361,965
327,264	387,705	340,630	378,019	397,646
503,098	505,203	553,633	563,228	521,448
1,474,485	1,306,924	1,181,280	1,110,960	1,123,157
75,415	93,566	98,859	101,662	93,495
802,551	794,169	634,918	758,952	579,408
450,559	514,845	507,616	614,794	771,681
7,712,266	319,541	1,302,174	406,094	369,126
12,950,176	5,293,609	6,106,260	5,416,474	5,247,726
15,800,163	15,499,159	15,956,329	17,332,891	16,057,020
948,565	954,642	985,636	1,001,180	1,011,428
2,362,261	43,104	481,413	277,639	188,749
19,110,989	16,496,905	17,423,378	18,611,710	17,257,197
\$ 32,061,165	\$ 21,790,514	\$ 23,529,638	\$ 24,028,184	\$ 22,504,923
\$ (14,444,031)	\$ (22,836,268)	\$ (22,891,069)	\$ (23,577,320)	\$ (27,422,488)
4,222,158	1,938,599	1,997,971	2,613,591	929,729
\$ (10,221,873)	\$ (20,897,669)	\$ (20,893,098)	\$ (20,963,729)	\$ (26,492,759)
\$ 13,493,621	\$ 13,790,347	\$ 14,548,461	\$ 15,471,246	\$ 15,676,533
2,319,723	2,206,890	2,105,881	1,982,578	2,086,683
6,705,914	7,252,963	7,304,507	7,578,861	7,584,353
107,977	106,607	263,587	351,715	350,411
100,843	142,343	148,933	315,611	967,396
-	51,849	17,000	51,620	14,116
1,178,590	895,668	63,319	-	270,403
82,873	150,630	168,865	126,859	89,869
23,989,541	24,597,297	24,620,553	25,878,490	27,039,764
52,480	76,014	100,525	-	455,178
5,062	71,003	-	-	-
(1,178,590)	(895,668)	(63,319)	(260,238)	(270,403)
-	-	-	183,685	18,706
(1,121,048)	(748,651)	37,206	(76,553)	203,481
\$ 22,868,493	\$ 23,848,646	\$ 24,657,759	\$ 25,801,937	\$ 27,243,245
\$ 9,545,510	\$ 1,761,029	\$ 1,729,484	\$ 2,301,170	\$ (382,724)
3,101,110	1,189,948	2,035,177	2,537,038	1,133,210
\$ 12,646,620	\$ 2,950,977	\$ 3,764,661	\$ 4,838,208	\$ 750,486

City of Colleyville, Texas

Fund Balances, Governmental Funds
(Modified Accrual Basis of Accounting)
Last Ten Fiscal Years
(Unaudited)

Table 3

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General fund										
Nonspendable	\$ -	\$ 2,147	\$ 132,664	\$ 1,759	\$ 1,269	\$ 2,119	\$ 9,388	\$ 11,152	\$ -	\$ 1,291
Committed	-	706,942	813,536	813,536	813,536	813,536	796,438	682,156	659,712	655,546
Unassigned	8,813,597	10,223,232	11,762,625	11,006,716	10,080,617	8,736,746	8,719,620	8,866,760	8,991,999	9,102,499
Total general fund	\$ 8,813,597	\$ 10,932,321	\$ 12,708,825	\$ 11,822,011	\$ 10,895,422	\$ 9,552,401	\$ 9,525,446	\$ 9,560,068	\$ 9,651,711	\$ 9,759,336
All other governmental funds										
Non-spendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted	1,154,570	4,425,532	4,702,200	4,757,937	5,383,007	5,689,356	6,162,352	6,998,697	7,265,412	7,063,130
Committed	-	12,395,726	14,385,628	14,695,028	18,982,072	20,988,217	22,372,620	22,853,666	23,874,535	25,421,317
Assigned	-	1,148,548	954,818	910,611	765,908	812,939	996,929	1,119,062	1,445,725	1,507,341
Unassigned	-	-	-	(4,975)	-	-	-	-	-	-
Unassigned, reported in:										
Special revenue funds	5,664,493	-	-	-	-	-	-	-	-	-
Capital projects funds	11,524,206	-	-	-	-	-	-	-	-	-
Total all other governmental funds	\$ 18,343,269	\$ 17,969,806	\$ 20,042,646	\$ 20,358,601	\$ 25,130,987	\$ 27,490,512	\$ 29,531,901	\$ 30,971,425	\$ 32,585,672	\$ 33,991,788

Source: Comprehensive Annual Financial Report

Notes: Includes encumbrances and prepaid items.

The City implemented GASB 54 in 2011

City of Colleyville, Texas

Changes In Fund Balances, Governmental Funds (Modified Accrual Basis of Accounting) Last Ten Fiscal Years (Unaudited)

Table 4

	Fiscal Year				Fiscal Year					
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
REVENUES										
Taxes	\$ 19,353,358	\$ 19,627,734	\$ 20,235,012	\$ 20,541,466	\$ 21,747,244	\$ 22,620,506	\$ 23,367,715	\$ 24,159,016	\$ 25,615,191	\$ 25,887,789
Licenses, permits and fees	607,132	923,590	1,130,426	857,135	1,090,012	1,303,710	1,337,928	1,049,673	1,237,198	1,141,959
Capital improvement fees	334,075	281,260	322,498	300,900	333,496	785,992	766,398	612,134	744,465	568,533
Charges for services	1,244,146	998,221	1,051,899	1,000,954	1,043,821	1,217,654	1,023,202	1,218,194	1,601,117	1,442,807
Fines and forfeitures	917,884	1,694,993	1,030,439	1,321,927	1,577,564	1,571,510	1,398,579	1,485,658	858,709	806,572
Interest	76,968	95,823	110,550	77,269	39,697	100,842	142,330	148,909	315,611	967,396
Intergovernmental	100,807	541,709	124,056	76,506	556,954	1,377,763	224,367	668,469	950,817	854,005
Grants/Contributions	379,853	602,401	406,789	487,066	918,613	981,282	421,497	449,130	328,598	667,736
Miscellaneous	97,833	70,453	89,041	100,562	76,643	97,873	165,642	183,889	127,626	85,935
Total revenues	23,112,056	24,836,184	24,500,710	24,763,785	27,384,044	30,057,132	28,847,658	29,975,072	31,779,332	32,422,732
EXPENDITURES										
General government	2,423,869	2,383,276	2,753,457	3,171,582	3,746,619	4,126,132	4,036,395	4,166,735	4,784,205	4,046,459
Community development	1,642,047	1,397,256	1,396,259	1,429,574	1,606,589	1,524,342	1,623,972	1,511,400	1,349,824	1,369,857
Fire	3,955,407	3,972,053	3,888,225	4,062,535	4,174,745	4,618,103	4,568,639	4,870,759	4,942,939	5,492,430
Police	4,552,947	4,596,862	4,304,710	4,670,639	4,707,315	5,143,662	5,393,431	3,295,197	5,754,470	5,969,109
Leisure services	3,173,352	3,177,878	3,049,908	3,035,583	2,702,313	2,996,371	3,588,611	727,986	3,282,853	3,631,342
Streets and drainage	2,297,719	2,052,298	1,388,970	3,597,965	2,055,631	2,407,780	3,148,848	543,129	1,798,352	3,940,447
Municipal court	302,172	302,666	319,084	586,911	501,027	508,566	461,393	5,498,406	595,879	575,098
Maintenance	417,946	405,911	394,830	489,685	570,011	662,480	690,007	1,515,283	701,424	744,107
Capital outlay	4,935,053	2,510,027	2,515,115	2,668,074	3,250,508	6,268,273	2,373,025	4,421,734	4,950,202	3,141,571
Debt service										
Principal retirement	2,180,061	2,259,004	2,007,585	2,246,921	1,342,586	1,459,693	1,467,094	2,151,212	2,201,206	2,148,690
Interest and fiscal charges	944,751	838,320	757,594	697,140	716,228	524,414	563,660	420,477	375,647	312,988
Total expenditures	26,825,324	23,895,551	22,775,737	26,656,609	25,373,572	30,239,816	27,915,075	29,122,318	30,737,001	31,372,098
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(3,713,268)	940,633	1,724,973	(1,892,824)	2,010,472	(182,684)	932,583	852,754	1,042,331	1,050,634
OTHER FINANCING SOURCES (USES)										
Bonds issued	-	2,945,000	-	-	-	-	-	-	-	-
Refunding bonds	-	-	-	-	7,330,000	-	6,225,000	-	-	-
Capital lease	981,238	-	894,534	209,425	-	-	-	541,073	356,459	-
Sale of capital assets	65,306	7,098	147,969	-	925,033	20,598	95,796	17,000	50,651	14,116
Premium on bond issue	-	6,561	-	-	-	-	239,163	-	-	-
Payments to escrow	-	(3,012,910)	-	-	(7,600,000)	-	(6,373,776)	-	-	-
Transfers in	1,884,896	2,458,396	3,893,584	4,189,380	7,355,334	6,497,252	5,665,493	4,552,668	5,160,716	5,212,289
Transfers out	(1,027,274)	(1,599,517)	(2,811,716)	(3,076,840)	(6,175,042)	(5,318,662)	(4,769,825)	(4,489,349)	(4,900,478)	(4,941,886)
Total other financing sources (uses)	1,904,166	804,628	2,124,371	1,321,965	1,835,325	1,199,188	1,081,851	621,392	667,348	284,519
NET CHANGE IN FUND BALANCES	\$ (1,809,102)	\$ 1,745,261	\$ 3,849,344	\$ (570,859)	\$ 3,845,797	\$ 1,016,504	\$ 2,014,434	\$ 1,474,146	\$ 1,709,679	\$ 1,335,153
Debt service as a percentage of noncapital expenditures	14.3%	14.5%	13.6%	12.3%	9.3%	8.3%	8.0%	10.4%	17.1%	15.6%

City of Colleyville, Texas**Table 5**

Assessed Value and Estimated Actual Value of Taxable Property
 Last Ten Fiscal Years
 (Unaudited)

Fiscal Year	Estimated Market Value		Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate
	Real Property	Personal Property			
2010	3,907,288,105	95,261,420	237,293,931	3,765,255,594	0.35590
2011	3,917,415,346	92,176,541	253,414,335	3,756,177,552	0.35590
2012	3,941,020,477	89,758,416	277,077,387	3,753,701,506	0.35590
2013	3,997,250,723	91,264,033	296,807,896	3,791,706,860	0.35590
2014	4,129,613,419	93,604,217	307,729,550	3,915,488,086	0.35590
2015	4,314,297,434	102,095,151	313,245,782	4,103,146,803	0.35590
2016	4,332,288,268	106,282,459	301,657,610	4,136,913,117	0.35590
2017	4,712,035,716	113,056,889	323,256,895	4,501,835,710	0.33910
2018	5,154,444,185	113,416,769	392,199,511	4,875,661,443	0.33383
2019	5,756,183,387	114,509,388	414,329,132	5,456,363,643	0.32080

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.

City of Colleyville, Texas

Direct and Overlapping Property Tax Rates (Per \$100 of Assessed Value)

Last Ten Fiscal Years

(Unaudited)

Table 6

Fiscal Year	City Direct Rates			Overlapping Rates							
	Operating/ General Rate	General Obligation Debt Service	Total Direct	Birdville Independent School District	Carroll Independent School District	Grapevine- Colleyville Independent School District	Hurst-Eules Bedford Independent School District	Keller Independent School District	Tarrant County	Tarrant County College District	Tarrant County Hospital District
2010	0.29864	0.05726	0.35590	1.40500	1.415000	1.290000	1.295500	1.486300	0.264000	0.13767	0.227897
2011	0.29758	0.05832	0.35590	1.42500	1.415000	1.290000	1.288200	1.530600	0.264000	0.13764	0.227897
2012	0.30881	0.04709	0.35590	1.43500	1.415100	1.320100	1.414000	1.540000	0.264000	0.14897	0.227897
2013	0.31385	0.04205	0.35590	1.43500	1.400000	1.320100	1.407500	1.540000	0.264000	0.14897	0.227897
2014	0.32442	0.03148	0.35590	1.43500	1.400000	1.320100	1.387500	1.540000	0.264000	0.14950	0.227897
2015	0.33461	0.02129	0.35590	1.43500	1.400000	1.320100	1.375000	1.540000	0.264000	0.14950	0.227897
2016	0.33624	0.01966	0.35590	1.45390	1.395000	1.320100	1.350000	1.540000	0.264000	0.14950	0.227897
2017	0.32191	0.01722	0.33913	1.45390	1.390000	1.396700	1.316000	1.520000	0.254000	0.14473	0.227897
2018	0.31600	0.01783	0.33383	1.45390	1.385000	1.396700	1.263000	1.520000	0.244000	0.14006	0.224429
2019	0.30376	0.01704	0.32080	1.38390	1.568400	1.326700	1.220000	1.408300	0.234000	0.13017	0.224429

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.

City of Colleyville, Texas
Principal Property Tax Payers
Current Year and Five Years Ago
(Unaudited)

Table 7

2019			2014		
Taxpayer	Taxable Assessed	Percentage of	Taxpayer	Taxable Assessed	Percentage of
	Value	Total City Taxable Assessed Value ^a		Value	Total City Taxable Assessed Value ^b
1 Velocis Colleyville LP	\$ 37,477,871	0.69%	Melvin & Martindale	\$ 24,300,000	0.62%
2 KRG Colleyville LLC	27,000,000	0.49%	Toll Dallas TX LLC	16,368,368	0.42%
3 LTF Real Estate MP I LLC	20,000,000	0.37%	Oncor Electric Delivery Co LLC	16,288,033	0.42%
4 Oncor Electric Delivery Co LLC	15,507,523	0.28%	Lifetime Fitness Real Estate	12,304,570	0.31%
5 Welltower Inc	11,189,018	0.21%	AC Village Park Partners LLC	10,430,264	0.27%
6 Colleyville Lodging LLC	10,871,315	0.20%	RCC Village Properties	8,831,175	0.23%
7 Colleyville Lofts Venture LLC	10,200,000	0.19%	Wal-Mart Real Estate Business Trust	8,769,804	0.22%
8 Standard Pacific of Texas	9,650,387	0.18%	Colleyville Riverwalk LP	6,054,975	0.15%
9 Atmos Energy/Mid Tex Division	8,570,080	0.16%	Leonard Hudson	4,830,200	0.12%
10 Mainvue TX LLC	8,504,197	0.16%	Donald and Gina Wilson	4,337,800	0.11%
Total	\$ 158,970,391	3.38%	Total	\$ 112,515,189	2.80%
Total assessed valuation	5,456,363,643	100.00%	Total assessed valuation	3,915,488,086	100.00%

Source: Tarrant Appraisal District

^a Taxpayers are assessed on January 1, 2018 (2018 tax year) for the 2019 fiscal year.

^b Taxpayers are assessed on January 1, 2013 (2013 tax year) for the 2014 fiscal year.

City of Colleyville, Texas

Property Tax Levies and Collections

Last Ten Fiscal Years

(Unaudited)

Table 8

Fiscal Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2010	13,351,922	13,166,515	98.61%	176,914	13,343,429	99.94%
2011	13,183,932	13,063,575	99.09%	111,584	13,175,159	99.93%
2012	13,163,735	13,082,029	99.38%	76,773	13,158,802	99.96%
2013	13,291,462	13,207,902	99.37%	77,723	13,285,625	99.96%
2014	13,722,602	13,681,269	99.70%	33,256	13,714,525	99.94%
2015	14,305,704	14,242,584	99.56%	49,525	14,292,109	99.90%
2016	14,675,127	14,612,632	99.57%	33,200	14,645,832	99.80%
2017	15,508,345	15,423,832	99.46%	31,394	15,455,226	99.66%
2018	16,651,773	16,590,832	99.63%	-	16,590,832	99.63%
2019	16,902,499	16,847,431	99.70%	29,843	16,877,275	99.85%

Source: Tarrant County Tax Office

City of Colleyville, Texas

Principal Water Customers
Current Year and Nine Years Ago
(Unaudited)

Table 9

Taxpayer	2019		2010	
	Water Usage	Percentage of Total City Water Usage	Water Usage	Percentage of Total City Water Usage
City Government	45,337,300	1.81%	57,689,200	2.62%
School District	43,739,500	1.74%	45,447,700	2.07%
Shopping Center	24,180,700	0.96%	8,934,000	0.41%
Homeowners Assoc	20,959,000	0.84%	4,023,300	0.18%
Fitness Center	15,763,000	0.63%	10,758,700	0.49%
Cemetery	13,017,200	0.52%	5,063,700	0.23%
Irrigation	9,145,100	0.36%	-	- %
Builder	5,773,700	0.23%	-	- %
Radio Broadcasting	5,729,000	0.23%	-	- %
Memory Care Center	5,517,200	0.22%	-	- %
Total	<u>189,161,700</u>	<u>7.55%</u>	<u>131,916,600</u>	<u>6.00%</u>

Notes: City chose not to include the exact names to protect the customers confidentiality.

Source: City utility billing records

City of Colleyville, Texas

Ratio of Outstanding Debt by Type Last Ten Fiscal Years (Unaudited)

Table 10

Fiscal Year	Governmental Activities				Business-Type Activities				Total Primary Government	Percentage of Personal Income ^a	Per Capita ^a
	General	Sales Tax	Capital Leases	Premium	Water and	Drainage	Capital Leases	Premium			
	Obligation	Revenue			Sewer Revenue	Revenue					
	Bonds	Bonds			Bonds	Bonds					
2010	13,300,000	8,545,000	1,151,173	-	4,520,000	1,695,000	-	-	29,211,173	17590.42%	1,281
2011	11,510,000	8,245,000	972,170	5,905	3,600,000	1,550,000	-	99,756	25,982,831	13045.69%	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	12002.00%	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	10484.12%	904
2014	7,660,000	7,330,000	974,038	-	1,310,000	915,000	-	69,830	18,258,868	9092.07%	769
2015	6,920,000	6,935,000	649,345	-	850,000	690,000	-	59,854	16,104,199	8019.14%	676
2016	8,550,000	6,525,000	362,251	239,163	505,000	585,000	-	49,878	16,816,292	8373.73%	696
2017	7,125,000	6,105,000	597,110	238,957	155,000	475,000	-	24,939	14,721,006	7096.58%	598
2018	5,665,000	5,680,000	637,365	235,299	-	365,000	-	-	12,582,664	6065.75%	503
2019	4,155,000	4,775,000	443,674	-	-	250,000	-	-	9,623,674	4639.30%	379

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

^a See Table 14 for personal income and population data.

City of Colleyville, Texas

Ratio of General Bonded Debt Outstanding Last Ten Fiscal Years (Unaudited)

Table 11

Fiscal Year	General Bonded Debt Outstanding			Percentage of Actual Taxable Value of Property ^a	Per Capita ^b
	General Obligation Bonds	Less: Available Debt Service Funds	Total		
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
2016	8,550,000	692,093	7,857,907	0.19%	324
2017	7,363,957	612,641	6,751,316	0.15%	274
2018	5,665,000	697,975	4,967,025	0.10%	199
2019	4,155,000	844,867	3,310,133	0.06%	130

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

^a See Table 5 for property value data.

^b See Table 14 for population data.

City of Colleyville, Texas

Table 12

Direct and Overlapping Governmental Activities Debt
As of September 30, 2019
(Unaudited)

Governmental Unit	Gross Bonded Debt	Percentage of Debt Applicable to Area	Share of Overlapping Debt
Debt repaid with property taxes			
Birdville Independent School District	\$ 397,327,084	0.07%	\$ 278,129
Carroll Independent School District	306,677,164	0.37%	1,134,706
Grapevine-Colleyville Independent School District	435,416,058	22.76%	99,100,695
Hurst-Euless-Bedford Independent School District	383,550,000	1.58%	6,060,090
Keller Independent School District	649,855,320	3.50%	22,744,936
Tarrant County	266,375,000	2.96%	7,884,700
Tarrant County Hospital District	17,735,000	2.96%	524,956
Subtotal, overlapping debt			137,728,211
City of Colleyville (direct debt)	9,373,674	100.00%	9,373,674
Total direct and overlapping debt			\$ 147,101,885

Source: Debt outstanding data provided by each school district and county.
Percentage of debt provided by the Municipal Advisory Council of Texas.

City of Colleyville, Texas
Pledged-Revenue Coverage
Last Ten Fiscal Years
(Unaudited)

Fiscal Year	Water and Sewer System Revenue Bonds				
	Total Revenues ^a	Less: Operating Expenses ^b	Net Available Revenue	Annual Requirement ^c	Times Coverage
2010	11,427,074	9,458,355	1,968,719	893,358	2.20
2011	14,391,910	10,120,678	4,271,232	977,819	4.37
2012	13,986,067	10,395,517	3,590,550	827,947	4.34
2013	14,802,351	10,707,017	4,095,334	823,430	4.97
2014	14,852,535	11,331,749	3,520,786	819,137	4.30
2015	15,856,242	12,043,267	3,812,975	490,100	7.78
2016	15,638,670	11,965,525	3,673,145	365,325	10.05
2017	16,045,635	12,673,136	3,372,499	359,900	9.37
2018	17,648,886	13,468,257	4,180,629	157,325	26.57
2019	15,167,016	13,779,337	1,387,679	-	N/A

^a Includes operating and non-operating revenues.

^b Includes operating expenses minus depreciation plus transfers out.

^c Includes principal and interest.

Table 13

Fiscal Year	Drainage Revenue Bonds					Sales Tax Bonds		
	Total Revenues ^a	Less: Operating Expenses ^b	Net Available Revenue	Annual Requirement ^c	Times Coverage	Sales Tax Increment	Annual Requirement ^c	Times Coverage
2010	915,734	484,712	431,022	257,930	1.67	1,317,161	646,290	2.04
2011	905,271	551,049	354,222	211,142	1.68	1,319,517	644,195	2.05
2012	908,387	531,705	376,682	256,244	1.47	1,426,909	646,588	2.21
2013	930,427	541,598	388,829	251,733	1.54	1,534,635	648,365	2.37
2014	941,416	416,957	524,459	255,398	2.05	1,673,351	138,390	12.09
2015	959,833	700,939	258,894	252,847	1.02	1,725,809	600,416	2.87
2016	966,687	414,619	552,068	127,121	4.34	1,864,084	603,824	3.09
2017	996,855	493,796	503,059	128,391	3.92	1,872,563	601,872	3.11
2018	1,036,297	599,534	436,763	124,574	3.51	1,949,370	594,704	3.28
2019	1,036,849	677,196	359,652	125,000	2.88	1,944,792	602,176	3.23

City of Colleyville, Texas

Demographic and Economic Statistics

Last Ten Calendar Years

(Unaudited)

Table 14

Fiscal Year	Estimated Population ^a	Personal Income	Per Capital		School Enrollment ^b	Unemployment Rate ^c
			Personal Income	Personal Income		
2009	22,550	\$ 166,063	\$	55,170	13,691	8.2%
2010	22,807	166,063		55,354	13,657	7.9%
2011	22,860	199,168		65,516	13,514	8.3%
2012	22,950	199,168		65,516	13,378	6.2%
2013	23,090	199,168		65,516	13,513	6.0%
2014	23,740	200,822		66,060	13,751	5.0%
2015	23,830	200,822		66,060	13,824	4.0%
2016	24,230	200,822		66,060	13,830	4.1%
2017	24,630	207,438		68,236	13,972	3.4%
2018	25,010	207,438		66,301	13,882	2.8%
2019	25,370	207,438		72,927	14,042	2.1%

^a North Central Texas Council of Governments^b Grapevine-Colleyville Independent School District^c Texas Workforce Commission

City of Colleyville, Texas

Principal Employers
Current Year and Nine Years Ago
(Unaudited)

Table 15

2019			2010		
Employer	Employees	Percentage of Total City Employment	Employer	Employees	Percentage of Total City Employment
Grapevine Colleyville ISD	611	5.90%	Grapevine Colleyville ISD	681	6.68%
Market Street	345	3.33%	Market Street	369	3.62%
Lifetime Fitness	250	2.41%	Lifetime Fitness	230	2.26%
City of Colleyville	201	1.94%	City of Colleyville	188	1.84%
Covenant Christian Academy	130	1.26%	Albertsons	110	1.08%
Whole Foods Market	125	1.21%	Covenant Christian Academy	107	1.05%
Albertsons	118	1.14%	LaHacienda Ranch	100	0.98%
LaHacienda Ranch	100	0.97%	Walmart Neighborhood Market	90	0.88%
Walmart Neighborhood Market	72	0.70%	Sonshine Academy	60	0.59%
US Memory Care	60	0.58%	US Memory Care	60	0.59%
Total	2,012	19.44%	Total	1,995	19.57%
Total Colleyville Daytime Employees	10,358		Total Colleyville Daytime Employees	10,198	

Source: City of Colleyville Economic Development

City of Colleyville, Texas

Full-Time Equivalent City Government Employees by Function/Program Last Ten Fiscal Years (Unaudited)

Table 16

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General government										
Management services	4.00	4.00	4.00	4.00	4.00	4.00	3.75	5.00	4.20	3.20
Finance/court	6.00	6.00	6.00	8.00	8.00	8.00	8.00	9.00	9.00	9.00
Planning	2.00	2.00	2.00	2.00	4.00	3.00	4.00	4.00	4.00	4.00
Building	5.00	4.00	3.00	3.00	3.50	5.00	5.00	5.00	5.00	5.00
Other	9.50	11.00	11.00	13.00	11.63	13.52	14.14	12.14	12.80	11.80
Police										
Officers	38.00	38.00	39.00	40.00	41.00	42.50	43.00	43.00	41.00	41.00
Civilians	13.00	6.00	6.00	6.00	6.50	7.00	6.50	6.00	8.00	8.00
Fire										
Firefighters and officers	33.00	33.00	35.00	36.00	38.00	41.00	41.00	41.00	40.00	40.00
Civilians	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.50	1.50
Other public works										
Engineering	4.00	4.50	3.00	3.00	4.05	3.95	4.75	2.75	2.75	2.75
Other	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Streets	10.00	10.00	10.00	7.00	8.35	8.35	8.35	8.35	8.35	8.35
Parks and recreation	16.50	16.00	16.00	16.00	15.75	15.00	15.00	17.00	17.00	16.00
Library	9.50	11.50	11.50	12.00	13.00	13.63	13.00	13.00	13.00	12.50
Colleyville Center	4.50	4.50	4.50	3.50	4.00	4.50	4.50	4.00	4.00	4.00
Water/wastewater	28.00	24.00	24.50	23.00	24.68	25.03	24.23	25.60	24.70	24.70
Drainage	6.00	6.00	6.00	7.00	6.00	6.00	6.41	6.41	6.20	6.20
Total	194.00	184.50	185.50	187.50	196.45	204.48	205.63	206.25	204.50	201.00

Source: City budget

City of Colleyville, Texas

Operating Indicators by Function/Program

Last Ten Fiscal Years

(Unaudited)

Table 17

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General government										
Building permits issued	77	104	155	103	108	181	182	136	169	111
Building inspections conducted	6,149	6,737	8,310	8,292	7,807	7,307	8,940	10,666	11,981	10,519
Police										
Physical arrests	764	666	653	632	863	800	918	602	715	491
Calls for service	12,242	27,254	48,076	61,270	58,522	51,537	43,492	34,437	33,765	30,296
Traffic violations	13,822	11,354	11,980	11,766	19,955	21,450	20,790	13,016	15,832	12,804
Fire										
Emergency responses	762	830	724	557	627	694	1,783	1,768	1,758	1,797
Ambulance calls	751	765	803	829	950	959	1,037	967	1,000	1,004
Inspections	784	397	342	306	317	363	400	361	239	386
Other public works										
Street resurfacing (miles)	8.0	6.2	1.0	4.0	1.7	3.7	10.9	6.8	6.0	21.9
Parks and recreation										
Athletic field participants	4,296	4,378	3,946	4,287	4,315	4,434	4,302	4,517	4,386	4,570
Community center rentals	373	410	404	398	412	452	376	405	320	314
Library										
Volumes in collection	58,147	62,997	65,740	69,736	74,525	77,664	80,452	82,182	71,188	70,161
Total volumes borrowed	244,458	235,238	244,613	250,737	234,667	228,160	222,128	227,252	237,124	234,477
Water										
Customers	9,014	9,103	9,285	9,396	9,507	9,631	9,858	9,987	10,215	10,422
Average daily consumption (thousands of gallons)	5,990	7,928	7,217	6,785	6,539	6,451	5,889	6,355	6,508	6,794
Peak daily consumption (thousands of gallons)	18,207	18,935	18,707	17,052	15,204	19,866	15,724	12,434	15,830	14,616
Wastewater										
Customers	8,389	8,457	8,603	8,731	8,817	8,905	9,071	9,270	9,444	9,453

Source: City departments

City of Colleyville, Texas

Capital Asset Statistics by Function/Program

Last Ten Fiscal Years

(Unaudited)

Table 18

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol unites	13	13	12	12	12	13	13	13	13	13
Fire										
Stations	3	3	3	3	3	3	3	3	3	3
Public works										
Streets (miles)	318	282	282	282	283	283	283	289	289	289
Streetlights	1,188	1,169	1,169	1,175	1,175	1,227	1,269	1,269	1,338	1,338
Traffic signals	2	2	2	2	2	2	2	2	2	2
Parks and recreation										
Acreage	224	224	224	224	224	224	225	225	225	225
Playgrounds	6	6	6	6	6	6	7	7	7	7
Baseball/softball diamond	9	9	9	9	9	9	9	9	9	9
Soccer fields	14	14	14	14	14	14	14	14	14	14
Community center	1	1	1	1	1	1	1	1	1	1
Water										
Water mains (miles)	200	195	201	202	204	205	206	206	206	206
Fire hydrants	1,345	1,362	1,389	1,389	1,403	1,422	1,507	1,517	1,521	1,529
Storage capacity (thousands of gallons)	9,900	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500
Wastewater										
Sanitary sewer (miles)	170	162	169	170	172	172	179	180	180	180
Storm sewers (miles)	63	58	64	58	60	67	69	70	70	70

Source: City departments

^aBaseball, softball, soccer and multipurpose fields combined through 2014

RESOLUTION R-21-4596

**A RESOLUTION ACCEPTING THE ANNUAL AUDIT FOR FISCAL YEAR
ENDED SEPTEMBER 30, 2020**

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 Weaver and Tidwell, 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, 2020, is accepted.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 23RD DAY OF MARCH 2021.

Mayor Richard Newton _____
Place 1, Tammy Nakamura _____
Place 3, Kathy Wheat _____
Place 4, George Dodson _____

Mayor Pro Tem Bobby Lindamood _____
Place 5, Chuck Kelley _____
Place 6, Callie Rigney _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7b

Agenda Date 3/23/2021

Number Resolution R-21-4597

Type Resolution

Department City Manager

Title

Approval of a Communications Facility License Agreement with Verizon Wireless on the Hall-Johnson Road water tower

Strategic Plan

1.1 Actively involve and engage stakeholders

Explanation

Reading and Public Hearing

The proposed resolution provides for approval of a Communications Facility License Agreement with Verizon Wireless. The license agreement allows Verizon to locate antennae equipment on the Hall-Johnson water tower. The City has various similar agreements to locate antennae equipment on Colleyville's water towers for a monthly or annual fee.

At the March 2, 2021 City Council Meeting, City Council directed Verizon to provide renderings and samples of the paint and/or wrap material that may be used to camouflage the antennae equipment. Conceptual renderings are attached.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Verizon - License Agreement - Final
2. Verizon- Hall Johnson site renderings
3. Resolution R-21-4597

LICENSE AGREEMENT

Communications Facility License (Verizon) Hall-Johnson Water Tower

KEY PROVISIONS SUMMARY

License Date:	The date this license agreement (“ Agreement ”) is executed by the last to sign of Licensor and Licensee, as shown on the signature page(s) attached hereto (Section 3)		
Licensor:	City of Colleyville, a Texas home-rule municipality (also referred to herein as “ City ”)		
Licensee:	Cellco Partnership d/b/a Verizon Wireless		
City’s Property	That certain parcel of land whereupon a water tower is situated located at 1601 Hall-Johnson Road, as shown on the Site Plan attached hereto as Exhibit A		
Improvements:	Licensee’s proposed antenna equipment and facilities, as depicted on the approved Site Plan, Site Elevation, Antenna Sector Plan , and Survey (collectively referred to herein as the “ Site Plan ”), attached hereto as Exhibit A , and as further described in this Agreement. The number of antennas shall not exceed twelve (12) during the Term of this Agreement.		
Effective Date:	License Date (Section 3)		
Term:	The term shall include the initial term and all renewal terms in this Agreement (Section 3)		
Notices:	Licensor:	Licensee:	
	City of Colleyville Attn: Adrienne Lothery 100 Main St., 3 rd Floor Colleyville, TX 76034 E: alothery@colleyville.com	Cellco Partnership d/b/a Verizon Wireless ATTN: Network Real Estate 180 Washington Valley Road Bedminster, New Jersey 07921	
Notice copy to:	City Attorney Attn: Mr. Whitt L. Wyatt 100 Main St., 3 rd Floor Colleyville, Texas 76034 E: whitt@woodbanowsky.com		
Interference Report Phone #:	888-621-0029 (Section 9.7) (for reporting to Licensee)		
Rent Commencement Date:			
Rent Payment: (10% escalator per term)	License Dates (Initial term and three renewal terms)	Annual Rent Amount (<u>Section 4</u>)	Monthly Rent Amount (<u>Section 4</u>)
	Initial Term	\$35,000.00*	\$2,916.67
	1 st Renewal Term	\$38,500.00	\$3,208.33
	2 nd Renewal Term	\$42,350.00	\$3,529.17
	3 rd Renewal Term	\$46,585.00	\$3,882.08
	*The Rent Payment for each of the three five-year renewal terms include a 10% escalator for each renewal term.		
Additional Fees:	(Section 4.2)		
Rent Payment Address:	U.S. Mail: City of Colleyville, Attn: Finance Department, 100 Main St., Colleyville, Texas 76034 Overnight Delivery: Same as above ACH: Contact the Finance Department at (817) 503-1019 to obtain ACH instructions		
Permitted Use:	Licensee shall be granted a non-exclusive license for the installation, operation, and maintenance of its Improvements, for the transmission, reception, and operation of a communications system, subject to the terms and conditions contained in Section 2 of this Agreement.		
Exhibits:	Exhibit A – Site Plan; Site Elevation; Antenna Sector Plan; and Survey		

LICENSE AGREEMENT

THIS LICENSE is made and entered into as of the Effective Date by and between Licensee and the City.

The parties agree as follows:

1. Description of the Premises

1.1 The license authorized under the terms of this Agreement shall be non-exclusive and shall be for the purpose of the installation, operation, and maintenance of its Improvements, for the transmission, reception, and operation of a communications system and uses incidental thereto. The license shall only be for the use of that portion of the City's Property designated on the Site Plan for Licensee's exclusive use (the "**Premises**"), and for Licensee's non-exclusive use of the 30 ft. wide Temporary Construction Easement, the 20 ft. wide Ingress/Egress & Utility/Fiber Easement, and the 10 ft. wide Utility/Fiber Easement depicted on **Exhibit A**, attached hereto.

1.2 The Site Plan must be approved by City, with approval or disapproval not to be unreasonably delayed, conditioned, or withheld. The Site Plan shall describe and illustrate the location of the Improvements under this Agreement. The Site Plan shall include a scale drawing and inventory analysis of the proposed installations, as well as an elevation of the Premises with the proposed installations. Performance under this Agreement shall be in strict compliance with the Site Plan. If Licensee's installation, maintenance, and operation of the Improvements materially fail to comply with the approved Site Plan, at any time, as reasonably determined by City, then City shall have the right following written notice to Licensee and the expiration of the cure period specified in Section 5 of this Agreement without Licensee implementing the required cure, to terminate this Agreement upon written notice to Licensee. Subject to the provisions of Section 2.4, below, any and all proposed modifications to Licensee's Site Plan must be approved in writing by City before Licensee may make any changes to its Site Plan as originally approved by City. Any modifications or structural additions to City water towers must have approval from the Public Works Director and be included with the submitted Site Plan. Approval of such modifications is within the sole discretion of City.

1.3 Licensee has inspected, examined and investigated the status of the title and condition of the Premises to the extent that Licensee has deemed necessary, and Licensee understands, acknowledges and agrees that it is entering into this Agreement to acquire a leasehold interest in the Premises "AS IS" in reliance solely upon the results of any inspection, examination, and investigation of the status of title and condition of the Premises that Licensee has conducted and not as a result of any representation, warranty, assurance, guaranty, or promise of City or any person purporting to act on behalf of City, other than those which may be expressly set forth in this Agreement.

1.4 LICENSEE UNDERSTANDS, ACKNOWLEDGES AND AGREES THAT NEITHER CITY NOR ANY AGENT, EMPLOYEE OR OTHER PERSON ACTING ON BEHALF OF THE CITY, HAS MADE ANY, AND THE CITY EXPRESSLY DISCLAIMS EVERY, REPRESENTATION, WARRANTY (INCLUDING WARRANTY OF FITNESS FOR

A PARTICULAR PURPOSE AND HABITABILITY), ASSURANCE, GUARANTY, OR PROMISE, EXPRESS OR IMPLIED, CONCERNING THE STATUS OF THE TITLE OR CONDITION OF THE PREMISES WHICH ARE NOT EXPRESSLY SET FORTH IN THIS AGREEMENT AND THAT NO AGENT OR EMPLOYEE OF THE CITY OR OTHER PERSON HAS ANY AUTHORITY TO MAKE OR DELIVER ANY REPRESENTATION, WARRANTY, ASSURANCE, GUARANTY, OR PROMISE WHICH IS NOT SET FORTH IN THIS AGREEMENT.

2. Use of Premises

2.1 Permitted Use. City agrees to allow installment of Licensee's additional Improvements and maintenance of Licensee's existing Improvements, in accordance with the Key Provisions Summary and all other terms of this Agreement. Licensee's use shall be non-exclusive and shall be for the purpose of the installation, operation, and maintenance of its Improvements, for the transmission, reception, and operation of a communications system and uses incidental thereto. However, Licensee shall have exclusive possession of the Premises, and the non-exclusive use of the 30 ft. wide Temporary Construction Easement, the 20 ft. wide Ingress/Egress & Utility/Fiber Easement, and the 10' Utility/Fiber Easement, all as depicted on the Site Plan. Subject to the provisions of Section 2.4 of this Agreement, to the extent not depicted in the Site Plan attached as **Exhibit A**, Licensee shall obtain the written approval of the City prior to installation of any additional Improvements on the Premises, which approval may not be unreasonably withheld, conditioned, or delayed. Licensee understands, acknowledges, and agrees that the use of the Premises by Licensee in conjunction with the terms of this Agreement is to be for the installation, operation, and maintenance of communications equipment, in strict compliance with the Agreement and the attached Site Plan. Licensee shall not use the Premises for any other purpose whatsoever, including the storage or placement of debris, replacement Improvements, or any other item, without first obtaining the prior written consent of City, which consent may not be unreasonably withheld, conditioned, or delayed.

2.2 Prohibited Use. Licensee shall not use the Premises in any manner that constitutes waste or nuisance, or that violates any applicable law, ordinance, or governmental regulation in any respect. Licensee shall not do anything that would violate any certificate of occupancy applicable to the Premises or would render void or uncollectible any insurance then in force with respect to the Premises, or that would in any way increase the premiums payable by City for fire, liability, or any other insurance coverage on the City's Property or the contents of any improvements thereon.

2.3 Subletting of Use Premises or Improvements. Licensee may not sublet to or license others to use the Premises or Licensee's Improvements without the prior written consent of City. Any such attempt by Licensee shall be without effect and may at City's option result in the termination of this Agreement.

2.4 Maintenance, Repair or Replacement of Improvements. Licensee may update, maintain, repair, or replace any of the Improvements located upon the Premises from time to time as Licensee reasonably deems necessary without the need to obtain the prior written approval of City, provided that the replacement Improvements, together with related equipment,

do not require more space than the existing Improvements at the time of replacement, and if more space is needed, or if Licensee proposes any change in the location of improvements on the Premises, Licensee must obtain City's prior written approval. For any such matter requiring City's approval, Licensee shall submit to City, a detailed proposal for any replacement Improvements and any supplemental materials for City's evaluation and written approval. A current and accurate Site Plan must be submitted to City by Licensee and maintained on file with City for the entire term of this Agreement and all renewals thereof. If Licensee desires additional space for Improvements or expansion, City reserves the right to increase the Rent Payment and/or Additional Fees.

3. Term; Renewal

3.1 This Agreement shall be for an initial term of five (5) years, commencing on the earlier of (i) the Effective Date, or (ii) February 1, 2021. The date this Agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature) will be deemed the **Effective Date** of this Agreement. If a party signs but fails to date a signature the date that the other party receives the signing party's signature will be deemed to be the date that the signing party signed this Agreement and the other party may inscribe that date as the date associated with the signing party's signature.

3.2 This Agreement will automatically renew for three (3) additional five (5) year terms, after the initial term expires. Unless Licensee gives written notice of its decision not to exercise the renewal option within 90 days prior to the expiration of the then-current Term, this Agreement will automatically renew at the Rent Payment reflected in the Key Provisions Summary, above, as long as Licensee remains in full compliance with all other provisions of this Agreement. All the terms and covenants of this Agreement apply to all extension periods, subject to amendment by the mutual agreement of the Parties, in writing and signed by both Parties. If Licensee continues to possess the Premises following the expiration of all of the extension periods provided herein, and this Agreement has not been renewed or superseded, this Agreement (a) shall be deemed to be a holdover tenancy from month to month but shall not itself constitute a renewal or extension of any Term, (b) shall continue from month to month under the terms and conditions set forth herein, and (c) may be terminated by either Party upon at least thirty (30) days written notice to the other Party. All the terms and covenants of this Agreement apply to all holdover tenancy periods.

4. Rent; Other Charges

4.1 Rent Payment. In consideration for providing the Premises for use by Licensee, the Licensee shall make Rent Payments to City monthly, with the first payment being due on the Rent Commencement Date provided in the Key Provisions Summary. Thereafter payment shall be due on the 5th day of each month throughout the initial Term and all renewal Terms hereof and prorated for any partial term. Licensee shall make Rent Payments to City in advance, without prior notice or demand, without any abatement, setoff, reduction, deduction, counterclaim, or recoupment whatsoever, in the amount stated in the Key Provisions Summary, with the annual Rent Payment being THIRTY-FIVE THOUSAND DOLLARS & NO/100 (\$35,000.00) during the initial term of this Agreement. The Rent Payment shall automatically

escalate by ten percent (10%), beginning on the first day of each renewal Term. If this Agreement is terminated at a time other than the last day of the calendar year of the Term for any reason other than an Event of Default by Licensee, all Rent Payments shall be prorated as of the date of termination and all prepaid Rent Payments shall be refunded to Licensee. Rent shall be increased at the commencement of each renewal Term by the amount stated in the Key Provisions Summary unless otherwise agreed to by the Parties in writing and incorporated into this Agreement via a duly executed amendment hereof.

4.2 Additional Fees. Only to the extent directly attributable to Licensee's use of the Premises, City may assess, in addition to the Rent Payment, additional payments by Licensee to cover City's additional out of pocket costs to the extent actually incurred by the City and paid to third parties but only the portion of such costs which are in proportion to Licensee's use (as opposed to some other use) shall be owing by Licensee ("**Additional Fees**"), which include but are not limited to: (i) costs of utilities associated with the day-to-day operation and maintenance of the Premises; (ii) to the extent required by this Agreement, costs incurred by City for providing access to the Premises outside of normal business hours, as set forth in Section 7.1 herein; and (iii) applicable taxes, including property taxes, or business taxes levied on the Property specifically attributable to Licensee's use of the Premises, as set forth in Section 15 herein. City shall notify Licensee of amounts due in Additional Fees in writing (and provide supporting invoices for same), and Licensee shall pay Additional Fees simultaneously with the next monthly Rent Payment due on the Premises, or, if notice of Additional Fees occurs within ten (10) days of the due date of the next monthly Rent Payment, simultaneous with the Rent Payment due for the next month.

4.3 Payment Address. Rent Payments and Additional Fees shall be made payable to the person(s) identified in the Key Provisions Summary. City shall provide Licensee written notice of any change in address for purposes of Rent Payments and Additional Rent.

4.4 Lawful Currency. Rent Payments and Additional Fees shall be made according to paragraph 4.1 above in lawful money of the United States of America without any abatement, setoff, reduction, deduction, counterclaim, or other recoupment whatsoever. Licensee shall not be obligated to pay any general income or franchise taxes measured upon the income of the City under this Agreement; provided, that this Section does not preclude the assessment of lawful fees pursuant to a franchise or other agreement that the City may have and/or enter into with Licensee or its parent or any subsidiary or affiliate.

4.5 Dishonored Checks. Any dishonored check shall incur a service charge of ten percent (10%) of its face amount. Subsequent to the second dishonored check received by City for any payment, all subsequent payments, including Rent Payments and Additional Fees, shall be made by cashier's check.

4.6 Late Payment. Licensee shall pay City a late payment charge equal to five percent (5%) of the late payment for any payment not paid when due. Any amounts not paid when due shall bear interest until paid at the rate of two percent (2%) per month.

5. Termination

5.1 Termination for Cause. Upon the occurrence of any one or more of the Events of Default defined below, City may, without penalty, at its option, and without prejudice to any other remedy to which it may be entitled at law or equity, or otherwise under this Agreement, terminate use or occupancy under this Agreement at any time, either in whole or in part, by giving at least ninety (90) days prior written notice thereof to Licensee with the understanding that all use of the Premises being terminated shall cease upon the date specified on such notice. For the avoidance of doubt, the foregoing termination right of City applies only to Events of Default by Licensee. Licensee shall equitably compensate City in accordance with the terms of Section 4 of this Agreement for the use of the Premises up to the date of termination as specified in such notice, following inspection and acceptance of same by City. Licensee shall not, however, be entitled to any damages, including but not limited to, lost or anticipated profits should City choose to exercise its option to terminate.

5.2 Event of Default. Any of the following occurrences, conditions, or acts shall be deemed an “**Event of Default**” under this Agreement: (a) if Licensee fails to pay amounts due under this Agreement within ten (10) days of receipt of written notice that such payments are overdue; or (b) if either Party fails to observe or perform its obligations under this Agreement, other than as provided in the foregoing Section (a), and does not cure that failure within thirty (30) days from the Party’s receipt of written notice of breach, or within such longer period as may be required to complete a cure commenced within the 30-day period and diligently pursued to completion.

5.3 Termination by Licensee. This Agreement may be terminated by Licensee, without penalty, further liability, or prejudice to any other remedy to which it may be entitled at law or equity, or otherwise under this Agreement, as follows:

5.3.1 upon written notice, if Licensee is unable to obtain, or maintain, any required approval(s) or the issuance of a license or permit by any agency, board, court, or other governmental authority necessary for the construction or operation of the Improvements as now and hereafter intended by Licensee; or if Licensee determines in its sole discretion that the cost of obtaining or retaining the same is commercially unreasonable;

5.3.2 upon ninety (90) days written notice for any reason, other than 5.2(a) or (b) above, so long as Licensee pays City a termination fee equal to three (3) months’ Rent Payment at the current rate or Rent Payment at the current rate prorated to the end of the City’s fiscal year in which the termination occurs, whichever is greater; or

5.3.3 upon sixty (60) days written notice following the date notice is given to City under 5.2(b), if the breach described in the notice is not cured by City.

5.4 Notice and Opportunity to Cure. Upon the occurrence of an Event of Default, City shall deliver to Licensee a notice of intent to terminate (“**Notice of Intent to Terminate**”) that identifies in detail the Event of Default. If the Event of Default remains uncured for thirty (30) calendar days, or such longer period as may be mutually agreed upon by the Parties to complete a cure commenced within the 30-day period, City may terminate this Agreement and the license granted herein by delivering to the Licensee a Notice of Termination that identifies the effective date of the termination, which date shall not be less than sixty (60) days after the date of delivery of the Notice of Intent to Terminate.

5.5 Relocation of Improvements. If Licensee’s Improvements must be removed, pursuant to Section 6, Licensee shall have the right to set up a portable mounted antenna, a cell on wheels (COW), and/or some other similar temporary structure (“**Temporary Improvements**”) reasonably approved by City, on City property to allow Licensee to continue to provide wireless communications service. Licensee may maintain its COW for a period of thirty (30) days after the date the City completes the repairs and maintenance requiring the removal of Improvements. Licensee shall be entitled to reinstall its Improvements within thirty (30) days after the date the City completes the repairs and maintenance requiring the removal of Improvements.

6. City’s Right of Entry onto Premises. After providing Licensee with at least 48 hours prior written notice, and with a Licensee escort, City and City’s agents, employees, or contractors may enter upon the Premises for the purpose of performing repairs and maintenance work to the City’s Property outside of the Premises. If the proposed repairs and maintenance require removal of Licensee’s Improvements, City must provide Licensee with at least 90 days prior written notice, and a location, acceptable to Licensee, for installation of Licensee’s Temporary Improvements prior to commencing such work. Decisions as to the extent to which Licensee will be required to remove such Improvements shall be within the sole reasonable discretion of City. If, however, in the event of an emergency in which the public health and safety is in immediate danger requiring immediate action on the part of City to repair the City’s Property, City will take its best efforts to immediately notify Licensee but may enter the Premises, except Licensee’s secured areas, without first notifying Licensee and take such action as is required, including but not limited to removing any and all Improvements made by Licensee. In no event shall City be liable for any expenses associated with its entry and removal of Improvements or for lost or anticipated profits. If City must remove or relocate any Improvements to perform repairs or maintenance and is unable to first notify Licensee, City must first power down or turn off the antennas. Licensee, at its expense and exclusive use, may use any and all reasonable and appropriate means of restricting access to the Licensee’s equipment shelter, as identified in the Site Plan.

7. Access

7.1 Licensee shall have the non-exclusive right to access the aforementioned Premises at any time, by contacting and providing notice to City. It is agreed, however, that only authorized engineers, employees, or properly authorized contractors of Licensee may enter the Premises. City shall at all times make City personnel promptly available, including after normal business hours of City. If City is contacted by Licensee after City’s normal business hours (*i.e.*, 8:00 a.m. to 5:00 p.m. Monday through Friday, excluding holidays) for the purpose of accessing the aforementioned location, City shall promptly make personnel available at the

Property (City hereby acknowledging that prompt access to the Premises is critical for Licensee's operation of the Premises). As provided in Section 4.2(ii) above, Licensee agrees to reimburse City for the actual cost of any City staff involvement necessary for this access, but only for such costs that represent overtime/after-hours wages paid to City personnel that accompany Licensee during its after-hours access, at the rate of \$25.00 per hour. This fee shall be paid as Additional Rent hereunder due within 30 days of Licensee's receipt of an invoice from the City. No additional fees will be assessed for Licensee's access to the Premises.

7.2 Licensee's right of access is a contractual right for the benefit of Licensee only and nothing contained in this Agreement shall be construed to constitute a dedication or an easement. However, if this Agreement is assigned in accordance and in compliance with Section 21.9 of this Agreement, this right of access shall inure to the benefit of Licensee's assignee.

8. Damages to Property

8.1 Damage and Restoration of Property. Licensee shall immediately notify City of any and all damages resulting from, arising out of, or caused to, the Premises and City Property surrounding the Premises, including but not limited to structural damages, electrical damages, damages to fencing, irrigation systems, or landscaping, but only to the extent caused by Licensee's operations or by Licensee, its officers, agents, employees, and invitees. Licensee shall be solely responsible for the costs and the repair of all such damages, and repairs and/or replacements shall be completed within thirty (30) calendar days following written notice by City to Licensee, or such longer period as may be mutually agreed upon by the Parties to complete a cure commenced within the 30 day period, and shall be completed in a manner reasonably acceptable to City.

8.2 Failure to Restore Property. If Licensee does not make or perform any required maintenance or repairs to the Premises within the time period provided in Section 8.1, City shall have the right, but not the obligation, to make those repairs, in which event Licensee shall pay City the cost thereof within ten (10) business days of demand unless the cause of such damage is the subject of a bonafide dispute by Licensee. Within thirty (30) days following the expiration or earlier termination of this Agreement, Licensee shall restore the Premises to substantially the same the condition in which the Premises existed on the Effective Date of this Agreement, ordinary wear and tear and loss due to other casualty beyond Licensee's control excepted.

9. Electrical, Radio and Intermodulation Interference

9.1 Licensee shall operate its Improvements in a manner that will not unreasonably cause radio frequency interference to the City or other licensees of the Property in their use of any equipment which pre-date the installation and operation of Licensee's Improvements, or their conduct of any activity on the Property but only to the extent those parties are operating pursuant to agreements which pre-date the installation and operation of Licensee's Improvements. Licensee's installation and operation of the Improvements shall be in compliance with all FCC requirements.

9.2 Prior to installation of any Improvements on the Premises, Licensee shall conduct bandwidth testing of its Improvements and City equipment to check bandwidth conflict between the City's monitoring control system and Licensee's system. If a conflict occurs, Licensee shall take all reasonable steps necessary to resolve the conflict to the reasonable satisfaction of City.

9.3 Should interference prohibited by Section 9.1 occur, Licensee will promptly take all reasonable steps necessary to correct the interference within ten (10) days after Licensee's receipt of written notice of the problem, and, if such interference cannot be eliminated within thirty (30) days after Licensee's receipt of the written notice, Licensee shall suspend transmissions from the interfering equipment, except for brief periods for testing, while the interference problems are studied and a means to eliminate the problem is determined. Any method for correction of an interference problem must be acceptable to both City and Licensee. If the interference complained of cannot be eliminated, Licensee will cease its operations, remove all its Improvements from the Premises, and this Agreement shall be terminated without penalty. Consistent with Section 9.2 after Licensee has demonstrated no conflicts between City's monitoring control system and Licensee's system, if City allows an additional third party to install communications equipment, City agrees to add similar provisions to this Section 9 to any additional third-party license for space on the City's Property.

9.4 Licensee shall not cause interference to City prohibited by Section 9.1 at any time during or after installation or operation of Licensee's Improvements. Moreover, Licensee's use will not in any way adversely affect or interfere with City's signal operation or its communication system. Should such interference occur, Licensee will promptly take all reasonable steps necessary to correct such interference within ten (10) days of receiving written notice from the City of the problem and, if such interference cannot be eliminated within thirty (30) days of such written notice, Licensee shall suspend transmissions from the interfering equipment, except for brief periods for testing, while the interference problems are studied and a means to eliminate the problem is determined. Any method for correction of an interference problem must be acceptable to both City and Licensee. If the interference complained of cannot be eliminated, Licensee will cease its operations, remove all its Improvements from the Premises, and this Agreement shall be terminated without penalty.

9.5 City will not grant a license to or enter into any other agreement with any other party for the use of City's Property without including in that license a provision stating that the party's use will not in any way adversely affect or interfere with Licensee's signal operation or its communication system. Furthermore, license agreements or other agreements with third parties will state that prior to installation of improvements, those third parties shall be required to conduct bandwidth testing of its equipment and the equipment of Licensee to check bandwidth conflict between third-party equipment and Licensee's equipment. In addition to any other rights available to Licensee at law or in equity, Licensee shall have the right to equitable remedies upon ten (10) days written notice to City if another user of the City's Property causes significant interference with Licensee's operations, and the interference is not corrected within thirty (30) days following the notice to such third party user causing the interference. If Licensee experiences interference caused by a third-party licensee, Licensee agrees that it shall seek recourse solely from

such third party. No compensation shall be due from City for damages, including, but not limited to, lost or anticipated profits.

9.6 Licensee shall have the sole burden of, and be responsible for all costs associated with, alleging and proving that another user of the City's Property is causing significant interference, as well as for otherwise enforcing Licensee's rights under this Agreement against another user of the City's Property. City shall not be responsible for the costs associated with the resolution of any dispute between users of the City's Property, or enforcement of any of Licensee's rights under this Agreement against another user of the City's Property.

9.7 Each party agrees to provide the other with a telephone number through which that party can contact a representative of the other on a 24-hour per day, 7 days a week basis for the purpose of implementing the requirements of this Section 9.

10. Condition of Premises

10.1 City shall maintain the City's Property in compliance with all applicable statutes, ordinances, regulations, and rules required for City uses of the City's Property, and in a manner that will not interfere with Licensee's reasonable use of the Premises. Title to all improvements on the City's Property (other than those on Licensee's Premises) shall belong to City.

10.2 Licensee shall have sole responsibility for the maintenance, repair, and security of its Improvements, and shall keep same in good repair and condition during the term and all renewals and holdover tenancies of this Agreement.

10.3 Licensee shall keep the Premises free of debris and anything reasonably determined to be of a dangerous, noxious, or offensive nature or which would create a hazard or undue vibration, heat, noise, or interference.

10.4 If City or any other licensee undertakes painting, construction, or other alterations on the Premises, Licensee shall take reasonable measures at Licensee's cost to cover all of Licensee's Improvements and protect such from paint and debris fallout which may occur during the painting, construction, or alteration process. City shall not be responsible for any damages or costs incurred by Licensee due to the actions or omissions of any third-party licensees authorized by City to enter upon the Property to undertake such work.

10.5 By taking possession of the Premises, Licensee accepts the Premises in the condition existing as of the Effective Date. City makes no representation or warranty with respect to the condition of the Premises and City shall not be liable for any latent or patent defect in the Premises. City agrees to immediately notify Licensee of the existence of any latent defects of which the City obtains actual knowledge.

11. Construction, Installation and Operation

11.1 Construction, Installation and Operation. Licensee may, at its sole cost and expense, construct, install, operate, maintain, monitor, reconfigure, and repair its Improvements. Not less than thirty (30) days prior to the date on which Licensee intends to commence construction of its Improvements, Licensee shall provide the City for its approval a proposal containing: (i) a written plan describing, in reasonable detail, the steps necessary to complete Licensee's construction and installation; (ii) a list and description of all Improvements to be installed on the Premises; (iii) a list of all contractors, subcontractors, and other entities that will perform Licensee's construction and installation work; and (iv) copies, certificates, or other proof that Licensee or Licensee's contractors and subcontractors have obtained all necessary permits and licenses for the performance of Licensee's work. The City's failure to respond in writing to Licensee's proposal within twenty (20) days of the City's receipt of the proposal shall constitute City's approval of the proposal, and Licensee may commence Licensee's work pursuant to the proposal. City's grant of approval under this Section shall not be construed as an assumption of liability or indemnification; nor shall such approval replace or constitute any approval that Licensee is required to obtain from any duly authorized local authorities for any construction, installation or other element of Licensee's work.

11.2 Marking and Lighting Requirements. Licensee acknowledges that it shall be responsible for compliance with all tower or building marker and lighting requirements which may be required by the Federal Aviation Administration or the Federal Communication Commission in conjunction with Licensee's installation and maintenance of Improvements under this Agreement, as well as any expenses, fees, or fines associated with the compliance or the non-compliance of Licensee's installation or maintenance of Improvements under this Agreement.

11.3 Inspection and Tests. Upon the Effective Date and for the Term of this Agreement, Licensee shall have reasonable access to the Premises in the manner provided in Section 7 of this Agreement as necessary and approved by City for the purpose of inspection and planning.

11.4 Payment, No Mechanics Liens. Licensee shall make full and prompt payment of all sums necessary to pay the costs of all installation, repairs and alterations, improvements, changes, and other work done by Licensee in or to the Premises. Title to the Improvements shall be held by Licensee. City shall not be responsible for or with respect to the performance of Licensee's work. Licensee shall pay or cause to be paid all costs associated with Licensee's work. Licensee shall not suffer or permit to be enforced against any portion of the Premises any (i) mechanic's, materialman's, contractor, subcontractor, or other lien or claim arising from, or in any way related to, Licensee's work, or (ii) any other claim, mortgage, security interest, encumbrance, lien, or other charge. Within thirty (30) days after recordation of any lien, encumbrance, judgment, or similar item which affects the Premises in any way, Licensee shall obtain the complete discharge and release thereof at Licensee's sole expense without any cost being imposed upon City. However, Licensee shall have the right to contest, in good faith, any mechanic's or materialman's lien upon the condition that Licensee provides a bond or other form of security reasonably acceptable to City in an amount sufficient to hold City fully and completely harmless from any and all liability therefor or on account thereof.

11.5 Improvements to Premises; Removal. All Improvements constructed, installed and operated by or on behalf of Licensee shall remain Licensee's personal property and are not fixtures. Licensee shall remove all Improvements at its sole expense within thirty (30) days following the expiration or earlier termination of this Agreement. Licensee shall repair any damage to the Premises caused by such removal and fully restore the Premises to substantially the same condition as existed prior to Licensee's installation, except for ordinary wear and tear and loss due to other casualty beyond Licensee's control. Licensee shall provide to City in writing, by not later than the end of the prescribed thirty (30)-day period, notice that all Improvements have been removed in accordance with this Section. Failure of Licensee to remove any or all Improvements from the Premises within the prescribed thirty (30) days shall be construed as holdover pursuant to this Section, and all obligations and requirements, including payment of Rent Payments, shall continue to apply unless and until Licensee removes all Improvements and so notifies City. If the Premises are not surrendered in the condition required by this paragraph, the Licensee shall pay City within thirty (30) business days of written demand an amount equal to the actual cost paid by the City to third parties to restore the Premises to substantially the same condition as received.

11.6 Liability for Damage/Outages. Licensee shall be responsible for any damage caused solely by Licensee, its agents and/or contractors on or to the Property that causes an interruption or outage in the services, operations, or utilities of another licensee, and shall indemnify and hold harmless City and its employees, agents, successors and assigns from all claims or actions for damages brought by another licensee as a result of Licensee's, or its employees', contractors', agents', assigns', or licensees', willful, reckless, or gross negligence or other conduct, provided that City requires all other licensees to agree in writing to provisions identical to this Section 11.6 for the benefit of Licensee.

12. Compliance with Laws

12.1 By Licensee. Licensee, its employees, agents, designees, contractors, subcontractors, customers, invitees and licensees, shall comply in all material respects and at all times with all local, state, and federal laws, statutes, ordinances, regulations, rulings, requirements, conditions, orders, licenses, permits, covenants, restrictions, approvals, and consents pertaining to Licensee's services, Licensee's construction, installation, and operation work, Improvements and Licensee's use of the Premises. Without limiting the generality of the preceding sentence, Licensee shall fully and timely observe and comply with applicable laws, regulations, policies, and requirements concerning health and/or public safety, including standard industry equipment safety regulations, and shall not use the Premises or operate the Improvements in any manner that is inconsistent therewith.

12.2 By City. The City shall comply in all material respects and at all times, and shall cause its employees, agents, designees, contractors, subcontractors, customers, invitees, and licensees to comply in all material respects, and at all times, with all laws, ordinances, orders, rules, and regulations of all governmental or judicial authorities having jurisdiction thereof, whether state, federal, or local, relating to the City's Property. Without limiting the generality of the preceding sentence, City shall fully and timely observe and comply with applicable laws,

regulations, policies, and requirements concerning health and/or public safety with respect to the City's Property.

13. Complaint Resolution

13.1 If either Licensee or City receives a written complaint regarding Licensee's operations and the complaint is determined by the City to be a valid breach of any of the terms of this Agreement, then the City will provide a notice of default to Licensee pursuant to Section 5.2 herein.

14. Utility Easements and Utility Cost

14.1 Licensee shall pay directly to all public utility service companies and fiber providers, before delinquency, all charges for the electricity, water, fiber, and other services that Licensee consumes in connection with the installation and operation of Licensee's Improvements that are separately metered and charged to Licensee, without any expense therefore being imposed upon City. Absent the City's consent, Licensee shall obtain separate utility services and fiber services from any company that will provide those services to the Premises (which services may include an approved battery-powered standby power generator located on the Premises for Licensee's exclusive use)

14.2 If Licensee first obtains City's written consent, which shall not be unreasonably withheld, conditioned or delayed, Licensee shall have the right to obtain electricity and other utility and fiber services from the existing outlets available at the Premises. If a sub-meter is installed, the Licensee shall pay the utility directly for its power consumption, if billed by the utility, and if not billed by the utility, then the Licensee shall pay the City 30 days after receipt of an invoice from the City indicating the usage amount based upon the City's reading of the sub-meter. The City must send all invoices for power consumption, which invoices must include the site name and location number, i.e. Pool Road (Location # 540318), to Licensee at M/S 3846, P.O. Box 2375, Spokane, Washington 99210-2375 or emailed to livebills@ecova.com (Ecova Contact No. 866-322-4547), or to such other person, firm or place as LESSEE may, from time to time, designate in writing at least 30 days in advance of any invoice date by notice given in accordance with Paragraph 18 below.

14.3 Licensee shall not permit any charges for utility services to accumulate or become a lien on the City's Property. If Licensee fails to pay any charge required to be paid by Licensee pursuant to this Section, City may, but shall not be required to, pay that charge on Licensee's behalf. If City pays any such charge on behalf of Licensee or incurs any cost with respect to any grant of any utility service or fiber easement for the benefit of Licensee pursuant to this Section, Licensee shall reimburse and pay to City an amount equal to all charges so paid and all easement costs so incurred within 15 days after Licensee's receipt of the City's written demand as Additional Fees.

14.4 Additional Utility/Power Equipment. If Licensee is required to, or otherwise decides to, install, operate, and use additional equipment to provide electricity or other

utility or fiber services required for the operations of Licensee's Improvements, that installation, operation and use shall comply in all respects with the terms and conditions set forth in this Agreement.

15. Taxes

15.1 Licensee agrees to timely reimburse City for all taxes that are assessed against City, if any, arising from the real property taxes attributable to Licensee's Improvements or use of the Premises and Improvements constructed or maintained by Licensee on or about the Premises; provided, however, City shall use its best efforts to provide prior notification of any taxes for which Licensee is to be charged, so Licensee will have the opportunity to appear before the taxing authority and contest any assessment.

15.2 Licensee shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge, or seek modification of any tax assessment or billing for which Licensee is wholly or partly responsible for payment. Licensor shall reasonably cooperate with Licensee at Licensee's expense in filing, prosecuting, and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including, but not limited to, executing any consent, appeal, or other similar document. If as a result of any appeal or challenge by Licensee, there is a reduction, credit, or repayment received by Licensor for any taxes previously paid by Licensee, Licensor shall promptly reimburse to Licensee the amount of the reduction, credit, or repayment. If Licensee does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, Licensor will pursue such dispute at Licensee's sole cost and expense upon written request of Licensee.

15.3 If Licensee fails to pay any real estate taxes for which Licensee is obligated, City may, but shall not be required to, pay those taxes on Licensee's behalf. If City pays those taxes on behalf of Licensee pursuant to the preceding sentence, Licensee shall reimburse and pay to City an amount equal to any such taxes so paid, plus an administrative fee of ten percent (10%) of the taxes, within 15 days after Licensee's receipt of the City's written demand as an Additional Fee.

16. Liability and Indemnification

16.1 LICENSEE SHALL AT ALL TIMES COMPLY WITH ALL LAWS AND ORDINANCES AND ALL RULES AND REGULATIONS OF MUNICIPAL, STATE AND FEDERAL GOVERNMENT AUTHORITIES RELATING TO THE INSTALLATION, MAINTENANCE, HEIGHT, LOCATION, USE, OPERATION, AND REMOVAL OF THE IMPROVEMENTS BY LICENSEE, AUTHORIZED HEREIN, AND SHALL FULLY RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS CITY, ITS OFFICERS, OFFICIALS, AGENTS, SERVANTS, OR EMPLOYEES AGAINST ANY AND ALL CLAIMS, DAMAGES, LAWSUITS, LOSSES, COSTS, OR EXPENSES THAT ARE SUSTAINED OR INCURRED BY CITY, ITS OFFICERS, OFFICIALS, AGENTS, SERVANTS, OR EMPLOYEES AS A RESULT OF LICENSEE'S INSTALLATION, OPERATION, OR REMOVAL OF SUCH IMPROVEMENTS, EXCEPT TO THE

EXTENT CAUSED BY THE NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY OR ITS OFFICERS, OFFICIALS, AGENTS, SERVANTS, OR EMPLOYEES.

16.2 EXCEPT TO THE EXTENT CAUSED BY THE NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY OR ITS OFFICERS, OFFICIALS, AGENTS, SERVANTS, OR EMPLOYEES, LICENSEE UNDERTAKES AND ASSUMES FOR ITS OFFICERS, AGENTS, EMPLOYEES, SERVANTS, AFFILIATES, CONTRACTORS, AND SUBCONTRACTORS, ALL RISK OF DANGEROUS CONDITIONS, IF ANY, ON OR ABOUT THE PREMISES, AND LICENSEE HEREBY AGREES TO RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS CITY, ITS OFFICERS, OFFICIALS, AGENTS, SERVANTS, AND EMPLOYEES AGAINST AND FROM ANY CLAIM ASSERTED OR LIABILITY IMPOSED UPON CITY, ITS OFFICERS, OFFICIALS, AGENTS, SERVANTS, AND EMPLOYEES FOR PERSONAL INJURY OR PROPERTY DAMAGE TO ANY PERSON ARISING OUT OF LICENSEE'S INSTALLATION, OPERATION, MAINTENANCE, CONDITION, OR USE OF THE PREMISES, OR LICENSEE'S IMPROVEMENTS, OR LICENSEE'S FAILURE TO COMPLY WITH ANY FEDERAL, STATE, OR LOCAL STATUTE, ORDINANCE, OR REGULATION, EXCEPT TO THE EXTENT CAUSED BY THE NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY OR ITS OFFICERS, OFFICIALS, AGENTS, SERVANTS OR EMPLOYEES.

16.3 LICENSEE REPRESENTS AND WARRANTS THAT ITS USE OF THE PREMISES HEREIN WILL NOT UNLAWFULLY GENERATE ANY HAZARDOUS SUBSTANCE, AND IT WILL NOT UNLAWFULLY STORE OR DISPOSE OF ON THE PREMISES, NOR UNLAWFULLY TRANSPORT TO OR OVER THE PREMISES, ANY HAZARDOUS SUBSTANCE. PROVIDED, HOWEVER, THAT LICENSEE MAY STORE ACID STORAGE BATTERIES ON THE PREMISES AS NECESSARY FOR USE IN THE EVENT OF A POWER OUTAGE, AND LICENSEE MAY TRANSPORT TO AND STORE ON THE PREMISES A DIESEL OR PROPANE GENERATOR DURING AN EMERGENCY TO PROVIDE ELECTRICITY IN THE EVENT OF A POWER OUTAGE IN EXCESS OF FOUR (4) CONTINUOUS HOURS. LICENSEE FURTHER AGREES TO RELEASE, DEFEND, INDEMNIFY, AND HOLD CITY, ITS OFFICERS, OFFICIALS, AGENTS, SERVANTS, AND EMPLOYEES, HARMLESS FROM AND AGAINST ANY DAMAGE, LOSS, EXPENSE, OR LIABILITY RESULTING FROM UNLAWFULLY GENERATING, TRANSPORTING, STORAGE, OR DISPOSAL OF SUCH HAZARDOUS SUBSTANCES, INCLUDING ALL ATTORNEYS' FEES, COSTS AND PENALTIES INCURRED AS A RESULT THEREOF. TO THE EXTENT RESULTING FROM THE ACTIONS OF LICENSEE THE PARTIES RECOGNIZE THAT THIS LICENSE GRANTS LICENSEE RIGHTS TO ONLY A SMALL PORTION OF THE CITY'S PROPERTY, AND THAT LICENSEE SHALL NOT BE RESPONSIBLE FOR ANY CONDITION THAT EXISTED BEFORE THE EXECUTION OF THIS AGREEMENT. "HAZARDOUS SUBSTANCE" SHALL BE INTERPRETED BROADLY TO MEAN ANY SUBSTANCE OR MATERIAL DEFINED OR DESIGNATED AS HAZARDOUS OR TOXIC WASTE, HAZARDOUS OR TOXIC MATERIAL, HAZARDOUS OR TOXIC OR RADIOACTIVE SUBSTANCE, OR OTHER SIMILAR TERM BY ANY FEDERAL, STATE, OR LOCAL ENVIRONMENTAL LAW, REGULATION, OR RULE

PRESENTLY IN EFFECT OR PROMULGATED IN THE FUTURE, AS SUCH LAWS, REGULATIONS, OR RULES MAY BE AMENDED FROM TIME TO TIME; AND IT SHALL BE INTERPRETED TO INCLUDE, BUT NOT BE LIMITED TO, ANY SUBSTANCE THAT, AFTER RELEASE INTO THE ENVIRONMENT, WILL OR MAY REASONABLY BE ANTICIPATED TO CAUSE SICKNESS, DEATH, OR DISEASE, INCLUDING DIESEL AND PROPANE FUEL.

17. Insurance. Licensee, at its sole cost and expense, shall procure and maintain for the term of this Agreement facilities, commercial general liability insurance with a limit of One Million Dollars (\$1,000,000 per occurrence for bodily injury and property damage and One Million Dollars \$1,000,000) general aggregate. Such insurance shall insure, on an occurrence basis, against liability of Licensee, and its employees, arising out of or in connection with Licensee's use of the Premises, all as provided for herein. The City of Colleyville shall be included as an additional insured as its interest may appear under this Agreement. Licensee shall provide to City a certificate of insurance evidencing the coverage within thirty (30) days of the Commencement Date. Licensee shall require any contractor or subcontractor to obtain and maintain substantially the same insurance as required of Licensee.

18. Notice

18.1 Written Notice; Delivery Methods. Each party giving or making any notice, request, demand, consent, approval, or other communication (each, a "**Notice**" or "**notice**") pursuant to this Agreement shall: (a) give the Notice in writing; (b) cause the Notice to be signed by an authorized representative of the sending party (the sending party's attorney is authorized to sign and send a Notice on behalf of the sending party); and (c) use one of the following methods of delivery, each of which for purposes of this Agreement is a writing: (i) personal delivery; (ii) Registered or Certified Mail, in each case, return receipt requested and postage prepaid; (iii) nationally recognized overnight courier, with all fees prepaid; (iv) facsimile (but only if a party's fax number is included in its Notice Address in the Key Provisions Summary or is otherwise provided to the other party by a Notice); or (v) email (but only if a party's email address is included in its Notice Address in the Key Provisions Summary or is otherwise provided to the other party by a Notice).

18.2 Addresses. Each party giving a Notice shall address the Notice to the appropriate person at the receiving party (the "**Addressee**") at the addresses listed in the Notice Addresses section of the Key Provisions Summary or to another Addressee or at another address as designated by a party in a Notice pursuant to this Section 18.

18.3 Effectiveness of a Notice. Except as provided elsewhere in this Agreement, a Notice is effective only if the party giving the Notice has complied with Sections 18.1 and 18.2 above. The Notice is deemed to have been received by the Addressee as provided below. A Notice is deemed to have been received by the Addressee as follows: (i) if a Notice is delivered in person, or sent by Registered or Certified Mail, or nationally recognized overnight courier, upon receipt by the Addressee as indicated by the date on the signed receipt; (ii) if a Notice is sent by facsimile, upon receipt by the party giving the Notice of an acknowledgment or transmission report generated by the machine from which the facsimile was sent indicating that the facsimile was sent in its

entirety to the Addressee's facsimile number; (iii) if a Notice is sent by email, upon sending the email to the Addressee's designated email address; and (iv) if the Addressee rejects or otherwise refuses to accept the Notice, or if the Notice cannot be delivered because of a change in address for which no Notice was given, then upon the rejection, refusal, or inability to deliver the Notice; provided, however, that if a Notice is sent by facsimile or email, the party sending the Notice also must send, on the date that the facsimile or email is sent, a confirmation copy of the Notice (including the acknowledgement/transmission report described above) by one of the other methods set forth in Section 18.1 (or else such facsimile or email notice is void).

18.4 Delivery Time of Notice. Notwithstanding the foregoing, if any Notice is received after 5:00 p.m. on a Business Day where the Addressee is located, or on a day that is not a Business Day where the Addressee is located, then the Notice is deemed received at 9:00 a.m. on the next Business Day where the Addressee is located.

19. Remedies. If there is an Event of Default pursuant to Section 5.2; or if Licensee becomes insolvent; and has not filed for bankruptcy, and City provides Licensee 60 days written Notice of its intent to exercise its remedy, City shall have the right, at its option, to re-enter the Premises and remove the Improvements therefrom, in addition to and not exclusive of any other remedy City may have hereunder or by operation of law. Upon such occurrence, City may declare this Agreement and the license granted herein terminated, in which event Licensee shall pay City a sum of money equal to the total of: (i) the amount of Rental Fees accrued through the date of termination; and (ii) any other reasonable amounts actually incurred by City and paid to third parties proximately caused by Licensee's failure to perform its obligations under this Agreement.

20. Force Majeure. Notwithstanding any other provision in this Agreement to the contrary, neither Party will have any liability to the other with respect to its failure to perform its obligations under this Agreement, except for the payment of amounts due, if such failure is due to any of the following events (each a "Force Majeure" event): (i) the failure of any equipment or software under the control of a person, firm or entity not affiliated with such Party; (ii) fire, flood, earthquake, law, or government regulation; or (iii) any other cause beyond the reasonable control of such Party. In any case, the Parties' time for performance under this Agreement and the term hereof, to the extent affected by any of the foregoing, shall be correspondingly extended; provided, however, that if the Force Majeure condition shall continue in effect for more than 180 days, either Party shall have the right to terminate this Agreement upon thirty (30) days' Notice.

21. Miscellaneous Provisions

21.1 Modifications. Licensee's operations and all City-approved modifications to the Premises must at all times comply with the terms of this Agreement, all applicable federal, state, and local laws, and ordinances, and all amendments thereto.

21.2 Entire Agreement. This Agreement, together with all Appendices attached hereto and incorporated herein, constitutes the entire agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the parties that in any manner relates to the subject matter of this Agreement.

21.3 Capacity. Both Licensee and City represent that they have full capacity and authority to grant all rights and assume all obligations they have granted and assumed under this Agreement.

21.4 Governing Law. This Agreement is entered into subject to the charter and ordinances of City as they may be amended from time to time, and is subject to and is to be construed, governed and enforced under all applicable federal and Texas state law; and venue for any action concerning this Agreement shall be in Tarrant County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction thereof.

21.5 Amendment. This Agreement may only be amended by a written amendment signed by the parties hereto.

21.6 Legal Construction; Severability. If any one or more of the provisions contained in this Agreement are, for any reason, held to be invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability shall not affect the other provisions, and the Agreement shall be construed as if the invalid, illegal, or unenforceable provision(s) had never been contained in it.

21.7 Nonwaiver. No right or remedy granted herein or reserved to the parties is exclusive of any right or remedy herein, by law, or in equity provided or permitted; but each shall be cumulative of every right or remedy given hereunder. No covenant or conditions of this Agreement may be waived without consent of the parties. It is further agreed that one (1) or more instances of forbearance by either party in the exercise of its rights hereunder will not, in any way, constitute a waiver thereof.

21.8 Independent Contractor. Licensee covenants and agrees that Licensee is an independent contractor and not an officer, agent, servant, or employee of City; that Licensee shall have exclusive control of, and exclusive right to control, the details of the work performed hereunder and all persons performing same, and shall be responsible for the acts and omissions of its officers, agents, employees, contractors, subcontractors, and consultants; that the doctrine of respondent superior shall not apply as between City and Licensee, its officers, agents, employees, contractors, subcontractors, and consultants, and nothing herein shall be construed as creating a partnership or joint enterprise between City and Licensee.

21.9 Successors and Assigns.

21.9.1 City and Licensee each bind themselves, their successors, executors, administrators, and assigns to the other party to this Agreement. Other than Licensee's assignment to an Affiliate (as defined in this Section), or Licensee's assignment to any entity that acquires all or substantially all of Licensee's assets in the market defined by the FCC in which the Premises is located by reason of a merger, acquisition, or other business reorganization, neither City nor Licensee will assign, sublet, subcontract, or transfer any interest in this Agreement without the written consent of the other party, which consent shall not be unreasonably withheld, conditioned or delayed.

21.9.2 Notwithstanding the provisions of Section 21.9.1, Licensee may assign this Agreement to any parent, subsidiary, or Affiliate, or to any entity that acquires all or substantially all of Licensee's assets in the market defined by the FCC in which the Premises is located by reason of a merger, acquisition, or other business reorganization, without the need to obtain the consent of City. As used herein "**Affiliate**" shall mean: (i) any entity in which the Licensee directly or indirectly holds an equity or similar interest; (ii) any entity that directly or indirectly holds an equity or similar interest in the Licensee; or (iii) any entity directly or indirectly under common control with the Licensee. Notwithstanding any assignment permitted under this Section or otherwise under this Agreement, Licensee shall remain absolutely and unconditionally liable to pay and perform each and every obligation set forth in this Agreement prior to said assignment, and Licensee shall be relieved of all future performance, liability, and obligations after said assignment.

21.9.3 If City shall, at any time, relinquish its ownership or otherwise dispose of City's Property pursuant to an assignment consented to in writing by Licensee pursuant to Section 22.9.1, City shall be automatically released from all obligations under and pursuant to this Agreement that accrue after such disposition. If City's Property is so disposed of, Licensee shall not disavow any of Licensee's obligations pursuant to this Agreement but upon receipt of all reasonably required documentation of the purchaser's or transferee's ownership of the City's Property and right to receive Licensee's payment of rent, including, without limitation, title transfer documents, a completed current version of Internal Revenue Service Form W-9, and completed and fully-executed state and local withholding forms, if required, Licensee shall attorn to the purchaser or transferee thereof for the performance of City's obligations under this Agreement.

21.10 General Terms. (a) The parties acknowledge that each party and their respective counsel have had an opportunity to review this Agreement and that this Agreement will not be construed for or against either party merely because such party prepared or drafted this Agreement or any particular provision thereof; (b) The descriptive headings/captions of the sections and subsections of this Agreement are for convenience only, do not constitute a part of this Agreement, and do not affect this Agreement's construction or interpretation; (c) Whenever used in this Agreement: (i) the words "herein", "hereof", and similar words refer to this Agreement in its entirety and not solely to any specific sentence, paragraph, or section; (ii) the words "include," "includes," and "including" mean considered as part of a larger group, incorporate "without limitation", and are not limited to the items recited; (iii) the word "shall" means "is obligated to"; (iv) the word "may" means "is permitted to, but is not obligated to"; and (v) unless otherwise noted reference to a specific Section or Exhibit is a reference to a Section or Exhibit in this Agreement; (d) The provisions of this Agreement that would require that they survive the termination of the Agreement in whole or part to give them full effect will survive the termination of this Agreement in whole or part for any reason, regardless of the date, cause, or manner of such termination and all rights of action arising from or related to this Agreement that accrue during the Term of the Agreement, and any remedies for such claims, both legal and equitable, will survive termination;

(e) The parties may waive any provision of this Agreement only by a writing executed by the party or parties against whom the waiver is sought to be enforced; (f) No failure or delay in exercising any right or remedy or in requiring the satisfaction of any condition under this Agreement, and no act, omission, or course of dealing between the parties, operates as a waiver or estoppel of any right, remedy, or condition; and a waiver once given is not to be construed as a waiver on any future occasion or against any other person or entity; and (g) Each party represents to the other that this Agreement has been duly authorized, executed, and delivered by and on behalf of such party and constitutes the valid, binding, and enforceable agreement of such party in accordance with the terms of this Agreement.

*[Remainder of page left blank intentionally –
Signatures on following page(s)]*

The parties hereby execute this License Agreement as of the dates set forth below.

For Licenser/City:

The City of Colleyville

By: _____

Print Name: _____

Title: _____

Date: _____

For Licensee:

Cellco Partnership d/b/a Verizon Wireless

By: _____

Print Name: _____

Title: _____

Date: _____

LICENSOR ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF DALLAS §

 This License Agreement was acknowledged before me on the _____ day of _____, 2021, by Jerry Ducay, City Manager on behalf of the City of Colleyville.

Notary Public, State of Texas

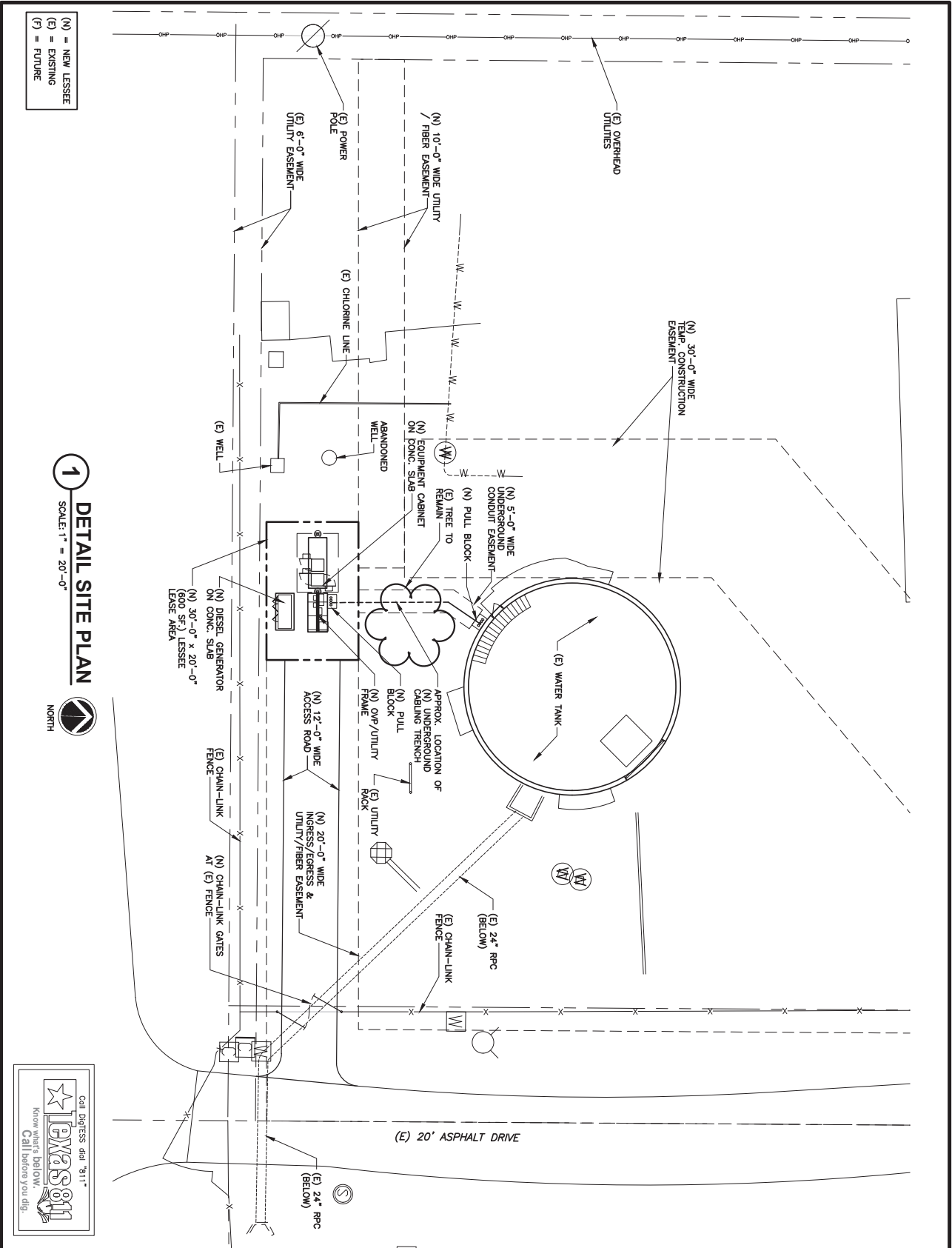
EXHIBIT A

SITE PLAN, SITE ELEVATION, ANTENNA SECTOR PLAN, & SURVEY
(collectively referred to as “**SITE PLAN**”)

See Attached

SITE PLAN

See Attached

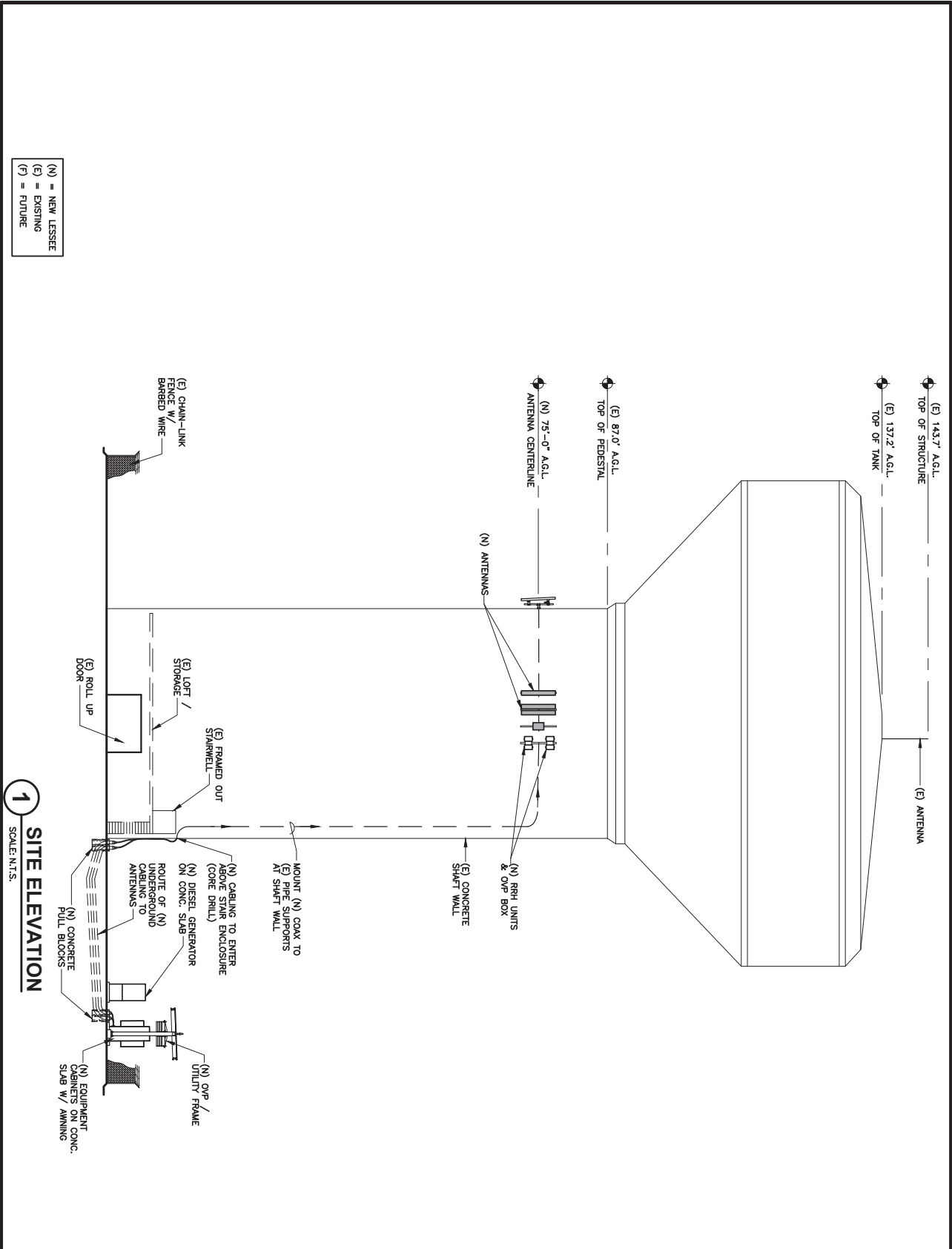


THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

verizon	
POOL ROAD REPL ***	
1599 HALL-JOHNSON ROAD COLLEYVILLE, TARRANT COUNTY, TEXAS 76034 540318	
APPROVAL SIGNATURES	
LANDLORD	LEASING
CONSTRUCTION	
THIS IS AN INCOMPLETE SET NOT FOR CONSTRUCTION OR PERMITTING. APPROPRIATE PROFESSIONAL SEAL WILL BE APPLIED TO FINAL CONSTRUCTION SET	
ARCHCOMM, L.L.C. 1800 Beckett San Antonio, TX 78213 210.306.9005 TPE NO. F-16559	
SHEET TITLE DETAIL SITE PLAN	
SHEET HISTORY 12.03.20 PCD	
A1-2	

SITE ELEVATION

See Attached

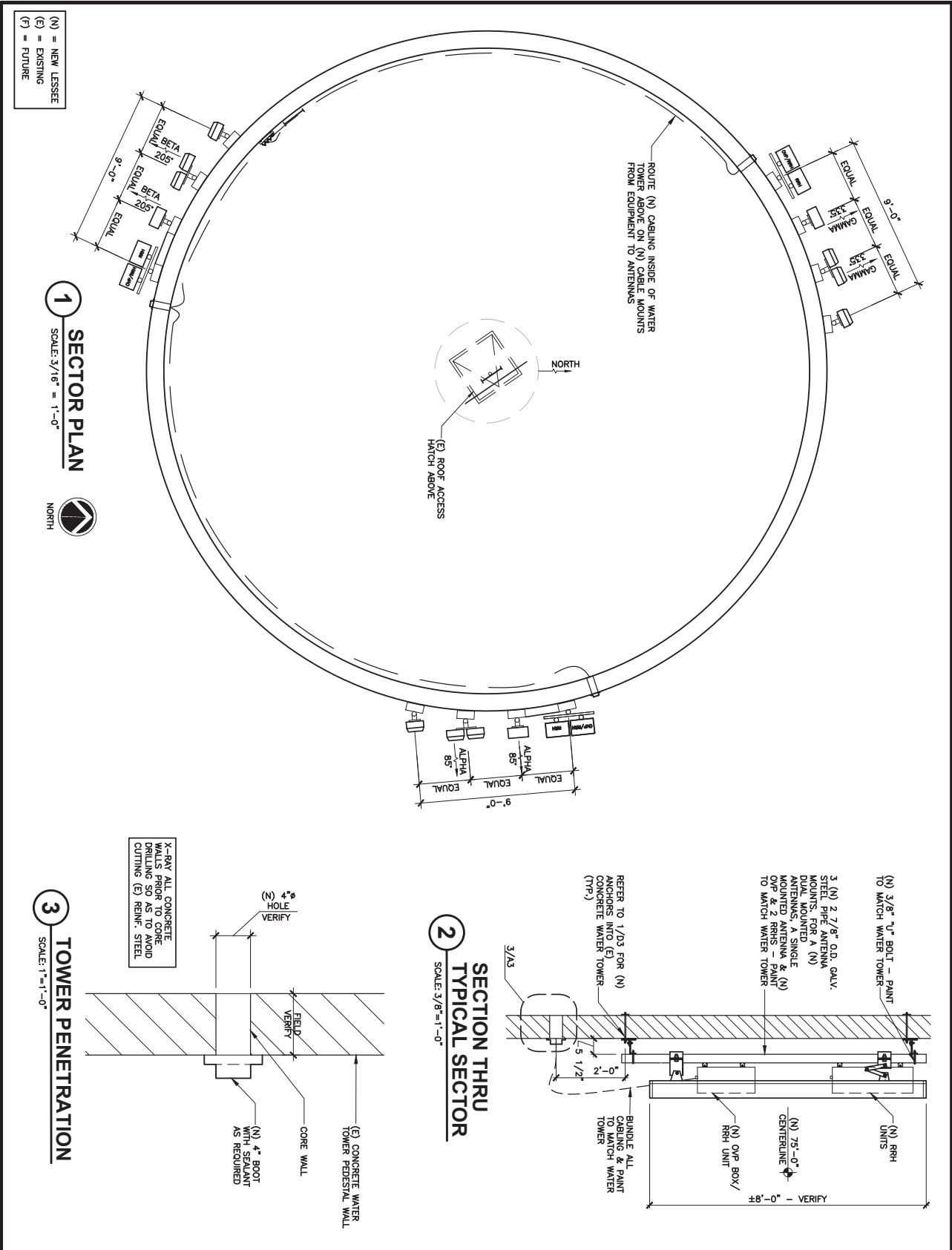


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POOL ROAD REPL ***	
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APPROVAL SIGNATURES	
LANDLORD	
LEASING	
CONSTRUCTION	
THIS IS AN INCOMPLETE SET NOT FOR CONSTRUCTION OR PERMITTING. APPROPRIATE PROFESSIONAL SEAL WILL BE APPLIED TO FINAL CONSTRUCTION SET	
 ARCHCOMM, LLC. 3008 Beckert San Antonio, TX 78213 (210) 306-9005 TPE NO. F-16559	
SHEET TITLE SITE ELEVATION	
SHEET HISTORY 12.03.20 PGD	
A4	

ANTENNA SECTOR PLAN

See Attached



THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

verizon	POOL ROAD REPL *** 1599 HALL-JOHNSON ROAD COLLEYVILLE, TARRANT COUNTY, TEXAS 76034 540318	APPROVAL SIGNATURES	THIS IS AN INCOMPLETE SET NOT FOR CONSTRUCTION OR PERMITTING. APPROPRIATE PROFESSIONAL SEAL WILL BE APPLIED TO FINAL CONSTRUCTION SET
		LANDLORD	
		LEASING	
		CONSTRUCTION	
ARCHCOMM, LLC. 1006 Beckert San Antonio, TX 78213 (210) 306-9905 TBP# NO. F-16569		SHEET TITLE: ANTENNA SECTOR PLAN	
12.03.20 PGD		SHEET HISTORY	
A3			

SURVEY

See Attached

PARENT TRACT (BOOK 149, PAGE 67)

All that certain tract or parcel of land lying and being situated in the J.L. BYAS SURVEY, Abstract 180, Tarrant County, Texas and being a part of a 9.315 acre tract recorded in the name of Joe B. Harrison in Volume 2850, Page 487, Deed Records, Tarrant County, Texas and being that certain 3.03 acre tract conveyed to the J.L. BYAS SURVEY, Abstract 180, said Tarrant County, and being more particularly described as follows:

BEING a portion of a steel rod for the Southwest corner of said 3.03 acre tract; said point also being by deed call 246.7 feet North 0 degrees 18 minutes East from the Southwest corner of said 9.315 acre tract;

THENCE North 0 degrees 19 minutes 28 seconds East, 547.3 feet along the West line of said 3.03 acre tract to an existing steel rod in the South right-of-way line of Hall-Johnson Road (County Road #3100) and the West line of said 3.03 acre tract to an existing steel rod in the North line of said 3.03 acre tract; and the North line of said 3.03 acre tract to an existing steel rod in the Northeast corner of said 3.03 acre tract; said point also being the Northwest corner of a 4.965 acre tract recorded in the name of Ronald R. Robertson in Volume 5398, Page 58, Deed Records, Tarrant County, Texas;

THENCE South 0 degrees 11 minutes 00 seconds West, 553.34 feet along the East line of said 3.03 acre tract and the West line of said 4.965 acre tract to a TENC North 89 degrees 45 minutes 00 seconds West, 240.93 feet along the South line of said 3.03 acre tract to the place of beginning and containing 3.036 acres of which 0.317 acre is contained in roadway easement leaving a net acreage of 2.719 acres

LICENSEE'S 20' X 30' LEASE AREA (AS-SURVEYED)

Being a portion of that certain tract of land as described and recorded in Book 149, Page 67 in the Office of the County Clerk, Tarrant County, Texas lying in the J.L. Byas Survey, Abstract 180, said Tarrant County, and being more particularly described as follows:

Commencing at a 1/2" rebar found at the intersection of the south right-of-way line of Hall-Johnson Road and the west line of said certain tract of land; thence S 00°11'34" E along said west line a distance of 527.02 feet to a 1/2" rebar found at the southwest corner of said certain tract of land; thence N 75°48'32" E a distance of 113.96 feet to a 5/8" rebar set; thence N 89°18'24" E a distance of 30.00 feet to a 5/8" rebar set; thence S 00°41'36" W a distance of 20.00 feet to the Point of Beginning. Said above described Lease Area contains 600.0 square feet or 0.01 acres, more or less.

LICENSEE'S 10' UTILITY/FIBER EASEMENT (AS-SURVEYED)

Being a portion of that certain tract of land as described and recorded in Book 149, Page 67 in the Office of the County Clerk, Tarrant County, Texas lying in the J.L. Byas Survey, Abstract 180, said Tarrant County, and being more particularly described as follows:

Commencing at a 1/2" rebar found at the intersection of the south right-of-way line of Hall-Johnson Road and the west line of said certain tract of land; thence S 00°11'34" E along said west line a distance of 527.02 feet to a 1/2" rebar found at the southwest corner of said certain tract of land; thence N 75°48'32" E a distance of 113.96 feet to a 5/8" rebar set; thence N 89°18'24" E a distance of 5.00 feet to the Point of Beginning of a Utility Easement being 10 feet in width lying 5 feet each side of the following described centerline; thence N 00°41'36" W a distance of 5.00 feet to a point; thence S 89°18'24" W a distance of 105.54 feet to the Point of Ending. Said above described Easement contains 1,105.4 square feet or 0.03 acres, more or less.

LICENSEE'S 20' INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS-SURVEYED)

Being a portion of that certain tract of land as described and recorded in Book 149, Page 67 in the Office of the County Clerk, Tarrant County, Texas lying in the J.L. Byas Survey, Abstract 180, said Tarrant County, and being more particularly described as follows:

Commencing at a 1/2" rebar found at the intersection of the south right-of-way line of Hall-Johnson Road and the west line of said certain tract of land; thence S 00°11'34" E along said west line a distance of 527.02 feet to a 1/2" rebar found at the southwest corner of said certain tract of land; thence N 75°48'32" E a distance of 113.96 feet to a 5/8" rebar set; thence N 89°18'24" E a distance of 30.00 feet to a 5/8" rebar set; thence S 00°41'36" W a distance of 10.00 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 20 feet in width lying 10 feet each side of the following described centerline; thence N 89°18'24" E a distance of 90.23 feet to a point; thence N 00°19'36" W a distance of 514.15 feet, more or less, to a point on said south right-of-way line and the Point of Ending. Said above described Easement contains 12,087.6 square feet or 0.28 acres, more or less.

LICENSEE'S 30' TEMPORARY CONSTRUCTION EASEMENT (AS-SURVEYED)

Being a portion of that certain tract of land as described and recorded in Book 149, Page 67 in the Office of the County Clerk, Tarrant County, Texas lying in the J.L. Byas Survey, Abstract 180, said Tarrant County, and being more particularly described as follows:

Commencing at a 1/2" rebar found at the intersection of the south right-of-way line of Hall-Johnson Road and the west line of said certain tract of land; thence S 00°11'34" E along said west line a distance of 527.02 feet to a 1/2" rebar found at the southwest corner of said certain tract of land; thence N 75°48'32" E a distance of 113.96 feet to a 5/8" rebar set; thence N 89°18'24" E a distance of 30.00 feet to a 5/8" rebar set; thence S 89°18'24" W a distance of 32.73 feet to the Point of Beginning of a Temporary Construction Easement being 30 feet in width lying 5 feet each side of the following described centerline; thence N 00°41'36" W a distance of 170.82 feet to a point; thence N 89°18'24" E a distance of 17.97 feet to the Point of Ending. Said above described Easement contains 6,833.8 square feet or 0.16 acres, more or less.

LICENSEE'S 5' UNDERGROUND CONDUIT EASEMENT (AS-SURVEYED)

Being a portion of that certain tract of land as described and recorded in Book 149, Page 67 in the Office of the County Clerk, Tarrant County, Texas lying in the J.L. Byas Survey, Abstract 180, said Tarrant County, and being more particularly described as follows:

Commencing at a 1/2" rebar found at the intersection of the south right-of-way line of Hall-Johnson Road and the west line of said certain tract of land; thence S 00°11'34" E along said west line a distance of 527.02 feet to a 1/2" rebar found at the southwest corner of said certain tract of land; thence N 75°48'32" E a distance of 113.96 feet to a 5/8" rebar set; thence N 89°18'24" E a distance of N 72.5 feet to the Point of Beginning of an Underground Conduit Easement being 5 feet in width lying 2.5 feet each side of the following described centerline; thence N 00°41'36" W a distance of 170.82 feet to a point; thence N 89°18'24" E a distance of 6.60 feet to the Point of Ending. Said above described Easement contains 13.9 square feet, more or less.

SURVEYOR'S CERTIFICATION

I certify, to the City of Coleville, Celco Partnership, U/V/A Verizon Wireless, and Bobar, Doranston, Beerman, Caldwell & Associates, P.C., that I am a duly Licensed Professional Surveyor in the State of Texas and I have surveyed and laid out the lines and corners of the above described land in accordance with the Standards of Practice for Surveying in the State of Texas to the best of my knowledge, information, and belief.



William H. Sommeralla, III
William H. Sommeralla, III
Texas License No. 6094

01/15/21

POOL ROAD REPL
20191965813
OUT OF J.L. BYAS SURVEY, ABST. 180
TARRANT COUNTY, TEXAS



SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

FOR:

RAWLAND TOWER SURVEY



VERIZON WIRELESS
600 HIDDEN RIDGE
IRVING, TEXAS 75038

DRAWN BY: CS
CHECKED BY: PWK
FIELD CREW: DO
APPROVED BY: MKD
DATE: 2/25/20
SCALE: N.T.S.
SHEET 2 OF 2

NO.	REVISION	DATE	BY
1.	CLIENT COMMENTS EASEMENT	3/11/20	CS
2.	CLIENT COMMENTS EASEMENTS	5/18/20	CS
3.	REVISED CONSTRUCTION EASEMENT	9/29/20	CS
4.	CLIENT COMMENTS	12/16/20	PWK
5.	CLIENT COMMENTS	01/14/21	PWK

Site Information

Site Name: Pool Road Repl
Site #: 540318

Tower Type: Water Tower
Tower Height (ft): 137.2'
Proposed Antenna CL (ft): Multiple

Site Address: 1599 Hall-Johnson Rd
Colleyville, TX 76034

Site Location



Looking North @ 60° - Current



Looking North @ 60' with Proposed Equipment



Looking North @ 300' - Current



Looking North @ 300' with Proposed Equipment



Looking SE @ 345' - Current



Looking SE @ 345' with Proposed Equipment



Looking SE @ 500' - Current



Looking SE @ 500' with Proposed Equipment



Looking SE @ 1350' - Current



Looking SE @ 1350' with Proposed Equipment



Looking SW @ 60° - Current



Looking SW @ 60' with Proposed Equipment



Looking SW @ 300' - Current



Looking SW @ 300' with Proposed Equipment



Looking SW @ 500' - Current



Looking SW @ 500' with Proposed Equipment



Looking SW @ 500' with Proposed Stealth Equipment #1



Looking SW @ 500' with Proposed Stealth Equipment #2



RESOLUTION R-21-4597

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO
A COMMUNICATIONS FACILITY LICENSE AGREEMENT WITH
VERIZON WIRELESS, TO INSTALL EQUIPMENT ON THE
HALL-JOHNSON ROAD WATER TOWER AND PROVIDING AN
EFFECTIVE DATE**

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

- Sec. 1. THAT the City Manager is authorized to enter into a Communications Facility License Agreement with Verizon Wireless, to install equipment on the Hall-Johnson Road water tower, per the License Agreement attached as Exhibit "A".
- Sec. 2. THAT this Resolution shall take effect immediately upon passage.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 23RD DAY OF MARCH 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7c

Agenda Date 3/23/2021

Number Resolution R-21-4598

Type Resolution

Department City Manager

Title

A resolution recommending certain transportation projects for consideration and inclusion in the Tarrant County 2021 Bond Package

Strategic Plan

3.1 Upgrade the condition of major roads and neighborhood streets

Explanation

Reading and Public Hearing

The proposed resolution provides for approval of a list of projects to send to Tarrant County, for consideration in their planned 2021 bond package focused on transportation improvements. The City appreciates this opportunity to have several local roadway and pedestrian transportation projects with regional benefit included.

Financial Impact

Funds for the portion of project costs contributed by the City are available from a variety of funding sources, specifically noted in Exhibit A.

Recommendation

Approve

Attachments

1. Exhibit A - Colleyville Projects for Tarrant Co Bond
2. Resolution-21-4598

Exhibit "A"
Tarrant County - November 2021 Bond Issue
City of Colleyville Project Recommendations

Project	Description	Preliminary Work	Funding
Cheek-Sparger Road & Trail (Heritage Avenue to Bedford Road)	<i>Design & Construction –</i> Arterial road reconstruction and enhancement (36 ft.; 2 lane design); Turn lanes added at key intersections; Pedestrian trail reconstruction and enhancement *Partner with Bedford	ROW acquired	Est. \$26,000,000 Colleyville: \$6,500,000 Bedford: \$6,500,000 County: \$13,000,000 City source: TIF County source: A, B, or C
Roundabout at Cheek- Sparger and Bedford Rd.	<i>Construction –</i> Intersection improvement via new roundabout	Design engineering complete. No additional ROW required.	Est. \$1,400,000 Colleyville: \$700,000 Bedford: \$0 (Support Only) County: \$700,000 City source: TIF County Source: A or B
West Glade Road (SH26 to Precinct Line Rd)	<i>Design & Construction –</i> Arterial road reconstruction and enhancement (36 ft.; 2 lane design); Turn lanes at key intersections *Partner with Hurst		Est. \$10,000,000 Colleyville:\$2,500,000 Hurst: \$2,500,000 County: \$5,000,000 City source: TIF County source: A, B, or C
Tinker Road (Pleasant Run to SH26)	<i>Construction –</i> Collector road reconstruction and enhancement; drainage improvements	Design engineering initiated.	Est. \$2,000,000 Colleyville: \$1,000,000 County: \$1,000,000 City source: TIF, General and Utility Capital Project Funds County source: A
Roberts Road (Glade Rd to Northern City Limits)	<i>Construction –</i> Collector road reconstruction and enhancement; Utility replacements	Design engineering complete.	Est. \$2,700,000 Colleyville: \$1,700,000 County: \$1,000,000 City source: Capital Project Funds; Utility Capital Funds County source: A
Bedford Rd Low Water Crossing (at Little Bear Creek)	<i>Design Engineering –</i> To raise road profile to eliminate low water crossing		Est. \$400,000 Colleyville: \$100,000 County: \$300,000 City source: Capital Proj. Fund County source: A or B

Heritage Avenue Right Turn Lane / Trail / Bridge Extension (North side of intersection with Cheek-Sparger)	<i>Design & Construction –</i> Right turn extension; bridge deck expanded; extension of pedestrian trail *Partner with Euless, Bedford, Tarrant County		Est. \$750,000 Colleyville: \$125,000 Euless: \$125,000 Bedford: \$0 (Support Only) County: \$500,000 City source: Capital Proj. Fund County source: A, B or C
Heritage Avenue (Cheek-Sparger to Guadalupe)	<i>Design & Construction –</i> Replace asphalt roadway with concrete; replacement of 1 bridge; curb, gutter, and drainage systems *Partner with Euless		Est. \$1,932,503 Colleyville: \$251,225 Euless: \$135,275 County: \$1,546,002 City Source: Capital Proj. Fund County source: A, B, or C
Cheek-Sparger Pedestrian Trail Reconstruction (Heritage Avenue to Bedford Rd)	<i>Construction –</i> Replacement of existing trail with concrete trail (10 ft. width); Existing trail is degraded asphalt *Partner with Bedford		Est. \$1,200,000 Colleyville: \$200,000 Bedford: \$200,000 County: \$800,000 City source: TIF County source: A, B, or C
Bransford Trail (Field St to Cotton Belt Trail)	<i>Construction –</i> New pedestrian trail along Bransford Road; includes drainage culverts where necessary to construct the trail	No additional ROW needed. Design complete.	Est. \$800,000 Colleyville: \$600,000 County: \$200,000 City Source: Capital Proj. Fund County Source: A or B
Bedford Road Trail (Glade Rd to Cheek- Sparger)	<i>Construction –</i> New pedestrian trail along Bedford Rd; includes drainage improvements where necessary	Design complete.	Est. \$1,000,000 Colleyville: \$700,000 County: \$300,000 City Source: Capital Proj. Fund County Source: A or B
Glade Road Trail (Pool Rd. to Eastern City Limits)	<i>Design & Construction –</i> New pedestrian trail on the north side of Glade Road, connecting the new trail west of Pool to the eastern City limits *Provides connectivity to 121 and regional trail systems		Est. \$800,000 Colleyville: \$200,000 County: \$600,000 City Source: TIF County Source: A, B, or C
Trail from the Nature Center to SH26	<i>Construction –</i> New East/West pedestrian trail connecting major trail systems at the Nature Center and on SH26 *Provides connectivity from Hurst to SH26	60% Design Complete	Est. \$1,200,000 Colleyville: \$1,000,000 County: \$200,000 City Source: Capital Proj. Fund County Source: A or B

RESOLUTION R-21-4598

**A RESOLUTION OF THE CITY OF COLLEYVILLE, TEXAS
RECOMMENDING CERTAIN TRANSPORTATION PROJECTS FOR
CONSIDERATION AND INCLUSION IN THE TARRANT COUNTY 2021
BOND PACKAGE**

WHEREAS, the City of Colleyville is a City in Tarrant County; and

WHEREAS, Tarrant County has initiated plans to propose a bond package to voters in November 2021; and

WHEREAS, the cities within Tarrant County have been asked to submit recommendations for transportation improvement projects with cross-jurisdictional benefit, for potential inclusion in the bond package; and

WHEREAS, the City of Colleyville has reviewed potential capital projects and identified those projects listed in "Exhibit A" as worthy of consideration.

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

Sec. 1. THAT the City Manager is authorized to submit this resolution and list of recommended capital projects to Tarrant County.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 23RD DAY OF MARCH 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7d

Agenda Date 3/23/2021

Number Resolution R-21-4599

Type Resolution

Department City Secretary

Title

Appointing members to the Colleyville Center Advisory Committee

Strategic Plan

1.2 Develop future community leaders

Explanation

Reading and Public Hearing

The Colleyville Center Advisory Committee terms of two at-large members, and two organization representatives (Colleyville Garden Club and Colleyville Lions Club) expire March 2021. The Garden Club has appointed Julie George as their representative and Louis Miller has been appointed by the Lions Club.

The at-large committee members with expiring terms are:

Lakkureddi Alagarsamy
Paul Vigiletti

The at-large applicants are listed below and applications are attached.

Jeremy Tallo
Paul Vigiletti

This resolution provides for City Council to consider appointments to the two at-large Colleyville Center Advisory Committee positions.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Colleyville Center Advisory Committee Roster
2. Colleyville Center Advisory Committee Applications for Appointment
3. Resolution R-21-4599

COLLEYVILLE CENTER ADVISORY COMMITTEE

Jerome Davis

1704 Avalon
Colleyville, TX 76034
H: (817) 266-1480
davisjerome@yahoo.com
TERM: March 2020 – March 2022

Judith Goodwin

4001 Allendale Street
Colleyville, TX 76034
H: (817) 267-8702
dongoodwin@verizon.net
TERM: March 2020 – March 2022

Lakkureddi Alagarsamy

3724 Rothschild Boulevard
Colleyville, TX 76034
H: (331) 442-1676
alreddi@gmail.com
TERM: Dec 2018 – March 2021

Fred Mills

5400 Linden Court
Colleyville, TX 76034
H: (817) 545-6862
saxmills@verizon.net
TERM: March 2020 – March 2022

Alex Thomas

3201 Carisbrooke Court
Colleyville, TX 76034
H: (904) 703-9008
atpost@gmail.com
TERM: March 2020– March 2022

Paul Vigiletti

604 Summertree Court
Colleyville, TX 76034
H: (817) 485-7417
paubervig@att.net
TERM: Dec 2018 – March 2021

Colleyville Garden Club**Julie George**

5908 Quality Hill Road
Colleyville, TX 76034
W: (214) 202-4671
H: (817) 577-2627
juliefgeorge@sbcglobal.net
TERM: Dec 2018 – March 2021

Colleyville Lions Club**Louis C. Miller**

7802 Tillman Hill Court
Colleyville, TX 76034
W: (817) 994-6180
millerlouis@sbcglobal.net
TERM: Dec 2018 – March 2021

National Charity League**Anna Nackley**

5408 St. Emillion Court
Colleyville, TX 76034
H: (817) 690-5462
acnackley@gmail.com
TERM: March – March 2022

Colleyville Rotary Club**VACANT****Colleyville Woman's Club****Darla Dennison**

100 Franklin Court
Colleyville, TX 76034
H: (817) 770-8805
TERM: March 2020 – March 2022

Colleyville Chamber of Commerce**Mark Johnson**

4804 Mill Brook Drive
Colleyville, TX 76034
H: (817) 909-0778
markjohnson49@mac.com
TERM: Dec 2020 - March 2022



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. PARKS AND RECREATION ADVISORY BOARD
2. COMMUNITY GARDEN ADVISORY COMMITTEE
3. COLLEYVILLE CENTER ADVISORY COMMITTEE

▼

▼

▼

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Jeremy Tallo

Address: 7401 Overland Trail

Phone: 817-266-4094 E-mail Address: jeremytallo@gmail.com

How long have you been a Colleyville resident? 3 years

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

I have not been on a city board, commission or committee. I have a Bachelors in Criminal Justice, and I am looking for the opportunity to give back to the community.

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

I think that my role would be to work with other members to discuss, analyze and advise on decisions that are in the best interest for the community. I do not have a preset agenda for any of these 3 committees, I just believe in leaving the community better than I found it for my kids.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

My family and I use the parks and the library regularly, and I feel that they are both managed very well.

4. **What are some issues in Colleyville which may require change?**

I don't any serious issues with how Colleyville is run. I would like the whole city to be out of the shadow of Covid-19 and running as it was as soon as possible. I believe in a free economy, and look forward to having that opportunity again soon.

5. **If you could influence the City in just one way, what would that be?**

That we would be known as a community that values families and a free market.

6. **Please share your vision for the City of Colleyville.**

That companies would want to be a part of our economy, and that families who value freedom and safety would want to stay here. I want our community to be a beacon of prosperity and liberty for the rest of Texas.

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and kseiger@colleyville.com

For Office Use

Date Received: 5/11/2020

Recorded/Printed:

Acknowledged By:

KS



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. Download the financial disclosure form here. Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. CLICK HERE TO MAKE SELECTION *Colleyville Center Advisory Committee*
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. PAUL VIGILETTI
 Address: 604 Sunnortree Court Colleyville, TX 76034
 Phone: 817-485-7417 E-mail Address: pauber.vig@att.net
 How long have you been a Colleyville resident? 33

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

COP, CCPAAA, CCFAAA, PARKS Board, Colleyville Center Advisory BD, Volunteer, Victim Advocate Criminal Justice Center FW. Sonata, Invocations at City Hall,

2. What do you perceive your role will be in serving on a board, commission, or committee?

To Advise the City on all Functionalities of the Colleyville Center for the Good of the Citizens of Colleyville.

Ministry Meeting BD.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

*① The operation of the Colleyville Center.
 ② The operation of the Colleyville Police Dept
 ③ The " " " " " File Dept.*

4. What are some issues in Colleyville which may require change?

*More Storage Facilities for the Colleyville Center
 Beautify the Grounds of the Colleyville Center.
 More Support of the Arts*

5. If you could influence the City in just one way, what would that be?

Go ahead & Widen Glade Road to 2 lanes on each side with turning lanes & Get RID of the Dangerous Drop off Ditches

6. Please share your vision for the City of Colleyville.

*Make all our cross roads - Look like Hall Johnson Rd.
 continue, Great Growth of the Arts in our city.
 And if we have the Land & Building bring ONSTAGE to Colleyville us
 All information provided is public pursuant to the Texas Public Information Act. *they need a how*
 Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: *no w*
 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and kseiger@colleyville.com*

For Office Use

Date Received: 2/19/2020

Recorded/Printed:

Acknowledged By: K Seiger

RESOLUTION R-21-4599

**A RESOLUTION APPOINTING MEMBERS TO
THE COLLEYVILLE CENTER ADVSIORY COMMITTEE**

WHEREAS, the Colleyville Center Advisory Committee has two at-large positions whose terms expire March 2021.

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

Sec. 1. THAT the City Council hereby appoints the following persons to the Colleyville Center Advisory Committee with a term expiring March 2023:

-
-

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS ON THIS THE 23RD DAY OF MARCH 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7e

Agenda Date 3/23/2021

Number Resolution R-21-4600

Type Resolution

Department City Secretary

Title

Appointing members to the Parks and Recreation Advisory Board

Strategic Plan

1.2 Develop future community leaders

Explanation

Reading and Public Hearing

The terms of four Parks and Recreation Advisory Board members expire March 2021.

Place 1 – Rich Hendler

Place 3 –John Hillebrand

Place 5 –Justin Fairless

Place 7 –Eric Presson

The applicants are listed below and applications are attached.

Amy Ackerman

Tina Bond

David Fegan

Rich Hendler

John Hillebrand

Joy Lee Fulton

Eric Presson

Jeremy Tallo

Carrie Vines

This resolution provides for City Council to consider appointments to the Parks and Recreation Advisory Board.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Parks and Recreation Advisory Board Roster
2. Parks and Recreation Advisory Board Applications for Appointment
3. Resolution R-21-4600

PARKS AND RECREATION ADVISORY BOARD

PLACE 1 - CHAIR

Rich Hendler

2100 Highland Meadows

Colleyville, TX 76034

H: (817) 821-0005

W: (682) 220-4651

rjhen52@gmail.com

TERM: Dec 2018 – March 2021

PLACE 2

Cliff LeBlanc

6013 Volterra Court

Colleyville, TX 76034

(817) 800-6383

cliff@leblanc.net

TERM: March 2020 – March 2022

PLACE 3

John Hillebrand

7804 Tillman Hill Court

Colleyville, TX 76034

H: (817) 798-0112

hille@sbcglobal.net

TERM: Dec 2018 – March 2021

PLACE 4

Dustan Goodell

3701 Laurens Place

Colleyville, TX 76034

H: (214) 796-6827

dgoodell@associaonline.com

TERM: March 2020 – March 2022

PLACE 5

Justin Fairless

6917 Da Vinci

Colleyville, TX 76034

H: (817) 823-0755

W: (214) 970-0201

drfairless@gmail.com

TERM: Dec 2018 – March 2021

PLACE 6

James Linn

7001 Westcoat Drive

Colleyville, TX 76034

(817) 229-0147

jimlinn@sbcglobal.net

TERM: March 2020 – March 2022

PLACE 7

Eric Presson

3717 Mouton Avenue

Colleyville, TX 76034

H: (817) 733-3121

ewpresson@protonmail.com

TERM: Dec 2018 – March 2021

PLACE 8

Dan Witte

55 Main Street, Suite 340

Colleyville, TX 76034

(817) 371-4022

danwitte@sbcglobal.net

TERM: March 2020 – March 2022

CITY COUNCIL LIAISON

Callie Rigney

7308 Hix Court

Colleyville, TX 76034

H: (682) 651-5495

crigney@colleyville.com

CITY COUNCIL LIAISON

Kathy Wheat

206 Colden Court

Colleyville, TX 76034

H: (817) 382-8178

kwheat@colleyville.com

YOUTH SPORT ASSOCIATIONS LIAISONS

Colleyville Baseball Association

Jon Holzapfel

cvbbpresident@gmail.com

Colleyville Soccer Association

Patrick Dunagan

president@ColleyvilleSoccer.net

Colleyville Softball Association

Jason Aguilera

jasonagu2@hotmail.com



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. ☐ PARKS AND RECREATION ADVISORY BOARD

2. ☐ LIBRARY BOARD

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Amy Ackermann

Address: 1905 Camden Court, Colleyville, TX 76034

Phone: 817-600-8838 E-mail Address: AmyATX99@gmail.com

How long have you been a Colleyville resident? 8 years ('17-'21) & ('90-'96)

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function: I served 3 years as Chair for the Social & Concert Committee for a subdivision with over 1500 homes (Brookstone Country Club, Marietta, GA). I also served as an ACC committee member for 3 years. As Social Chair, I initiated new programs and events that continue to be held annually, including the development of a concert series for the community (held 3x/year in the subdivision green space). The success of the concert series led to HOA funds being allocated to building a permanent concert stage on the green space.

In addition, my committee initiated the start of an annual Fall Festival within the neighborhood. The festival was designed to be sponsored by local businesses, so that there was zero cost to the community. The festival included carnival games, inflatables, and food trucks.

I created a "Moms of Brookstone" playgroup and philanthropic group which initially was designed for families within the subdivision, but as the group gained momentum and popularity it was expanded to including other neighborhood families. The group was organized to have playdates for children of all ages and regularly scheduled philanthropic activities that were age appropriate. One of our most proud philanthropic endeavors was the sponsorship of fulfilling Christmas list wishes for children in the CASA program.

Currently, I serve as an ACC (Architectural Control Committee member) for my subdivision, Broughton. Prior to getting involved in the neighborhood boards and committees, I was a District Sales Manager for Abbott Pharmaceuticals. Prior to being a District Manager, I was a Sales Trainer and Sales Representative in the Pharmaceutical arena (Abbott Pharmaceuticals and Ferndale Laboratories).

My sales experience (15 years), leadership as a District Sales Manager and serving on neighborhood boards would be an invaluable asset to serving on one of Colleyville's committees. I enjoy collaborating with others and with businesses to benefit the community.

I grew up in Colleyville ('92 GHS graduate) and 4 years ago we returned to settle in Colleyville and raise our children. I chose Colleyville for my family because it is a wonderful place to live and raise children. I would be proud to serve and lend my services to the Colleyville community.

2. What do you perceive your role will be in serving on a board, commission, or committee?

As a servant leader, my role would be to protect the integrity of Colleyville's Master Plan, yet listen to community input and work together to grow and develop the community to stay "current / with the times" but not lose that "Colleyville charm" that residents desire.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

Colleyville has continued to preserve the small town feel yet offer the amenities and advantages of living in a bigger city. The city leadership (City Council, CPD) are approachable and demonstrate active commitment to responding to the community concerns and requests. (Ex. incorporating community input from surveys into the master plan, and transparency of leadership meetings) I have a similar leadership style, developed during my tenure as a Sales Manager in the Pharmaceutical arena.

4. What are some issues in Colleyville which may require change?

Remaining flexible to continue to grow Colleyville businesses, yet keep it as a top destination city for families relocating and continue to be one of the safest cities in Texas. I believe there is opportunity to bring in additional business (tax revenue) but still maintain the small city feel that is appealing to residents.

5. If you could influence the City in just one way, what would that be?

There is an opportunity to create more community friendly events, in part sponsored by local businesses, which will connect residents and business owners. Colleyville should embrace the "small town" neighborhood feel and host more family friendly events. Given the addition of the fountain area and more green space that has been added, and with some additional enhancements, Main St. is primed to be a destination for shopping and socializing for all residents.

6. Please share your vision for the City of Colleyville.

Preserving Colleyville's desired small town feel and provide residents with more options for dining, socializing, and shopping locally. Colleyville Villages has become a beautiful area (fountains and open spaces) and should be a regular destination for local families to shop, dine and socialize with neighbors.

All information provided is public pursuant to the Texas Public Information Act.

**Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; cloven@colleyville.com**

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Date Received:

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Acknowledged By:

March 5, 2021

Angela Larson



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. COLLEYVILLE ECONOMIC DEVELOPMENT COMMITTEE
2. PARKS AND RECREATION ADVISORY BOARD
3. LIBRARY BOARD

▼

▼

▼

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Tina Bond

Address: 3104 St. Albans Circle, Colleyville, TX 76034

Phone: 8179038462 E-mail Address: tina.e.bond@gmail.com

How long have you been a Colleyville resident? 5 years

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

Over ten years in commercial real estate and finance; recently appointed to the ULI Center for Leadership class of 2021

2. What do you perceive your role will be in serving on a board, commission, or committee?

I will be able to utilize my background in commercial real estate and finance and knowledge and interest of urban planning to preserve Colleyville as a safe haven in the Dallas/Fort Worth Metroplex.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

In my opinion, everything with which I have had the pleasure of utilizing are working well - the parks and rec group, specifically youth sports, the library, the police and fire department are all excellent examples of the Colleyville standard.

4. What are some issues in Colleyville which may require change?

Due to the COVID-19 pandemic, and surge of migration to the suburbs, Colleyville may need to adapt to the quickly changing population.

5. If you could influence the City in just one way, what would that be?

To help maintain the serene, safe, and quiet way of living in Colleyville.

6. Please share your vision for the City of Colleyville.

To grow and adapt with population growth, while maintaining our safe, quiet, and friendly neighborhoods.

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and kseiger@colleyville.com

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Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. Planning and Zoning
2. Parks and Recreation Advisory Board
3. Park Land Dedication Committee

Name: ___ Ms. ___ Mrs. ___ Mr. X David Fegan

Address: 1303 Bellefonte LN, Colleyville, TX, 76034

Phone: (817) 891-5713 E-mail Address: dcfegan@gmail.com

How long have you been a Colleyville resident" 21 years off/on

__x__ I understand attendance and active support is required for each appointee. __x__ I understand I am required to comply with the Texas Open Meetings Act training. __x__ I understand I must bring my own device to meetings to view packet information. __x__ I consent to the City's use and release of all information provided in this application. ___ Additional materials attached.

1. City service / experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

I have worked in real estate and development for over seven years.

2. What do you perceive your role will be in serving on a board, commission, or committee?

I would help the City of Colleyville uphold their commitment to a better and well-designed future.

3. In your opinion, what policies / programs / assets of Colleyville are working well?

There are many aspects of the City of Colleyville that are working great. I really enjoy the fact that there are many employees and elected officials who are committed to not having high-density housing.



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) **Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)**

1. PARKS AND RECREATION ADVISORY BOARD
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Rich Hendler

Address: 2100 Highland Meadows, Colleyville, TX 76034

Phone: 817.821.0005 E-mail Address: jhen52@gmail.com

How long have you been a Colleyville resident? 30+

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
Colleyville City Council
Parks and Recreation Advisory Board (Chair and Member) 2018-2021; 1993-2001; 2016-2018
2. **What do you perceive your role will be in serving on a board, commission, or committee?**
3. **In your opinion, what policies/programs/assets of Colleyville are working well?**
4. **What are some issues in Colleyville which may require change?**
5. **If you could influence the City in just one way, what would that be?**
6. **Please share your vision for the City of Colleyville.**

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Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; cloven@colleyville.com

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Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) **Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)**

1. Parks and Recreation Advisory Board
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. John Hillebrand

Address: 7804 Tillman Hill Ct

Phone: 817-798-0112 E-mail Address: hille@sbcglobal.net

How long have you been a Colleyville resident? 31 years

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
Parks and Recreation Advisory Board member

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

Provide council with a citizen's perspective

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

Council's interest in supporting the Parks and Recreation programs and projects

4. **What are some issues in Colleyville which may require change?**

5. **If you could influence the City in just one way, what would that be?**

Use every opportunity to preserve any remaining open space and natural areas in the city

6. **Please share your vision for the City of Colleyville.**

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and copy alarson@colleyville.com

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4. What are some issues in Colleyville which may require change?

It is important to allow for developers to bring in the highest quality of product, and not to sell out to anyone who wants to develop in our city. It is important to have the future of the city in mind when it comes to planning and zoning.

5. If you could influence the City in just one way, what would that be?

It is essential for developers to bring in the highest quality of real estate in this city, and not to sell out to anyone who wants to develop in our city. It is important to have the future of the city in mind when it comes to planning and zoning. Highway 26 brings the lifeblood of traffic through the City of Colleyville, and it is a priority of mine to deliver the highest quality of business to this city.

6. Please share your vision for the City of Colleyville.

My vision for Colleyville has partially come true; it is now one of the most sought out areas in Texas for high-income individuals. The part of Colleyville I want to change is from previous administrations. Parts of Colleyville has been taken over by many low-in developers and people who do not have the future of Colleyville in mind. We need to work to make sure that we have the proper zoning to never allow for Colleyville's quality to go down. No more trailer parks, apartments, and high-density housing in Colleyville.

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and kseiger@colleyville.com

For Office

Use _____ **Date Received:** _____ **Recorded/Printed:** _____

Acknowledged By: K Seiger

07/21/2020

Rev. 10/2019



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) **Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)**

1. Parks and Recreation Advisory Board
2. Library Board
3. **CLICK HERE TO MAKE SELECTION**

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Joy Fulton Lee

Address: 7109 Waldon Court, Colleyville, TX 76034

Phone: 817-907-9293 E-mail Address: joyfultonlee@gmail.com

How long have you been a Colleyville resident? 12 years.

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

I have served on Colleyville's Sidewalk Committee on two different occasions several years ago. I've volunteered weekly at the CES library and am currently involved in the National Charity League.

2. What do you perceive your role will be in serving on a board, commission, or committee?

I believe my role would be to share ideas and to help make decisions on future activities and/or plans for our city's parks and/or library. By working together, we can develop new and interesting ideas for citizens benefit.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

We love living in Colleyville because it offers terrific city services combined with a cozy small town feel. The feeling of community and the small businesses and restaurants make our little city the best. So, we believe that the city is working very well!

4. What are some issues in Colleyville which may require change?

One area that I've felt strongly about since we arrived, is the connectivity of sidewalks. I love seeing that happen right now and can't wait to use the newly-installed sidewalks once they are finished!

5. If you could influence the City in just one way, what would that be?

I would encourage the continued support of our city's services and small businesses. The city has done such an amazing job throughout Covid and we've loved helping to support our terrific restaurants and businesses.

6. Please share your vision for the City of Colleyville.

I'm not sure I would suggest a very different vision from what I see right now. I love the feel and size of Colleyville and the community we have developed! I would love to help strengthen that, but not necessarily change it.

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and kseiger@colleyville.com

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Recorded/Printed:

Acknowledged By:



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) **Select Board, Commission, or Committee Applying For Below:** (preference 1, 2, 3)

1. PARKS AND RECREATION ADVISORY BOARD
2. AUDIT COMMITTEE
3. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Eric W. Presson

Address: 3717 Mouton Avenue, Colleyville, TX 76034

Phone: (817) 733 - 3121 E-mail Address: ewpresson@pm.me

How long have you been a Colleyville resident? 9 years

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

Current Colleyville Parks & Recreation Advisory Board Member; Past Colleyville Pedestrian Transportation Ad Hoc Committee Member

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

Represent the Colleyville community by understanding past and current Parks & Recreation activities and provide input on future Parks & Recreation priorities and activities

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

Colleyville is blessed with outstanding city leaders and staff, engaged citizenry and bountiful natural resources to be responsibly managed. The current Parks & Recreation development plan and related priorities provide a useful guide to continued development activities. Recommendations from the Pedestrian Transportation Ad-Hoc Committee provide a meaningful supplement to the Parks plan.

4. **What are some issues in Colleyville which may require change?**

Continued development of area trails into an integrated inter and intra-city trails system. Increased focus on area waterways and the management of resources associated with these natural areas.

5. **If you could influence the City in just one way, what would that be?**

Continue to encourage the city to consider and pursue, as appropriate, best practices that will keep Colleyville on the forefront of progressive developments that benefit citizens in harmony with the area environment (i.e., walk friendly community, bicycle friendly community, Blue Zone, etc.)

6. **Please share your vision for the City of Colleyville.**

Be a community known for happy citizens that live in harmony with one another and the area environment

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:

817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and copy alarson@colleyville.com

March 1, 2021

For Office Use Angela Larson

Date Received:

Recorded/Printed:

Acknowledged By:



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. PARKS AND RECREATION ADVISORY BOARD
2. COMMUNITY GARDEN ADVISORY COMMITTEE
3. COLLEYVILLE CENTER ADVISORY COMMITTEE

▼

▼

▼

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Jeremy Tallo

Address: 7401 Overland Trail

Phone: 817-266-4094 E-mail Address: jeremytallo@gmail.com

How long have you been a Colleyville resident? 3 years

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

I have not been on a city board, commission or committee. I have a Bachelors in Criminal Justice, and I am looking for the opportunity to give back to the community.

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

I think that my role would be to work with other members to discuss, analyze and advise on decisions that are in the best interest for the community. I do not have a preset agenda for any of these 3 committees, I just believe in leaving the community better than I found it for my kids.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

My family and I use the parks and the library regularly, and I feel that they are both managed very well.

4. **What are some issues in Colleyville which may require change?**

I don't any serious issues with how Colleyville is run. I would like the whole city to be out of the shadow of Covid-19 and running as it was as soon as possible. I believe in a free economy, and look forward to having that opportunity again soon.

5. **If you could influence the City in just one way, what would that be?**

That we would be known as a community that values families and a free market.

6. **Please share your vision for the City of Colleyville.**

That companies would want to be a part of our economy, and that families who value freedom and safety would want to stay here. I want our community to be a beacon of prosperity and liberty for the rest of Texas.

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and kseiger@colleyville.com

For Office Use

Date Received: 5/11/2020

Recorded/Printed:

Acknowledged By:

KS



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) **Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)**

1. PARKS AND RECREATION ADVISORY BOARD
2. PARKS AND RECREATION ADVISORY BOARD
3. PARKS AND RECREATION ADVISORY BOARD

☐

☐

☐

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Carrie Vines

Address: 7008 Shalimar Ct, Colleyville, TX, 76034

Phone: 817-455-0939 E-mail Address: carrievines@gmail.com

How long have you been a Colleyville resident? 2 yrs, 8 months

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

I have been a licensed real estate broker for 16 years. I have resided in Tarrant County my entire life. I understand that parks, recreation and green spaces very much influence a city in respect to property values and overall community togetherness.

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

I would give my opinion on new projects as far as how I believe they would affect the different age groups of our city and how these project could affect our resident's home values.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

The layout of the Colleyville Nature Center is a great way to instantly feel like you left the city and that you are out "in the country." The public library is beautiful and is run in a very professional manner. The Colleyville City Park is really nice in regards to having multiple sports options plus the playground- it really has something for everyone in the family.

4. **What are some issues in Colleyville which may require change?**

I would like to see Colleyville residents spending more time in Colleyville. I would like even more walkable/bikeable options where families could ride their bikes to dinner or walk a the park on the weekends. I would like to see more active options such as pickle ball courts and a skateboard/scooter park.

5. **If you could influence the City in just one way, what would that be?**

I would like to help protect each resident's love of their individual homes and of their community. I believe gathering spaces where residents can exercise and socialize are good for our physical health and our mental health

6. **Please share your vision for the City of Colleyville.**

To continue being a wonderful, safe, family friendly city. I want to help ensure that it stays this way.

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; cloven@colleyville.com

For Office Use

Date Received:

Recorded/Printed:

Acknowledged By:

RESOLUTION R-21-4600

**A RESOLUTION APPOINTING MEMBERS TO
THE PARKS AND RECREATION ADVISORY BOARD**

WHEREAS, the Parks and Recreation Advisory Board has four place positions whose terms expire March 2021.

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

Sec. 1. THAT the City Council hereby appoints the following persons to the Parks and Recreation Advisory Board with a term expiring March 2023:

**Place 1 –
Place 3 –
Place 5 –
Place 7 –**

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS ON THIS THE 23RD DAY OF MARCH 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 8a

Agenda Date 3/23/2021

Number Resolution R-21-4574

Type Resolution

Department Community Development

Title

Consideration of a request to abandon a previously dedicated right-of-way (ROW) area on Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case GC20-007

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Mike Boswell, of Toll Brothers Land Development, has submitted a request for a right-of-way abandonment at 103 & 105 Old Grove and 7189 Cast Iron Forest Trail known as Lots 1 & 2, Block 1, of the Neidholt Addition, being a 15 foot right-of-way area dedicated with the plat.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is associated with Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block 1, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north.

Analysis: Presently there exists an approximately fifteen foot wide (15') public right-of-way (ROW) running diagonally across proposed Lot 1 identified in the applicant's proposed replat. The applicant has requested that the entire ROW be abandoned so that they may replat the existing lots to allow for the residential development of proposed Lot 1 (concurrently filed as PC-20-006).

Background: This ROW was dedicated to the City via a plat filed in 1978 subdividing the land immediately south of the ROW into residential lots. The purpose of the original dedication was, at least in part, to provide the necessary public access for the residential lots identified on the 1978 plat as well as the surrounding residential properties. The location of the ROW provides access to the John McCain Boulevard, which remains to this day a major collector street serving the surrounding area. It is currently unknown what type of access or road, if any, was developed along this ROW following the 1978 dedication; however, there are presently no developed public

facilities within the ROW.

Authority: The City Council is responsible for any action to abandon the ROW pursuant to state law and the City's Charter. Accordingly, the City Council may approve or deny the applicant's request; or, alternatively, the City Council may condition the approval on the applicant relocating the ROW (if feasible) to an agreed location to preserve the City's public access across the property. Any action on this item requires a simple majority vote of the City Council and would not constitute action on the applicant's concurrent replat case.

Required Action: If the City Council desires to abandon the ROW, the method for doing so would be by resolution or ordinance, which must contain a legal description of the ROW to be abandoned and be filed in the real property records for Tarrant County. The applicant's final plat will be required to reference the filed resolution or ordinance abandoning the ROW. Conversely, action to deny applicant's request will result in the ROW remaining on the property.

Plat Status: The property is a platted as Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block 1, of the Old Grove Addition. The Neidholt plat dedicated a 15 foot right-of-way area.

DRC Review: The DRC reviewed the request during their November 23, 2020 meeting and determined the application was complete and may be scheduled for the next available City Council meeting.

Drainage: NA

Surrounding Development: The properties to the north, south are west are zoned PUD-R and developed with single family residences. The property to the east is zoned R-30 and is improved with a single family residence.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property for residential use.

Staff Recommendation: Staff is neutral on this request.

Financial Impact

There is no financial impact to the City.

Recommendation

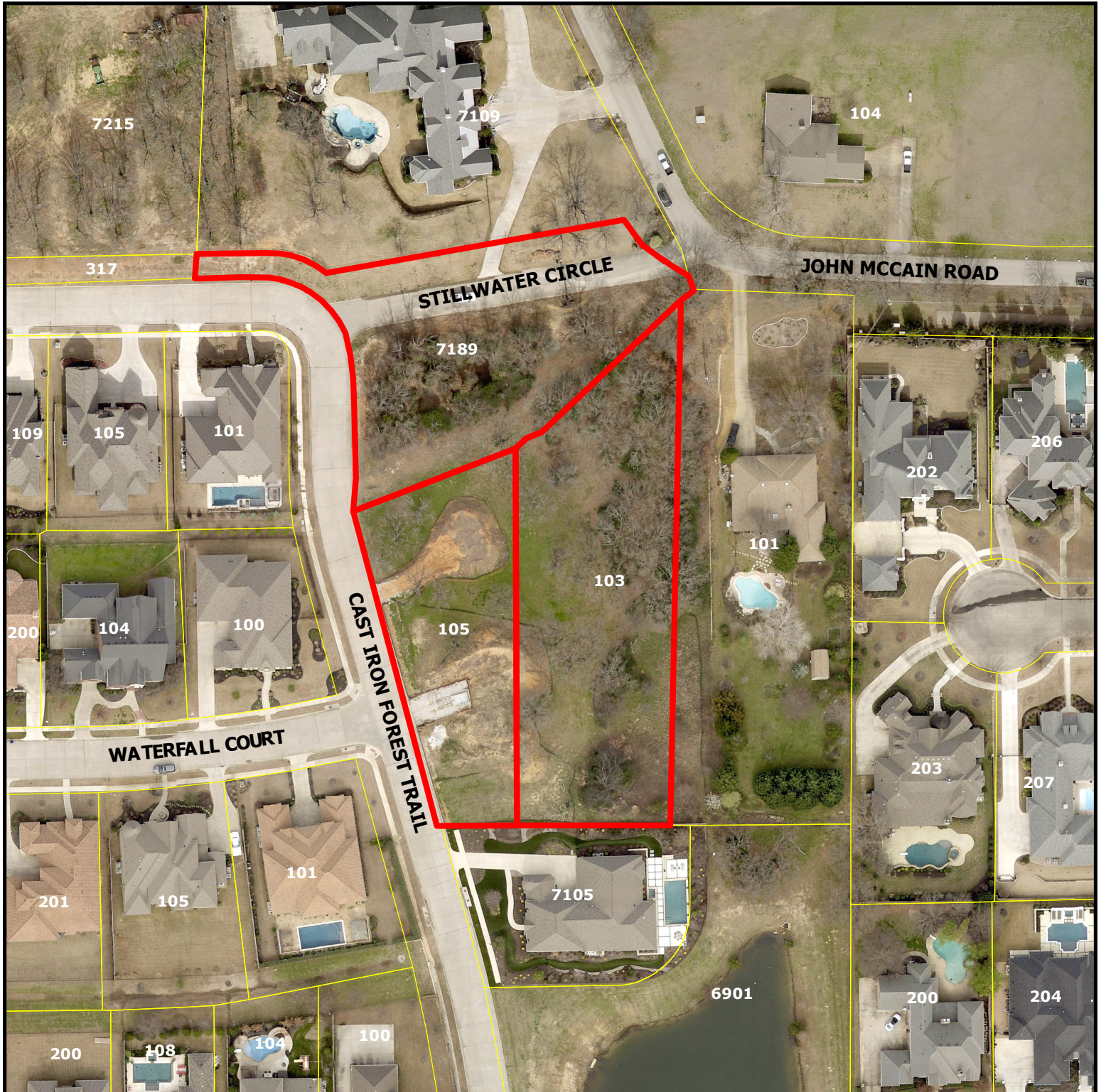
None

Attachments

1. Aerial Map
2. Zoning Map

3. Future Land Use Map
4. Planning Objectives
5. Neidholt Addition
6. Old Grove FINAL PLAT
7. Replat Exhibit
8. Resolution R-21-4574

Aerial Map



PC20-006

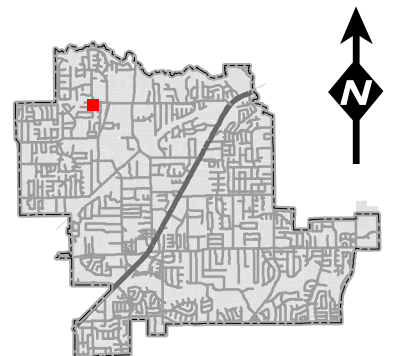
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

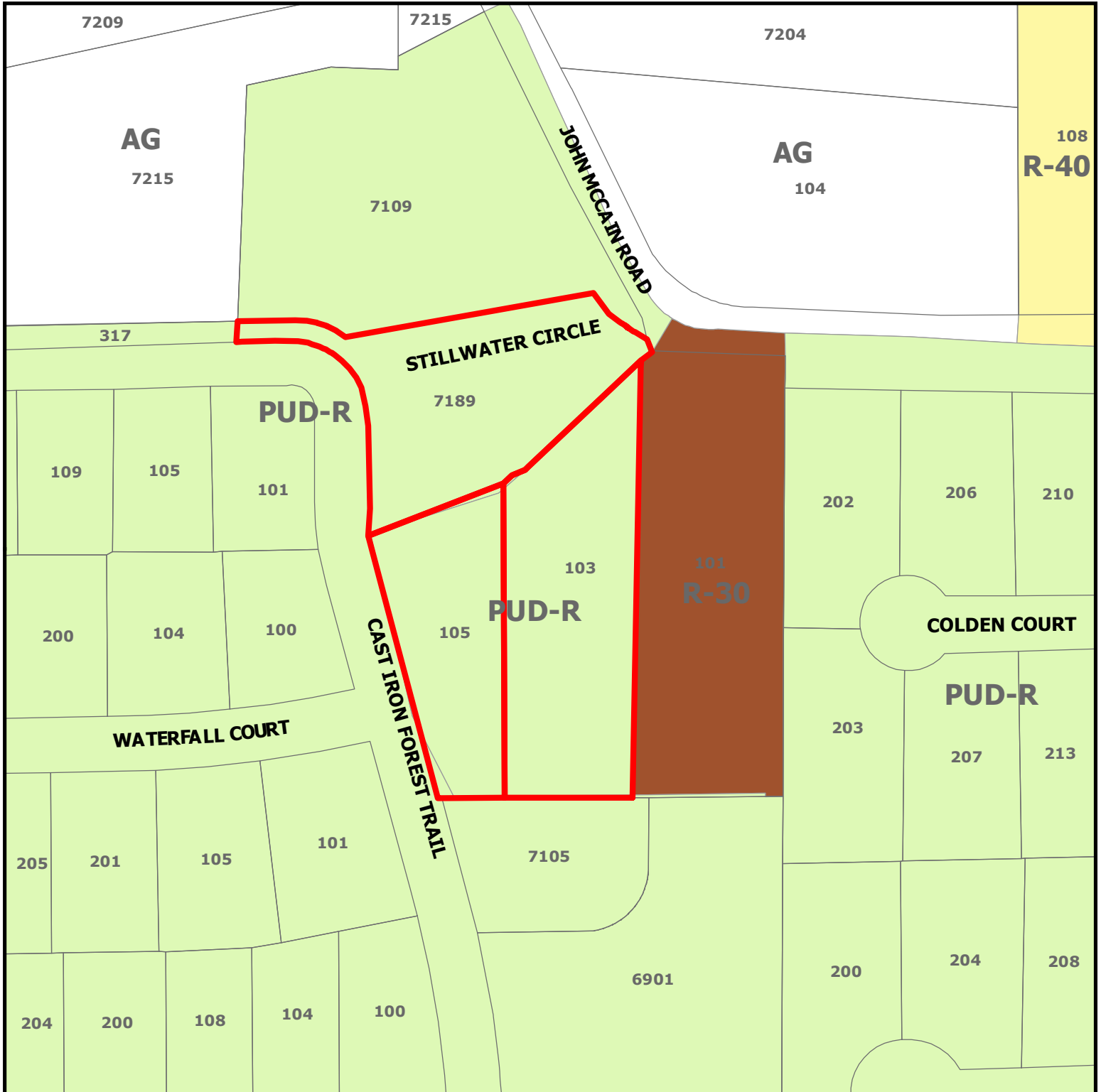
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Subject Property



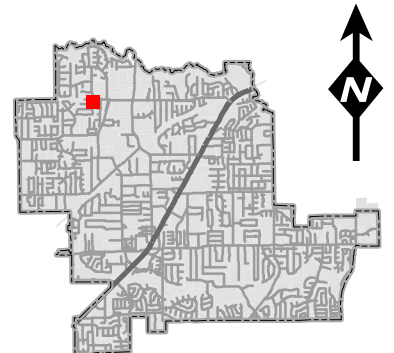
Zoning Map



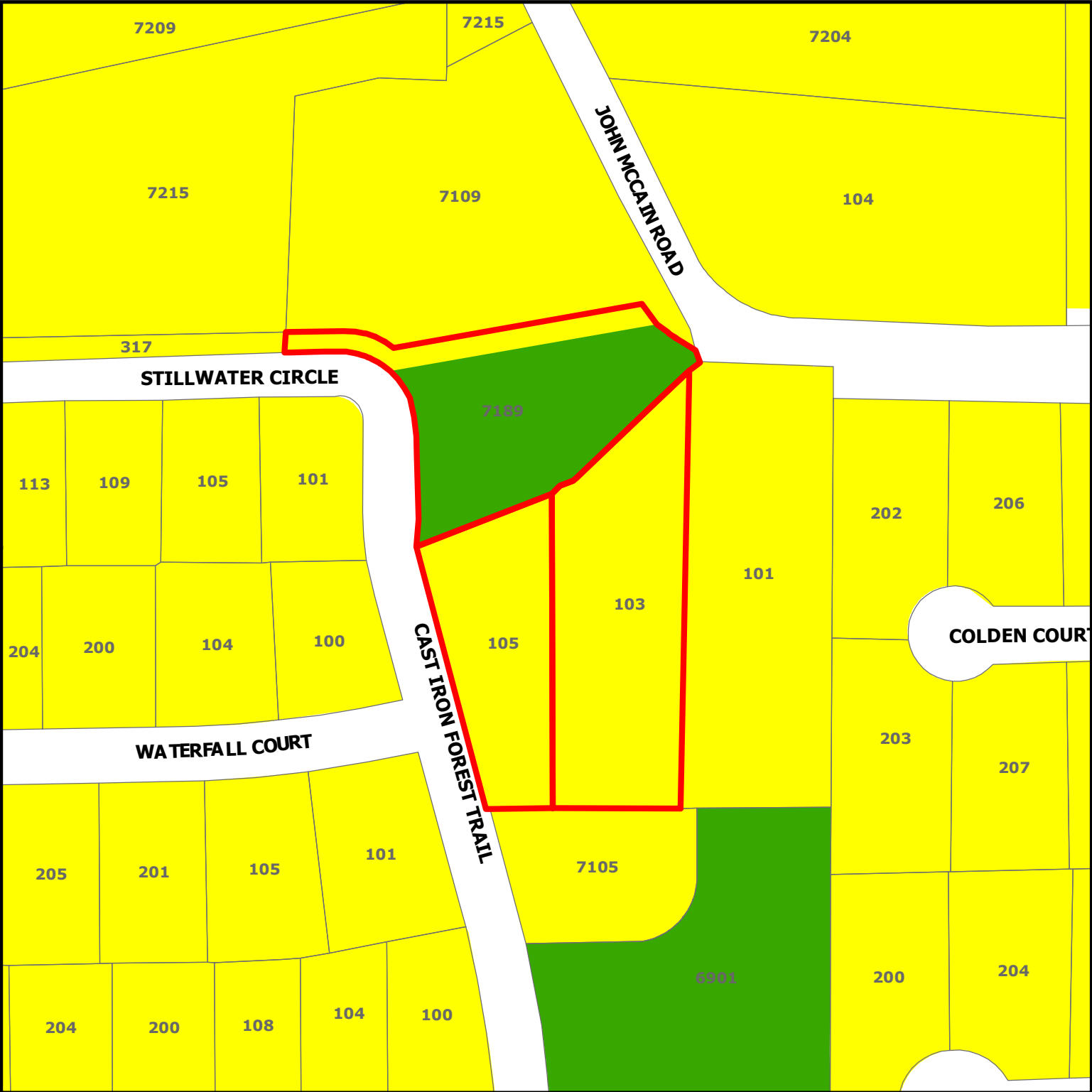
PC20-006
105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl

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 Subject Property



Future Land Use Map

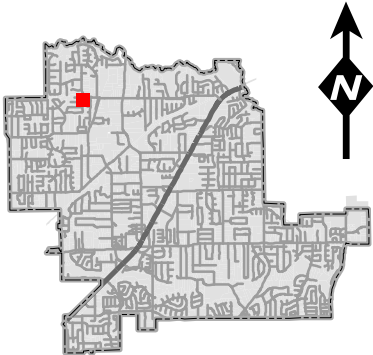


PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

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-  Subject Property
-  Residential
-  Open Space; Parks



Toll Brothers®

LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

November 09, 2020

City of Colleyville
c/o Ben Bryner, AICP
100 Main Street
Colleyville, Texas 76034

VIA ELECTRONIC MAIL DELIVERY

Re: Old Grove Phase 2 – Statement of Planning Objectives

Ben:

Below is the Statement of Planning Objectives concerning the plat submission for the replat.

What is clear from a review of the old Niedholt Plat is the right of way dedication did not and does not meet the current standards found in the City of Colleyville Land Development Code (i.e. standard right-of-way width, intersection separation, etc.), Tarrant County Central Appraisal District continues to assess property taxes for the property to Toll Dallas TX, LLC, and no public improvements were constructed in the right-of-way.

According to the City Attorney, staff has reviewed city files and found no indication that the City did or did not formally accept the right-of-way following its dedication for the road easement in the original 1978 plat. There is also no evidence of the City abandoning the ROW since dedication.

Based on the foregoing, and that the right of way dedication in question was by way of the Niedhold Addition final plat (Volume 388-123, Page 64), the proper means of addressing the removal of the platted right of way is to replat Lots 1 and 2, Block 1 of the Neidholt Addition and Lot 2X, Block E of the Old Grove Addition (Cabinet A, Page 9807). The proposed replat of Old Grove Addition Phase II, which will remained tabled on the agenda this evening, addresses this issue and is consistent with the zoning (Ordinance O-04-1475) and in conformance with the current City of Colleyville Land Development Code.

If you have questions or require additional information, please do not hesitate to contact me directly by email at mboswell@tollbrothers.com or by mobile at (972) 672-5228.

Sincerely and respectfully,



Mike Boswell
Toll Brothers

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TARRANT: That I, LARRY NEIDHOLT, being the owner of the following described property in wit:

ALL that certain tract or parcel of land out of the D. J. Reddo Survey, 4-232, Colleyville, Tarrant County, Texas and being described by metes and bounds as follows:

BEGINNING at a steel rod in the Northeastly right of way line of County Road 2000 (Mc Cain Road), by dist call 121.69 feet East and 30.11 feet South 37 degrees 14 minutes East of the Northwest corner of the S. P. Williams Survey;

THENCE South 83 degrees 56 minutes 48 seconds East along the Southerly right of way line of said McCain Road 105.49 feet to a steel rod;

THENCE South 0 degrees 44 minutes 20 seconds West with fence line, 407.49 feet to a steel rod;

THENCE North 89 degrees 24 minutes 20 seconds West with fence line 299.56 feet to a steel rod;

THENCE North 14 degrees 35 minutes 25 seconds West with fence line, 248.22 feet to a steel rod;

THENCE North 62 degrees 01 minute 10 seconds East 132.1 feet to a steel rod;

THENCE North 51 degrees 30 minutes 50 seconds East 182.5 feet to the place of beginning and containing 2.73 acres of land.

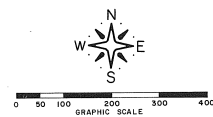
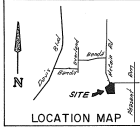
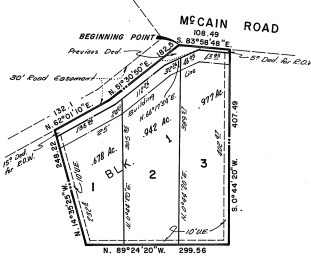
and hereby adopt the attached plat as my plan to subdivide the same to be known as LOTS 1, 2, & 3, BLOCK 1, NEIDHOLT ADDITION, City of Colleyville, Tarrant County, Texas, and the street dedications, easements and building lines are to be as shown on attached plat.

Larry Neidholt
LARRY NEIDHOLT

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said County and State on this day personally appeared LARRY NEIDHOLT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office this the 24th day of September, 1978.
David C. Moak
Notary Public in and for TARRANT COUNTY, TEXAS



Plot Showing
NEIDHOLT ADDITION
Colleyville,
TARRANT COUNTY, TEXAS.
(Being Part of the D. J. REDDO Survey,
Akb. 232)

OWNER-
LARRY R. NEIDHOLT
300 E. REDBRO
HURST, TEXAS
262-2805

APPROVED BY THE PLANNING AND
ZONING COMMISSION FOR THE CITY
OF COLLEYVILLE, TEXAS:
David C. Moak
CHAIRMAN
SECRETARY
DATE *Sept. 23 1978*

Notes:
Occupancy of any tract is prohibited until a septic tank with a capacity of not less than 1,000 gallons and with a drain field of not less than 100 feet per bedrock, or lesser length as authorized prior to recording of this plat, has been installed on each tract and has been inspected and approved by the health officer having jurisdiction.

Notes:
Occupancy of any tract is prohibited until water, satisfactory for human consumption is available from a source on the land, a community source, or a public utility source in an adequate and sufficient supply for daily use and operation of a septic tank and system approved by health officer having jurisdiction.

I DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND STEEL RODS ARE LOCATED ON ALL PROPERTY CORNERS.

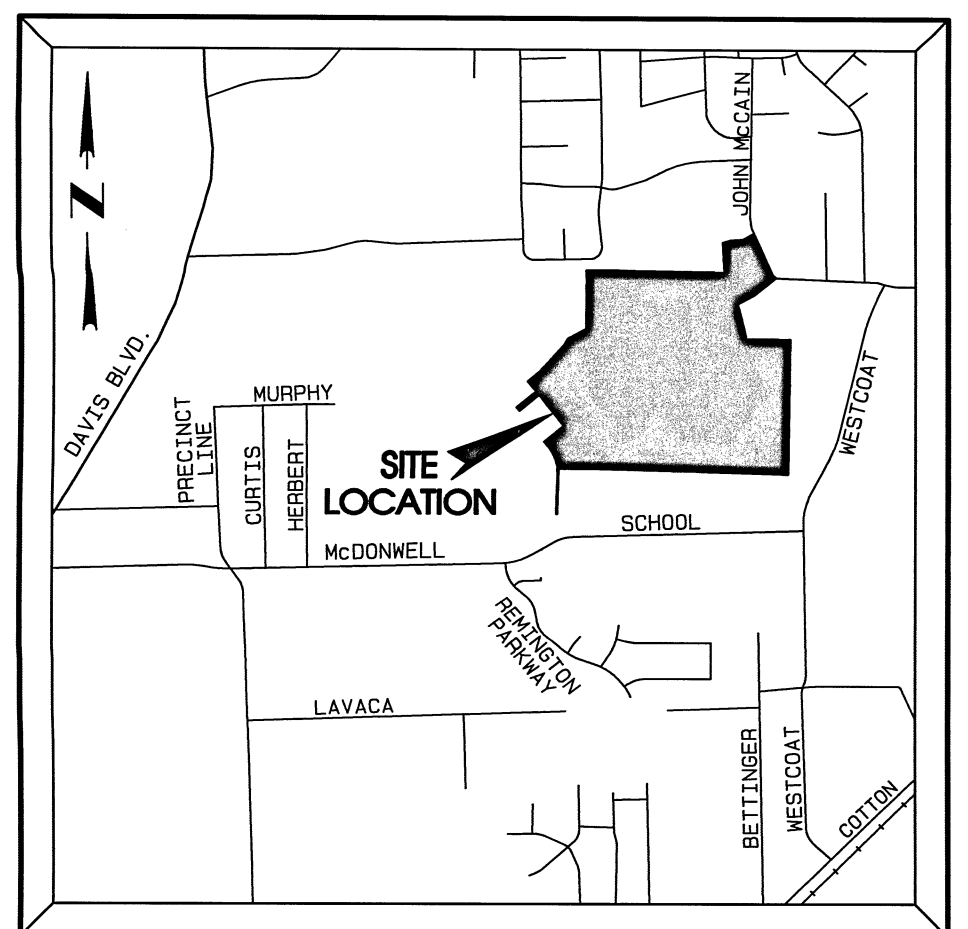
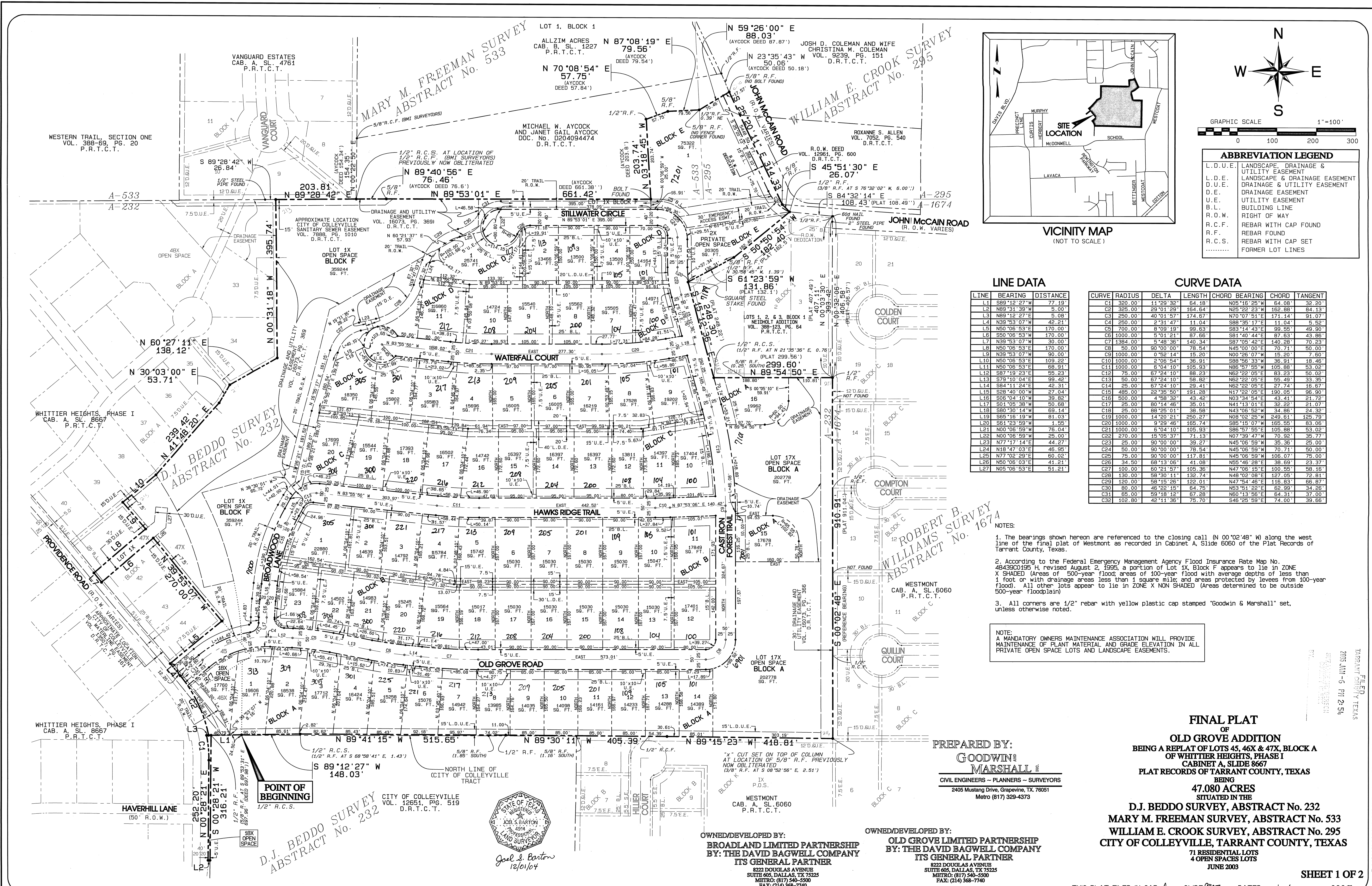
David C. Moak
DAVID C. MOAK R.F.S. 156

SCALE: 1"=100'
LEGEND:
● FOUND STEEL ROD
○ SET STEEL ROD
○ FOUND PINE
○ FOUND ONE DRAIN STAKE
--- POWER OR TELEPHONE LINE
--- FENCE



David C. Moak
DAVID C. MOAK
P. O. BOX 1034
HURST, TEXAS
76107
Date *9-25-78* 78-981

NEIDHOLT ADDN.



GRAPHIC SCALE 1"=100'

0 100 200 300

ABBREVIATION LEGEND

L.D.U.E.	LANDSCAPE, DRAINAGE & UTILITY EASEMENT
L.D.E.	LANDSCAPE & DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT OF WAY
R.C.F.	REBAR WITH CAP FOUND
R.F.	REBAR FOUND
R.C.S.	REBAR WITH CAP SET
.....	FORMER LOT LINES

LINE DATA

LINE	BEARING	DISTANCE
L1	S89°12'27"W	77.49'
L2	N89°31'39"W	5.00'
L3	N89°12'27"E	5.00'
L4	N39°53'07"W	42.21'
L5	N50°08'53"E	170.00'
L6	S50°08'53"W	170.00'
L7	N39°53'07"W	30.00'
L8	N50°08'53"E	170.00'
L9	N39°53'07"W	90.00'
L10	N50°08'53"E	109.22'
L11	N50°08'53"E	68.21'
L12	S87°19'23"E	55.23'
L13	S79°10'04"E	99.42'
L14	S84°11'24"E	42.31'
L15	S28°40'00"W	27.04'
L16	S06°04'10"W	39.82'
L17	S01°05'38"W	50.68'
L18	S80°30'14"W	69.14'
L19	S65°16'19"W	81.03'
L20	S61°23'59"W	1.55'
L21	N00°08'59"W	76.04'
L22	N00°08'59"W	25.00'
L23	N77°17'14"E	44.27'
L24	N18°47'03"E	46.95'
L25	N77°02'29"E	60.02'
L26	N50°08'03"E	41.21'
L27	N05°06'53"E	51.21'

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	320.00'	11°29'32"	64.18'	N05°16'25"W	64.08'	32.20'
C2	325.00'	29°01'29"	164.64'	N05°22'23"W	162.88'	84.13'
C3	250.00'	40°01'57"	174.67'	N70°07'51"E	171.14'	91.07'
C4	250.00'	2°31'47"	11.04'	S88°35'17"E	11.04'	5.52'
C5	700.00'	8°09'19"	99.63'	S83°14'43"E	99.55'	49.90'
C6	1000.00'	5°01'21"	87.66'	S81°40'44"E	87.63'	43.86'
C7	1384.00'	5°48'36"	140.34'	S87°05'42"E	140.28'	70.23'
C8	50.00'	90°00'00"	78.54'	N45°00'00"E	70.71'	50.00'
C9	1000.00'	0°52'14"	15.20'	N00°26'07"W	15.20'	7.60'
C10	1000.00'	0°06'54"	36.91'	S88°56'33"W	36.91'	18.46'
C11	1000.00'	6°04'10"	105.93'	N05°57'55"E	105.88'	53.02'
C12	75.00'	67°24'10"	88.23'	N62°22'05"E	83.23'	50.02'
C13	50.00'	67°24'10"	58.82'	N62°22'05"E	55.49'	33.35'
C14	25.00'	67°24'10"	29.41'	N62°22'05"E	27.74'	16.67'
C15	485.00'	22°35'50"	191.28'	N17°22'05"E	190.05'	96.90'
C16	500.00'	4°58'32"	43.42'	N03°34'54"E	43.41'	21.72'
C17	25.00'	80°14'46"	35.01'	N41°13'01"E	32.22'	21.07'
C18	25.00'	88°25'01"	38.58'	N43°06'52"W	34.86'	24.32'
C19	1000.00'	14°20'21"	250.27'	N08°02'25"W	249.61'	125.79'
C20	1000.00'	9°29'46"	165.74'	S85°15'07"W	165.55'	83.06'
C21	1000.00'	6°04'10"	105.93'	S85°57'55"E	105.88'	53.02'
C22	270.00'	15°05'37"	71.13'	N07°39'47"W	70.92'	35.77'
C23	25.00'	90°00'00"	39.27'	N45°06'59"W	35.36'	25.00'
C24	50.00'	90°00'00"	78.54'	N45°06'59"W	70.71'	50.00'
C25	75.00'	90°00'00"	117.81'	N45°06'59"W	105.07'	75.00'
C26	34.50'	68°13'06"	41.08'	N55°46'28"E	38.69'	23.37'
C27	100.00'	60°21'57"	105.36'	N47°06'15"E	100.55'	58.16'
C28	130.00'	58°30'11"	132.74'	N48°02'08"E	127.05'	72.81'
C29	120.00'	58°15'26"	122.01'	N47°54'46"E	116.83'	68.67'
C30	80.00'	46°22'15"	64.75'	N53°51'22"E	62.99'	34.26'
C31	65.00'	59°18'12"	67.28'	N60°13'56"E	64.31'	37.00'
C32	102.80'	42°11'36"	75.70'	S46°25'59"E	74.00'	39.66'

NOTES:

- The bearings shown herein are referenced to the closing call (N 00°02'48" W) along the west line of the final plat of Westmont as recorded in Cabinet A, Slide 6060 of the Plat Records of Tarrant County, Texas.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0195 H, revised August 2, 1995, a portion of Lot 1X, Block F appears to lie in ZONE X SHADED (Areas of 500-year flood areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-year flood). All other lots appear to lie in ZONE X NON SHADED (Areas determined to be outside 500-year floodplain).
- All corners are 1/2" rebar with yellow plastic cap stamped "Goodwin & Marshall" set, unless otherwise noted.

NOTE:
A MANDATORY OWNERS MAINTENANCE ASSOCIATION WILL PROVIDE MAINTENANCE OF PLANT MATERIAL AND GRADE ELEVATION IN ALL PRIVATE OPEN SPACE LOTS AND LANDSCAPE EASEMENTS.

FINAL PLAT
OF
OLD GROVE ADDITION
BEING A REPLAT OF LOTS 45, 46 & 47X, BLOCK A OF WHITTIER HEIGHTS, PHASE I, CABINET A, SLIDE 8667, PLAT RECORDS OF TARRANT COUNTY, TEXAS
BEING
47.080 ACRES
SITUATED IN THE
D.J. BEDDO SURVEY, ABSTRACT No. 232
MARY M. FREEMAN SURVEY, ABSTRACT No. 533
WILLIAM E. CROOK SURVEY, ABSTRACT No. 295
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
71 RESIDENTIAL LOTS
4 OPEN SPACE LOTS
JUNE 2003

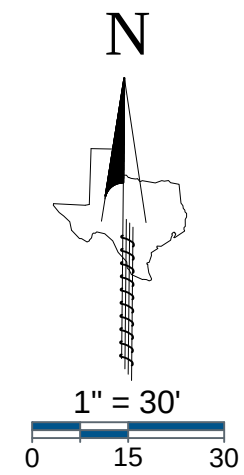
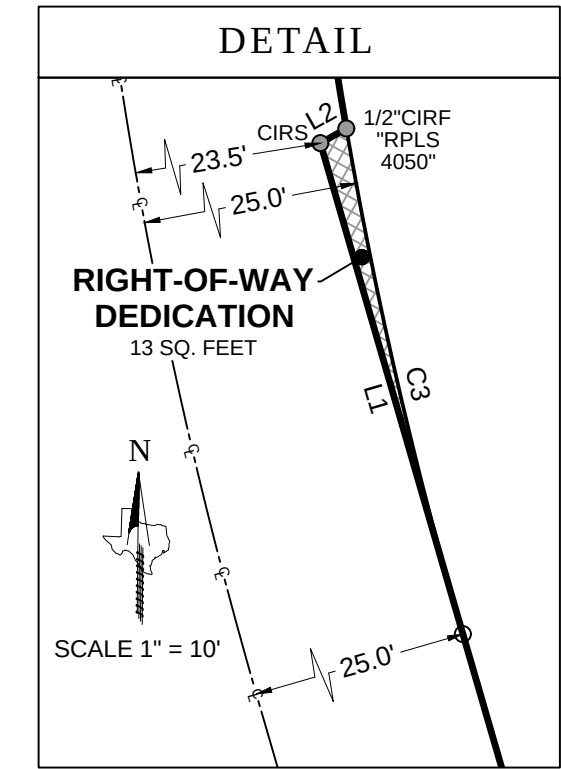
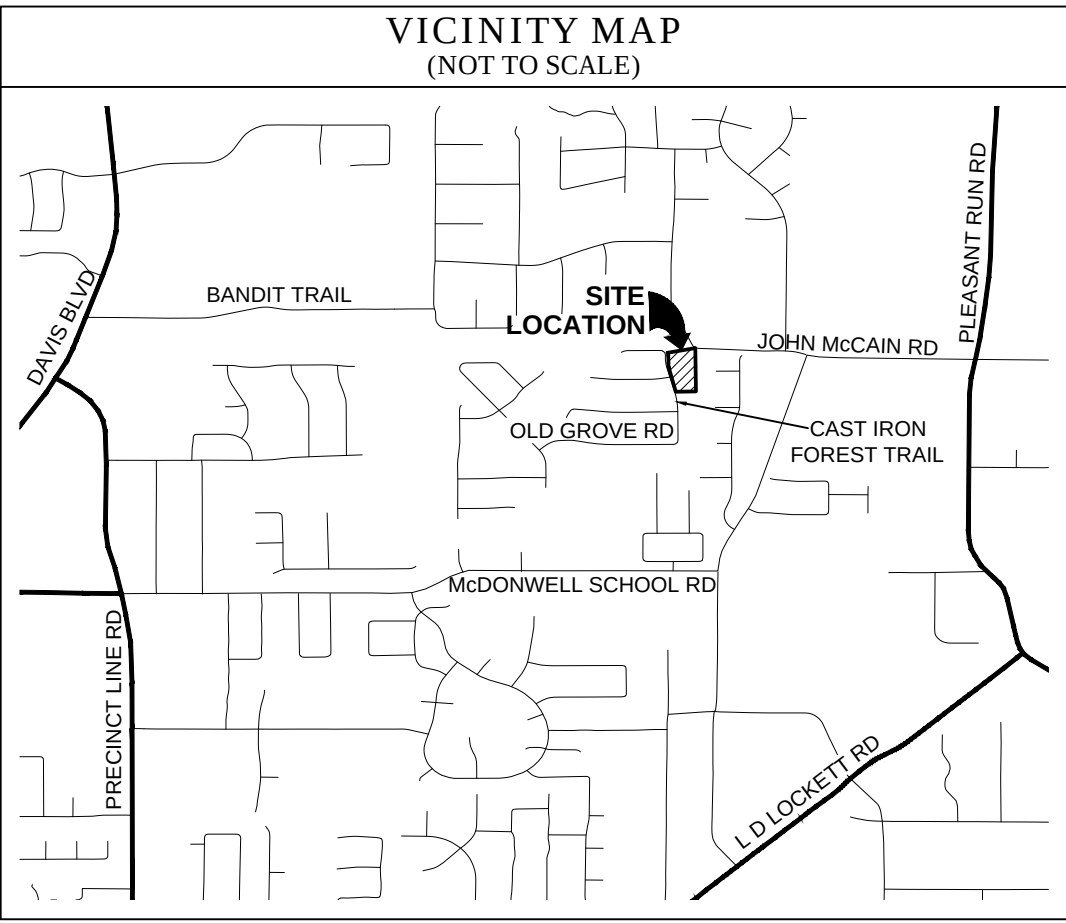
PREPARED BY:
GOODWIN & MARSHALL, INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, TX 76061
Metro (817) 329-4373

OWNED/DEVELOPED BY:
BROADLAND LIMITED PARTNERSHIP
BY: THE DAVID BAGWELL COMPANY
ITS GENERAL PARTNER
8222 DOUGLAS AVENUE
SUITE 605, DALLAS, TX 75225
METRO: (817) 540-5500
FAX: (214) 368-7740

OWNED/DEVELOPED BY:
OLD GROVE LIMITED PARTNERSHIP
BY: THE DAVID BAGWELL COMPANY
ITS GENERAL PARTNER
8222 DOUGLAS AVENUE
SUITE 605, DALLAS, TX 75225
METRO: (817) 540-5500
FAX: (214) 368-7740

THIS PLAT FILED IN CAB. A SLIDE 9807 DATED 1-6-2005

SHEET 1 OF 2



GENERAL NOTES

- The purpose of this plat is to reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of John McCain Road.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0095K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- DRAINAGE EASEMENT RESTRICTION:** No construction of filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted. All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- UTILITY EASEMENTS:** Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the owner.
- Open Space Lot 3X, Block A, to be maintained by HOA.

LEGEND

PG = PAGE
VOL = VOLUME
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS,
DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	S 80°18'51" W	30.68'
L4	N 27°26'57" W	30.45'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, all of Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N60°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the beginning of a non-tangent curve to the right;

THENCE, leaving the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the right, having a radius of 75.00 feet, a chord bearing of N05°27'39"W, a chord length of 37.32 feet, a delta angle of 08°44'07", an arc length of 37.35 feet to a 1/2" iron rod with yellow plastic cap stamped "BEASLEY" found;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the beginning of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N80°18'50"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North line of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____
Authorized Agent Date

NAME: _____
Print name

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded
for any purpose and shall not be
used or viewed or relied upon as a
final survey document

Matthew Raabe, R.P.L.S. # 6402

Date

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1-3X, BLOCK 1 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Project

1912.003-01

Date

08/17/2020

Drafter

TAR



EAGLE SURVEYING, LLC

210 S. Elm Street, Suite: 104

Denton, TX 76201

(940) 222-3009

TX Firm #10194177

SURVEYOR

Eagle Surveying, LLC

210 S. Elm Street, Suite 104

Denton, TX 76201

(940) 222-3009

ENGINEER

Pape-Dawson Engineers, Inc.

One Ridgmar Centre

6500 West Fwy, Suite 700

Fort Worth, TX 76116

(817) 870-3668

OWNER

Toll Dallas TX, LLC

2557 Grapevine Parkway, Suite 100

Grapevine, TX 76051

(817) 329-8770

RESOLUTION R-21-4574

**A RESOLUTION APPROVING ABANDONMENT
OF A 15 FOOT RIGHT-OF-WAY**

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

Sec. 1. THAT the abandonment of a 15 foot right-of-way on Lots 1 & 2, Block 1, of the Neidholt Addition, and associated with a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition on approximately 2.20 acres as shown and described per the attached as Exhibits "A" & "B", is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 23rd DAY OF MARCH 2021.

Mayor Richard Newton _____
Place 1, Tammy Nakamura _____
Place 3, Kathy Wheat _____
Place 4, George Dodson _____

Mayor Pro Tem Bobby Lindamood _____
Place 5, Chuck Kelley _____
Place 6, Callie Rigney _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

REPLAT
OLD GROVE ADDITION, PHASE II
LOTS 1-3X, BLOCK 1
2.20 ACRES



Exhibit "B" – Statement of Planning Objectives

Toll Brothers LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

November 09, 2020

City of Colleyville
c/o Ben Bryner, AICP
100 Main Street
Colleyville, Texas 76034

VIA ELECTRONIC MAIL DELIVERY

Re: Old Grove Phase 2 – Statement of Planning Objectives

Ben:

Below is the Statement of Planning Objectives concerning the plat submission for the replat.

What is clear from a review of the old Niedholt Plat is the right of way dedication did not and does not meet the current standards found in the City of Colleyville Land Development Code (i.e. standard right-of-way width, intersection separation, etc.), Tarrant County Central Appraisal District continues to assess property taxes for the property to Toll Dallas TX, LLC, and no public improvements were constructed in the right-of-way.

According to the City Attorney, staff has reviewed city files and found no indication that the City did or did not formally accept the right-of-way following its dedication for the road easement in the original 1978 plat. There is also no evidence of the City abandoning the ROW since dedication.

Based on the foregoing, and that the right of way dedication in question was by way of the Niedhold Addition final plat (Volume 388-123, Page 64), the proper means of addressing the removal of the platted right of way is to replat Lots 1 and 2, Block 1 of the Neidholt Addition and Lot 2X, Block E of the Old Grove Addition (Cabinet A, Page 9807). The proposed replat of Old Grove Addition Phase II, which will remained tabled on the agenda this evening, addresses this issue and is consistent with the zoning (Ordinance O-04-1475) and in conformance with the current City of Colleyville Land Development Code.

If you have questions or require additional information, please do not hesitate to contact me directly by email at mboswell@tollbrothers.com or by mobile at (972) 672-5228.

Sincerely and respectfully,



Mike Boswell
Toll Brothers



City of Colleyville City Council Agenda Briefing

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

Agenda Number 8b

Agenda Date 3/23/2021

Number Resolution R-21-4575

Type Resolution

Department Community Development

Title

Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Matt Maly, the applicant, requests approval of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition on approximately 2.20 acres, located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail. The applicant proposes to combine and redevelop 2 lots, an old right-of-way area, and an open space lot into 2 single-family residential lots and an open space lot. The old right-of-way area is requested to be abandoned separately.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is a combination of Lots 1 & 2, Block 1, Neidholt Addition, an old right-of-way area, and Lot 2X, Block E, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north. The property is currently undeveloped. The plat up for consideration proposes to combine and redevelop the property for future residential development on two lots and an open space lot.

Lot Dimensions and Setbacks:

Per Ordinance O-04-1475, Lot Requirements and Setbacks, the PUD zoning regulations require the following standards:

Minimum Lot Area: 13,000 square feet

Average Lot Area: 16,000 square feet

Minimum Lot Width: 90 feet

Minimum Lot Depth: 120 feet

Minimum Front Yard Setback: 25 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

As submitted, the proposed plat meets all of the requirements of the PUD-R zoning and the Land Development Code.

Surrounding Development: The properties to the north, south, and west are zoned PUD-R Planned Unit Development – Residential district and primarily developed with single family homes. The property to the east is zoned R-30 Single Family Residential district and developed with a single family home. There is a large retention/detention pond adjacent to the south.

Analysis: The property is located at the northeast side of the Old Grove neighborhood. The PUD-R zoning approved in 2004 originally planned for four lots. The proposal has reduced the lot number to two lots for single family residential development.

The proposed Replat also includes a small open space lot adjacent to an existing Emergency Access Easement and drive lane.

Finally, an old right-of-way area is currently unused with no improvements existing. The applicant has requested that the right-of-way area be abandoned. This request is reviewed by the City Council and is scheduled on the same agenda as this plat item.

DRC Comments-Drainage and Engineering: The current drainage does not meet City of Colleyville standards. The proposed design reroutes storm water onto drainage easements where it never previously flowed through and was not designed to convey. The proposed improvement does not analyze existing flows within those drainage easements and therefore is not sized correctly. The proposed improvements would also be built in part over an existing City of Colleyville improved underground storm drain system, thereby making maintenance on said system impossible without having to remove the proposed improvements. Any proposed improvements must provide access to the existing underground system or upgrade the underground system.

Engineering Comments per September 4, 2020 DRC Submittal:

The supporting drainage documents from Westmont (September 2000) and Old Grove (March 2004) do not prove the existence of the channel section "C" between lots 101 John McCain and 203 Colden Court. In the construction of Westmont (2000), I agree

that the plans show the channel section "C" with a capacity of 54.4 CFS. However when the same developer came in and developed Old Grove 2004, they piped the water underground that the channel was designed to convey. The underground system was installed in the same location as the channel. The 2004 plans didn't require the re-establishment of the channel. Therefore, it is very likely that the channel no longer exists or has a reduced capacity. LIDAR topography does not support it conclusively nor does the later plan set. If they intend to use the channels from Westmont (2000), they will need to show that the channel still exists or provide construction plans for its reinstallation. Also at the bend of their system to the north, they need to show how their design doesn't impede the additional flow shown in the Westmont 2000 flow in channel section "B" from the south which may or may not exist as well.

Currently the plans are still incomplete due to the assumptions that are being made.

Engineering Comments per October 12, 2020 DRC Submittal:

The grading and drainage plans substantially conform with the requirements of the Land Development Code (LDC). As this is a small 2 parcel plat the increase in runoff is relatively small and easily accommodated through their design and detention pond.

Their design reroutes the discharge onto Old Grove Addition Block A Lot 17X open space which is an HOA maintained Common Space Lot, which was platted in its entirety as a drainage easement. Does this designation as a drainage easement allow adjacent developers to reroute water onto this property at their discretion? This property never previously received this flow. The existing topography and natural drainage had the water crossing property at 101 John McCain Rd. Staff needs a legal interpretation of Texas Water Code 11.086.

Public works had also requested an additional Access Easement across the northern edge Lot 3X in consideration for the right-of-way abandonment of right-of-way dedication vol. 388-123, PG 64 P.R.T.C.T requested on Lots 1 and 3X. Although there is an existing 29' Trail Easement at the northeast corner of these lots, to facilitate construction due to grade issues on the south side of Old Grove Addition Block E lot 1 the City has requested an additional 10' Access easement across the north edge of Lot 3X.

Finally of consideration, these lots have come before Planning and Zoning and City Council for consideration in the past. Although the first statement is based on the LDC, the legal issues and the will of Planning and Zoning and City Council from those previous meetings need to be reviewed by those bodies relative to the drainage design prior to re-platting.

Engineering Comments per November 16, 2020 DRC Submittal

The Development Review Committee offers the following comments specific to

Drainage/Engineering:

1. There are no comments regarding the ROW abandonment.
2. There are concerns with the existing plan for drainage at this time. There is an underground storm pipe that exists along the western property line of 203 Colden Ct. At minimum, this needs to be maintained. The following scenario is expected (with appropriate engineering data):
 1. Redesign & upsize the current underground storm drain pipe to accommodate the additional flow of the two proposed lots. With the upsizing of the pipe, evaluate the possibility of routing the flow from the two proposed lots to the existing pond. If possible, this potentially would satisfy citizen and Council concerns.
 2. If the pond does not allow for accepting the additional water, the water is then expected to be taken underground prior to the location where the flow leaves the HOA property onto the 203 Colden Ct. drainage easement.

Although a drainage easement exists on the lot addressed as 203 Colden Ct., this drainage easement was put into place in 2000 when Westmont Subdivision was built and the property to the west, now Old Grove Subdivision, was undeveloped. In 2004 the same developer came in developing Old Gove and moved the water in the drainage easement underground. Although a small amount of the original 54.4 CFS coming off Old Grove still flows overland and causes issues at 203 Colden Ct., the overland flow was greatly reduced. The property owner's home was completed in 2014. Therefore they have never seen or been accustomed to the proposed overland flows in this drainage easement. Since the majority of the flow in this easement has been underground for the past 16 or so years, I believe that the flows for 103 and 105 John McCain should respect that precedent and also be taken underground at the location where the flow leaves the HOA property onto the 203 Colden Ct. drainage easement.

Although the drainage flow has been reduced to the pre-developed rate, it has, however, been concentrated further south than pre-developed flows. And some of the over land flowed onto 202 Colden Ct. before flowing south back to the inlet at the north west corner of 203 Colden Ct. This reroute of water in the associated drainage flume represent an adverse displacement on the owners of 203 Colden Ct.

The current underground storm drain pipe that connects the Old Grove HOA Pond to the Colden Ct. storm drain is at capacity and would require redesign and upsizing to accommodate the additional flow. For this reason, routing the flow through the HOA pond may not be practical. However, if the underground pipe was upsized it might allow the flow to be routed through the pond. I have had discussions with some of the engineers involved and City Council members. The engineers have claimed that the pond system is undersized. I have not seen their calculations and therefore have not

reviewed the calculations to prove or disprove that contention. Until I can review these calculations, we are just taking them at their word. I also have heard that City Council wants this storm water routed through the existing pond system. I feel I need to review all possible solutions before I can make further recommendations.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per 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 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.

Public Notification: Staff mailed notices to all property owners within 500 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. The City has received three letters of opposition by adjacent property owners.

Staff Recommendation: Staff recommends denial. The proposed Replat does not meet the technical requirements of the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the Replat at their December 14, 2020 meeting by a vote of 4-0.

Financial Impact

There is no financial impact to the City.

Recommendation

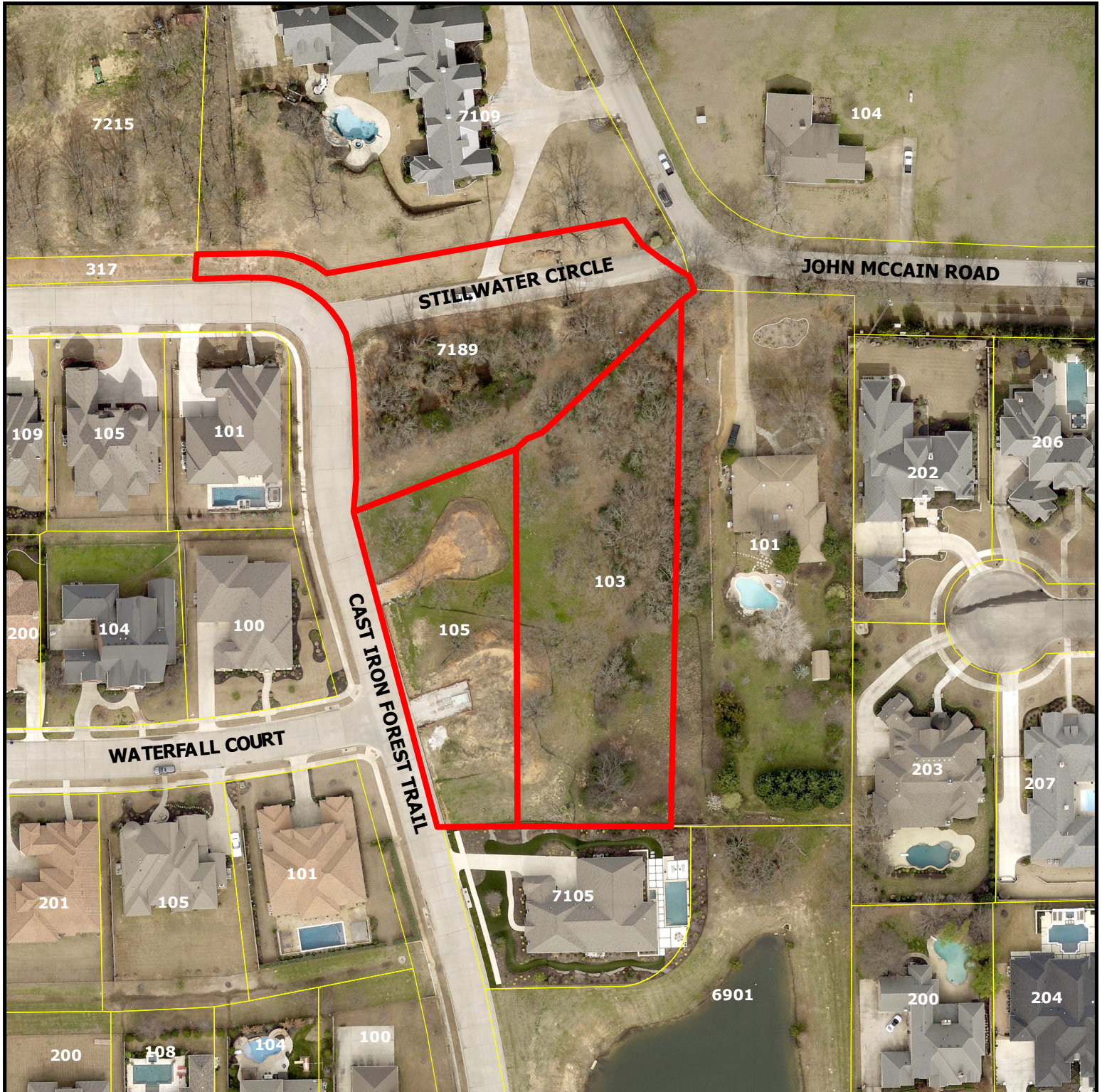
Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Grading Plan with Aerial
6. Civil Plans

7. Tree Mitigation Plans
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Letters of Opposition
12. Resolution R-21-4575

Aerial Map



PC20-006

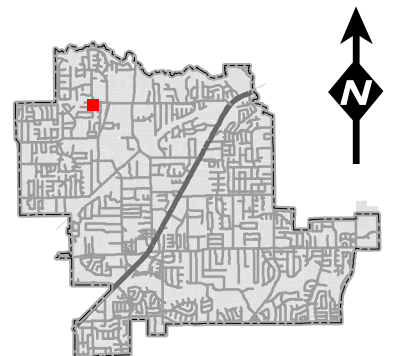
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

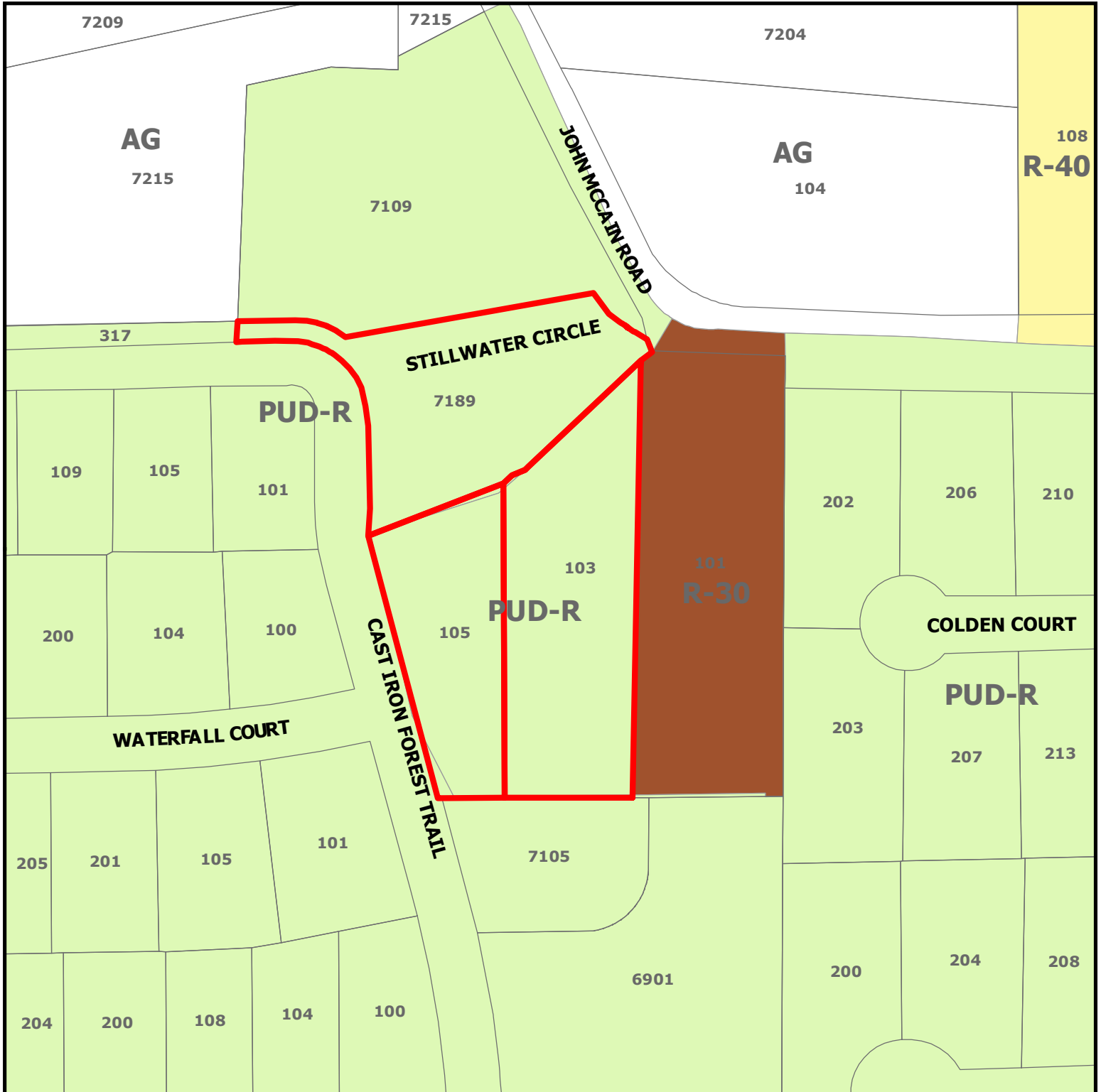
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Subject Property



Zoning Map



PC20-006

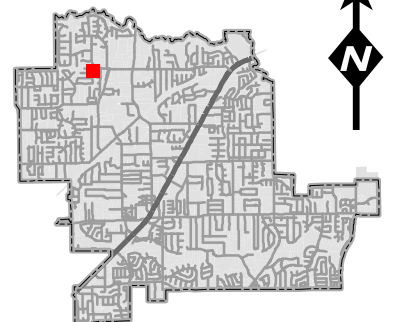
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

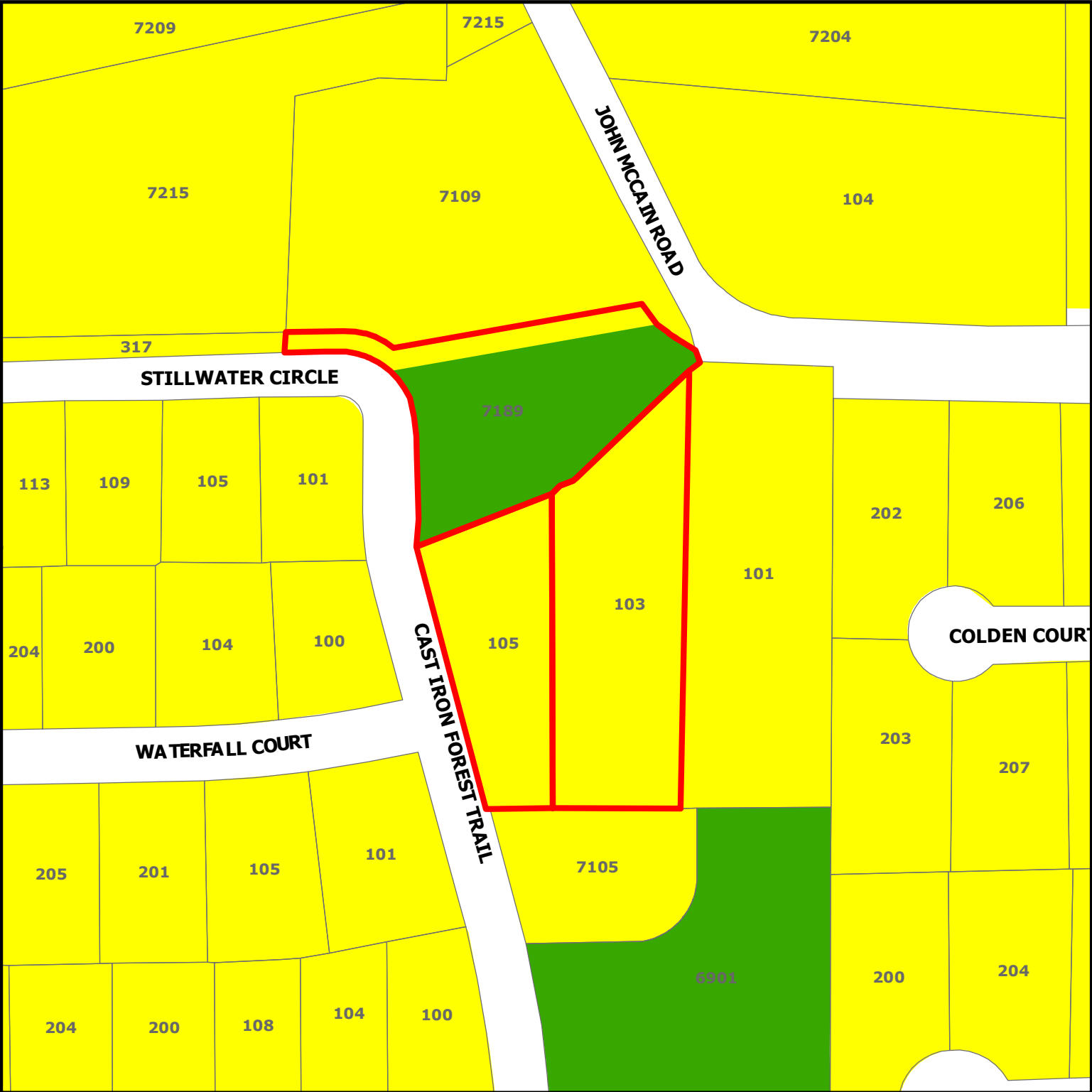
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Subject Property



Future Land Use Map

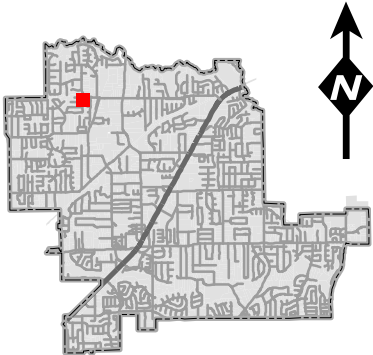


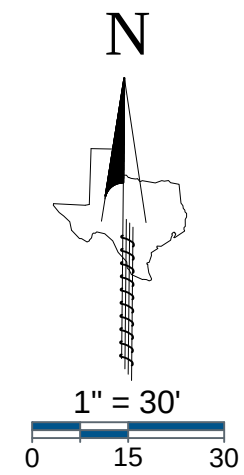
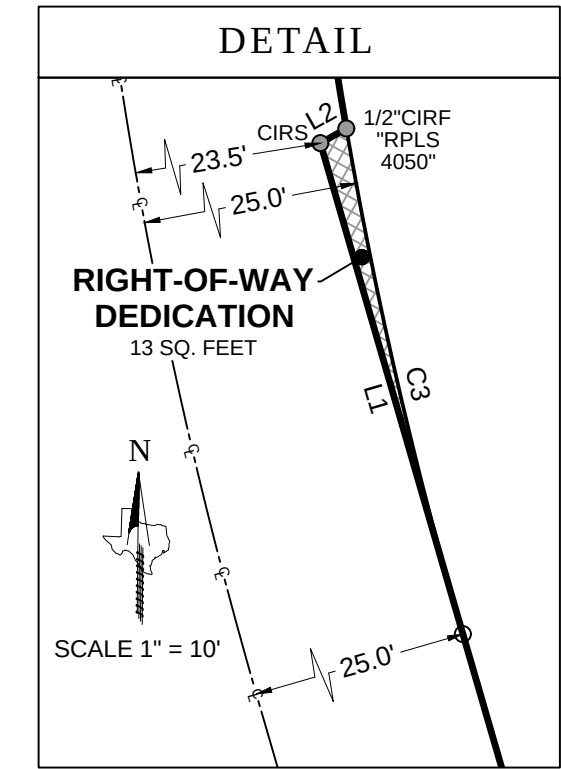
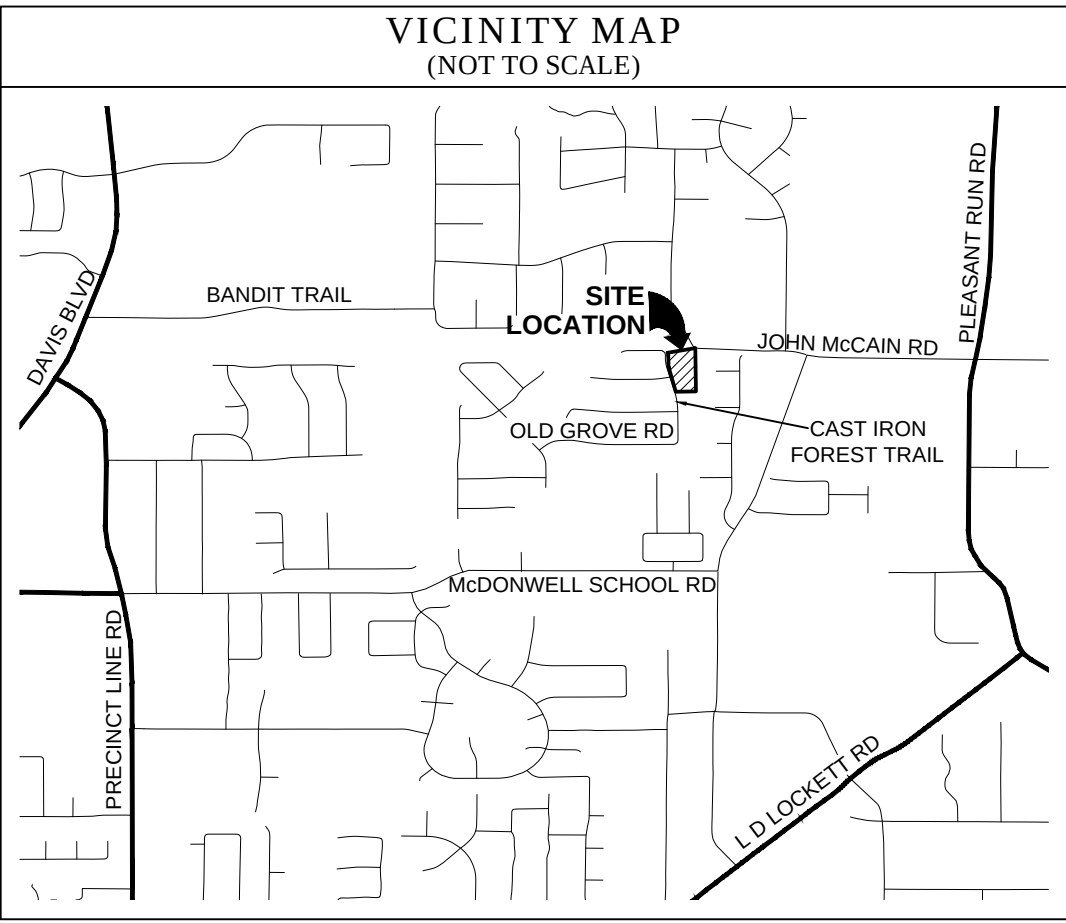
PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

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

-  Subject Property
-  Residential
-  Open Space; Parks





GENERAL NOTES

- The purpose of this plat is to reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of John McCain Road.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0095K.
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- UTILITY EASEMENTS:** Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
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LEGEND

PG = PAGE
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CAB = CABINET
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D.R.D.C.T. = DEED RECORDS,
DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	S 80°18'51" W	30.68'
L4	N 27°26'57" W	30.45'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
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PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, all of Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N60°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the beginning of a non-tangent curve to the right;

THENCE, leaving the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the right, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the beginning of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North line of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____
Authorized Agent Date

NAME: _____
Print name

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded
for any purpose and shall not be
used or viewed or relied upon as a
final survey document

Matthew Raabe, R.P.L.S. # 6402

Date

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1-3X, BLOCK 1 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Project

1912.003-01

Date

08/17/2020

Drafter

TAR



EAGLE SURVEYING, LLC

210 S. Elm Street, Suite: 104

Denton, TX 76201

(940) 222-3009

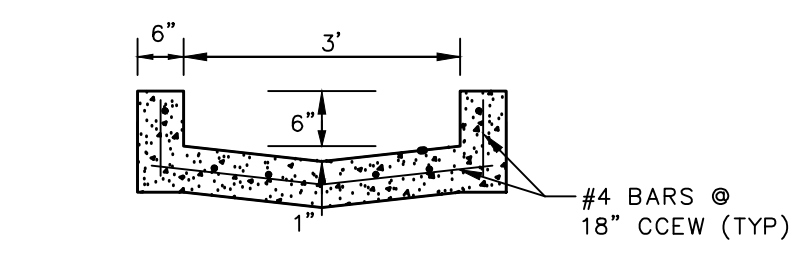
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite 104
Denton, TX 76201
(940) 222-3009

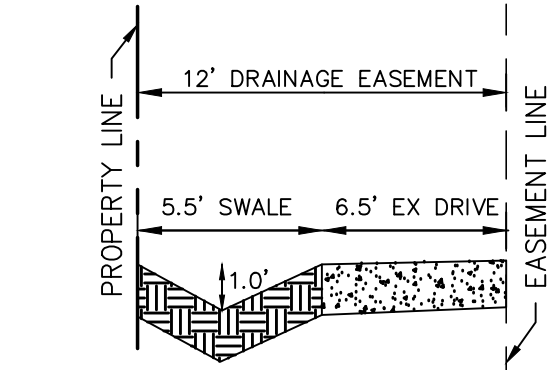
ENGINEER
Pape-Dawson Engineers, Inc.
One Ridgmar Centre
6500 West Fwy, Suite 700
Fort Worth, TX 76116
(817) 870-3668

OWNER
Toll Dallas TX, LLC
2557 Grapevine Parkway, Suite 100
Grapevine, TX 76051
(817) 329-8770

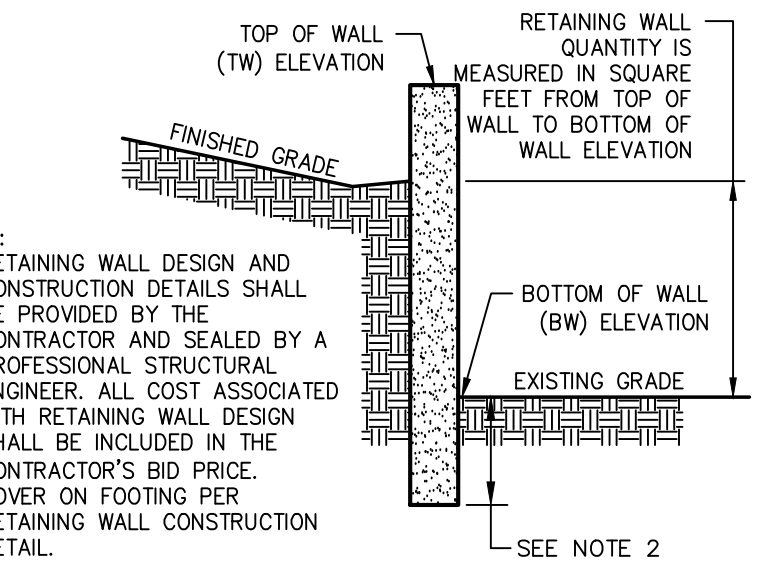
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FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



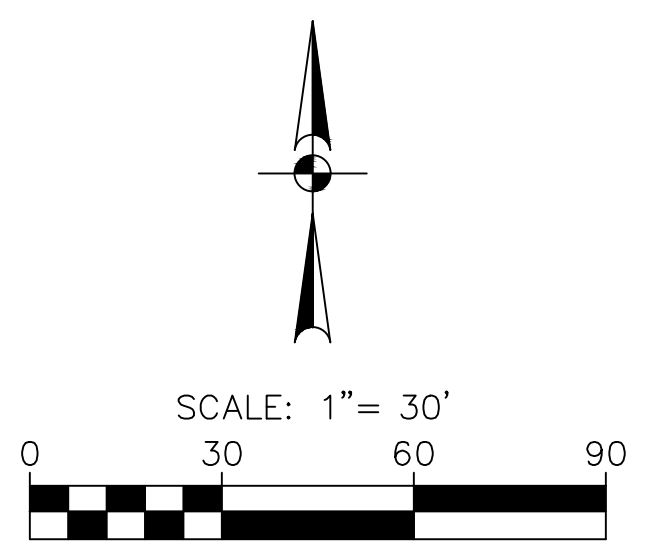
EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



RETAINING WALL GRADING DETAIL
NOT-TO-SCALE

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- FINISHED PAD
- FLOW LINE
- TOP OF WALL
- BOTTOM OF WALL
- SWALE FLOW LINE
- PROPOSED RETAINING WALL

GRADING NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. ACTUAL WALL AND SLOPE STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
- *ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHOULD BE AT LEAST OPTIMUM AND NOT EXCEEDING FIVE (5) PERCENTAGE POINTS ABOVE OPTIMUM.
- *LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698/ THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
- COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LOOSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
- GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
- CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
- INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR THE BUILDING PADS. FINAL BUILDING PAD GRADING, TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF BUILDING PAD, IN ALL SWALES, AND LOT CORNERS.
- CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
- NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.
- REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SAM ENGINEERING AND TESTING, L.P., PROJECT NO. 141GXK12, DATED AUGUST 21, 2012 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.
- * APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.

DATE

REVISION

NO.

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494 OCTOBER 12, 2020. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

PAPE-DAWSON ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FW, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION 4470

OLD GROVE - GRADING AND DRAINAGE

SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL

COLLEYVILLE, TEXAS

GRADING PLAN

JOB NO. 61233-01

DESIGNED MLM

DRAWN MLM

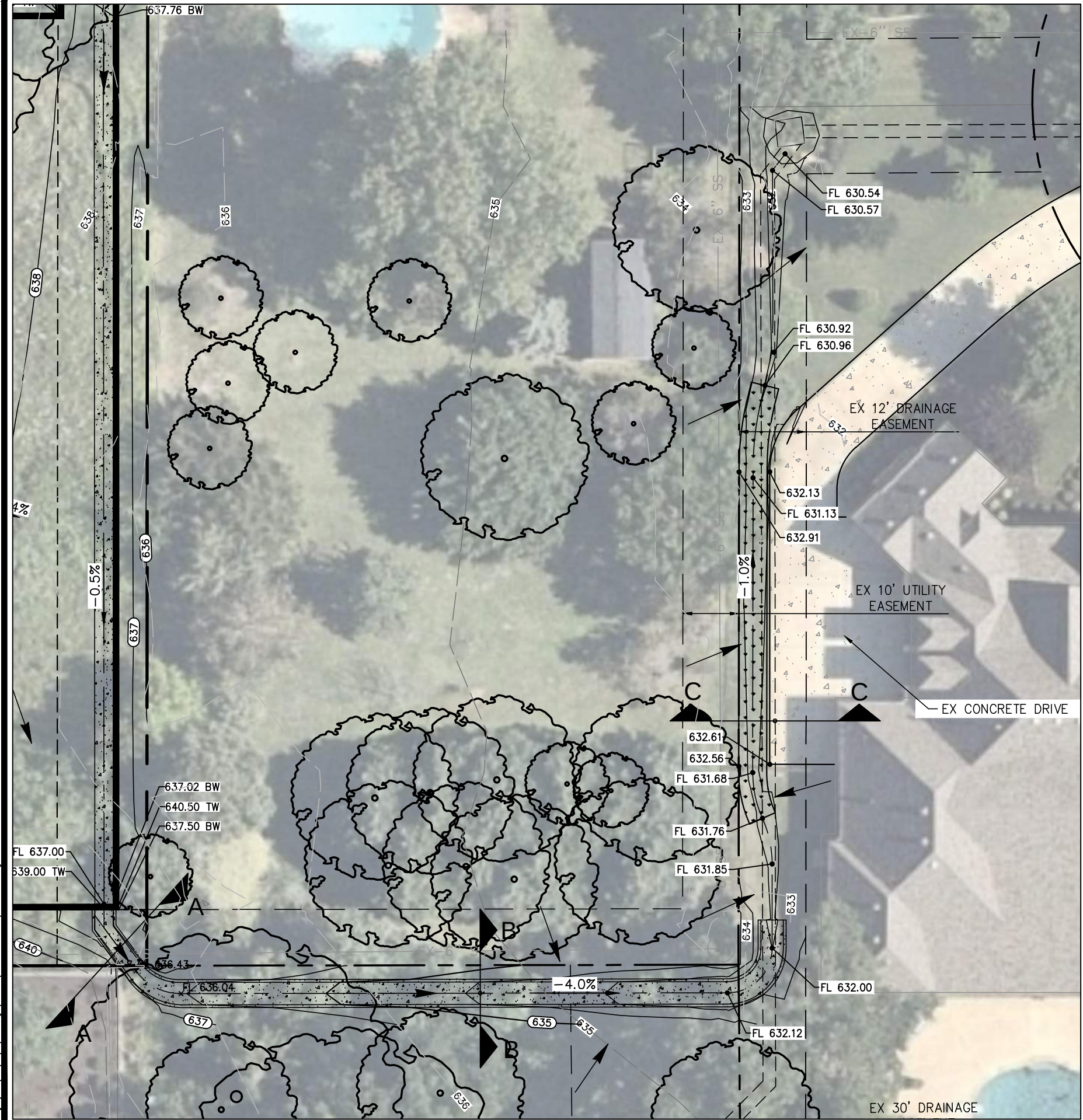
CHECKED CB

DATE OCTOBER 2020

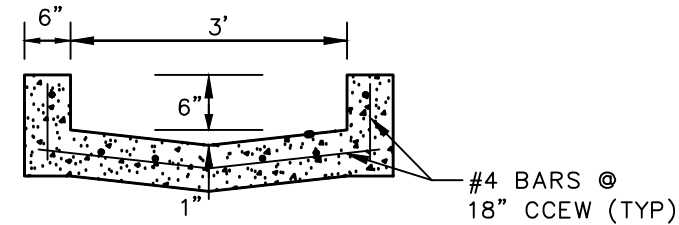
SHEET C4.0

CONSTRUCTION DOCUMENTS

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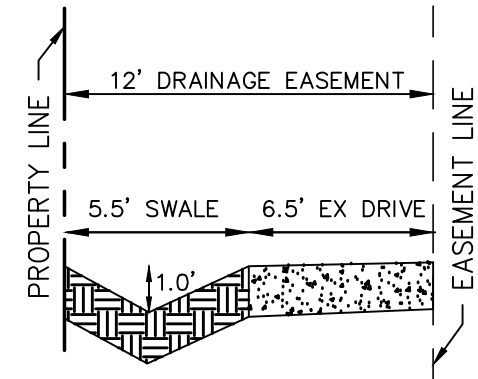


THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD-COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



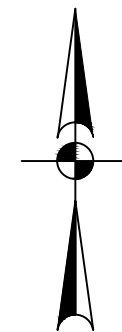
ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM
COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS
VERIFIED BY TESTING LABORATORY

FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



EARTHEN SWALE TO BE CONSTRUCTED WITH
LONGITUDINAL SLOPE OF 1% (MINIMUM) AND 4H:1V
SIDE SLOPE. SWALE ADJACENT TO EXISTING DRIVE
SHALL INSTALL GRASS-CRETE WHERE SIDE SLOPES
ARE 2H:1V (MAXIMUM).

EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



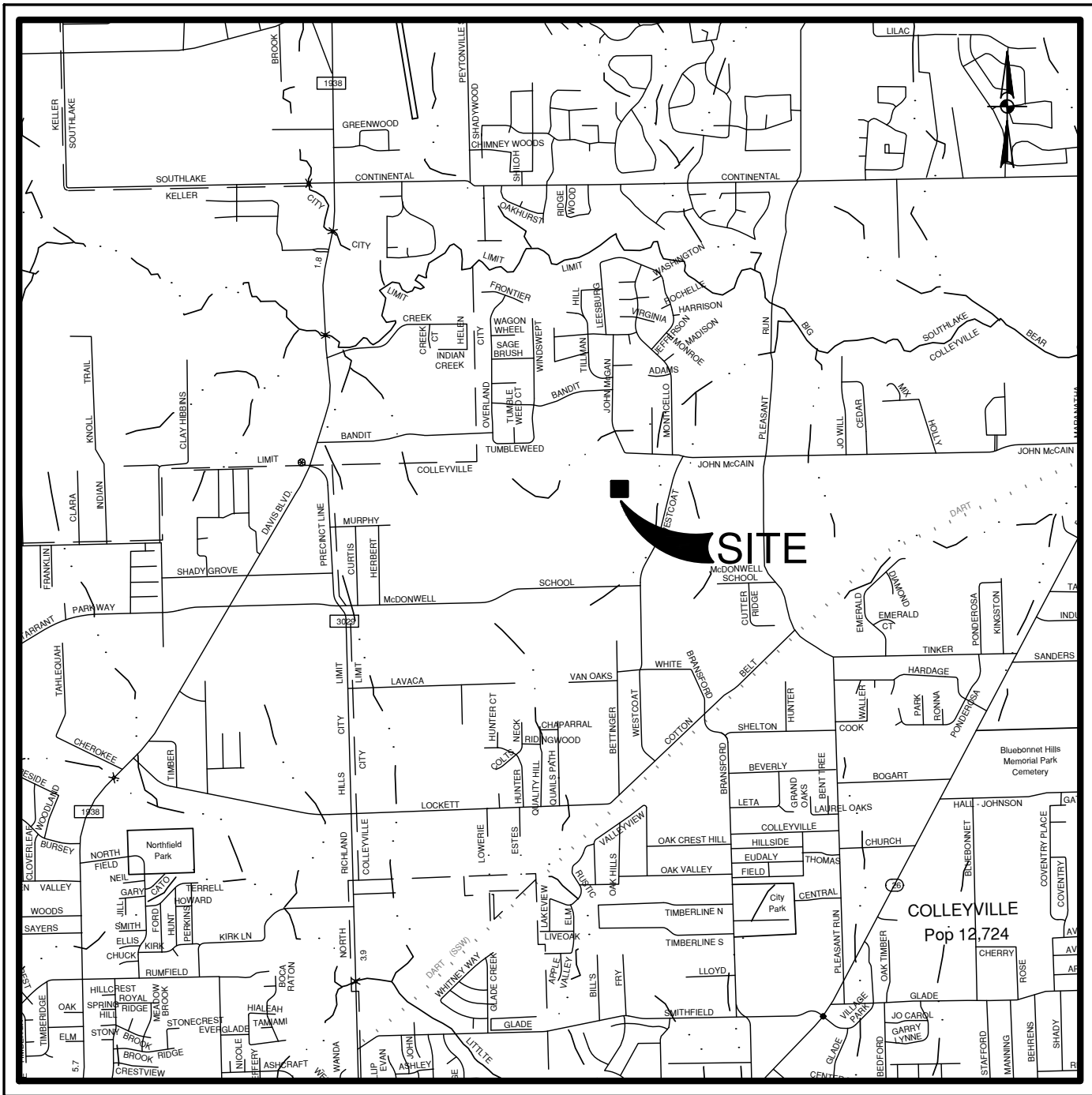
SCALE: 1" = 20'



OLD GROVE - GRADING AND DRAINAGE

COLLEYVILLE, TARRANT COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS



TOLL DALLAS TX, LLC
2555 SW GRAPEVINE PKWY, STE 100
GRAPEVINE, TEXAS 76051

OCTOBER 2020

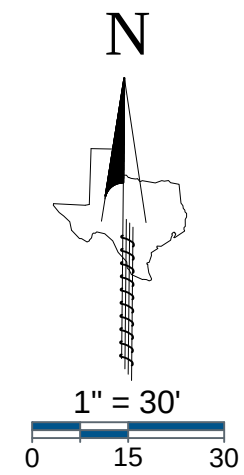
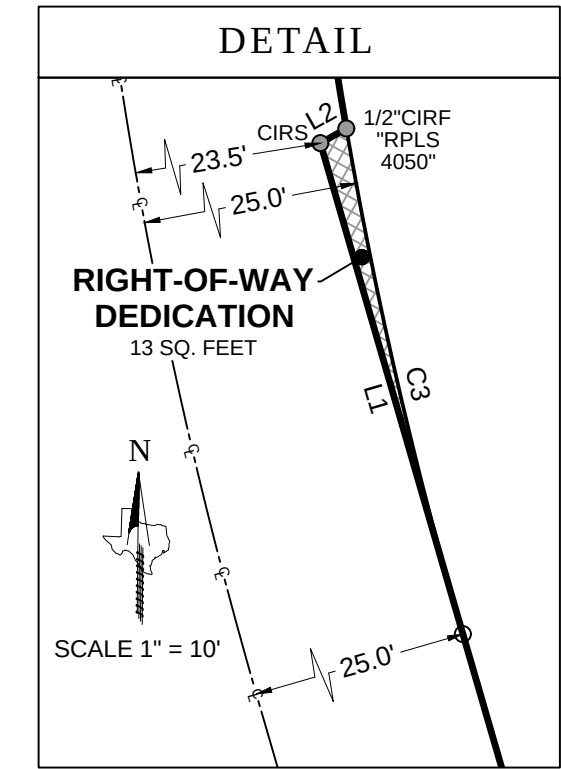
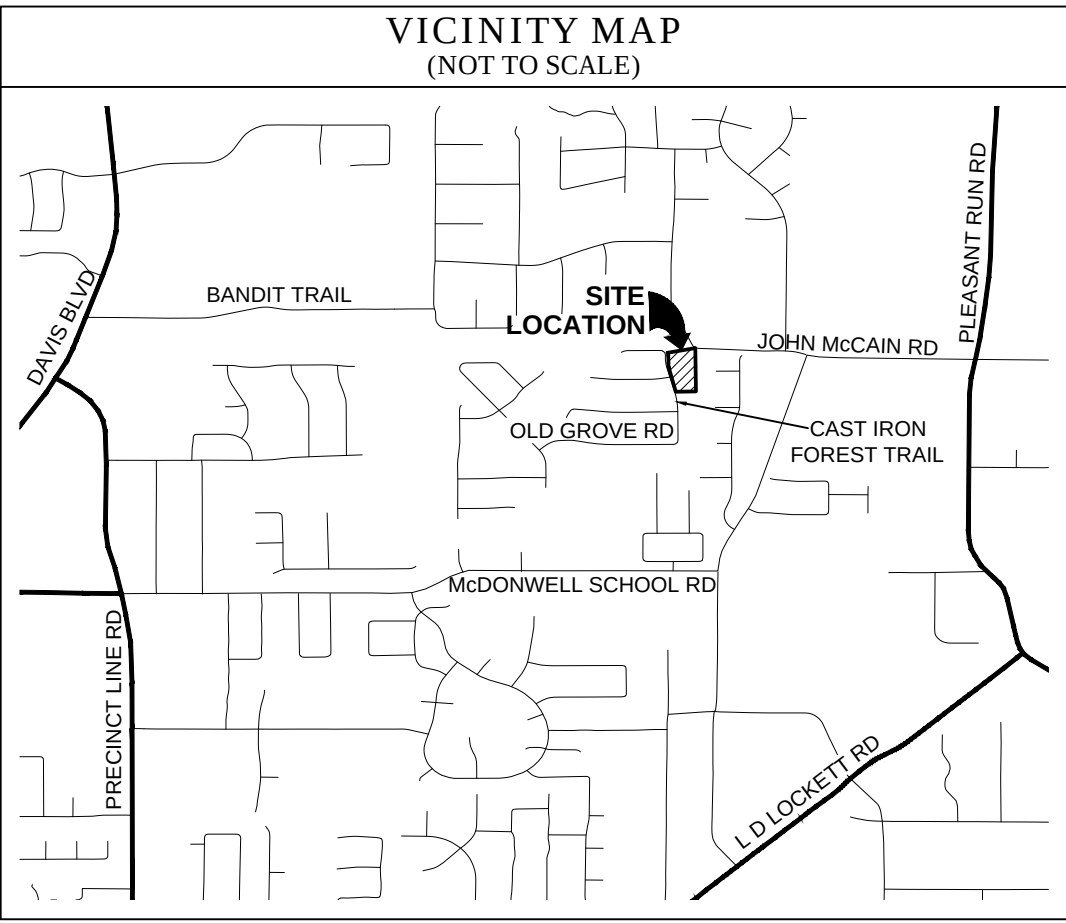


FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	C0.0
FINAL PLAN	C1.0
GENERAL NOTES	C2.0
SITE & UTILITY PLAN	C3.0
GRADING PLAN	C4.0
EXISTING DRAINAGE AREA MAP	C5.0
PROPOSED DRAINAGE AREA MAP	C5.1
DRAINAGE & DETENTION PLAN	C5.2
DRAINAGE & DETENTION CALCULATIONS	C5.3
EROSION CONTROL PLAN	C6.0
CONSTRUCTION DETAILS	C7.0

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Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

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Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, all of Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N60°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the beginning of a non-tangent curve to the right;

THENCE, leaving the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the right, having a radius of 75.00 feet, a chord bearing of N05°27'39"W, a chord length of 37.32 feet, a delta angle of 08°44'07", an arc length of 37.35 feet to a 1/2" iron rod with yellow plastic cap stamped "BEASLEY" found;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the beginning of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N80°18'50"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North line of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____
Authorized Agent _____ Date _____

NAME: _____
Print name _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

Date

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1-3X, BLOCK 1 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Date: Oct 12, 2020, 12:11pm User: D: mmaly
File: S:\projects\612133\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\CH-61213301.dwg

GENERAL CONSTRUCTION NOTES

1.

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYVILLE AND GOVERNED BY THE CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014), TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.
2.

A COPY OF THE COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE:
WWW.COLLEYVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDETAILS
3.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS.
4.

WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY, AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW.
5.

A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT. CONTACT NUMBER 817-503-1366.
6.

THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

UNDERGROUND FACILITY OWNER 811 (214) 869-8352
AT&T (214) 745-2964
AT&T TEXAS (CALL DIGTESS) (800) 344-8377
ATMOS ENERGY (817) 359-1313
CHARTER COMMUNICATIONS (817) 822-8745
CITY OF COLLEYVILLE (817) 748-8082
DIGTESS (LINE LOCATES) (800) 344-8377
SLEVEL (3) COMMUNICATIONS (877) 366-8344
ONCOR ELECTRIC DELIVERY (817) 215-6688
ONE SOURCE COMMUNICATIONS (817) 692-6042
TRI COUNTY ELECTRIC (817) 431-1541
VERIZON ENGINEERING (972) 578-3354
7.

WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE INSPECTOR AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
8.

ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
9.

THIS ITEM SHALL GOVERN THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE DIKES, ROCK BERMS, DIVERSION DIKES, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS. PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.
10.

THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, SPRINKLER SYSTEMS, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
11.

ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

12.

RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP ONE (1) RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE CITY AND SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF FINAL PAYMENT AND/OR INITIAL ACCEPTANCE LETTER.
13.

THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
14.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE OR AS DIRECTED BY THE CITY ENGINEER.
15.

THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.
16.

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM THE GENERAL CONTRACTOR, SUB-CONTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYVILLE STAFF.
17.

ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE

WATER IMPROVEMENTS

1.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.
2.

WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.
3.

ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY A OF COLLEYVILLE REPRESENTATIVE.
4.

FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.
5.

ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOG STD. SPECS. (SEE C1.7)WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.
6.

SERVICE LINE CONNECTORS, UNDER 2" SHALL BE CLASS K SOFT COPPER AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. ¾" TAPS AND SERVICE LINES ARE PROHIBITED.
7.

WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
8.

WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
9.

WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
10.

CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
11.

ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE SHALL BE PAINTED KEMULSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.
12.

ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMAC) NO BLOCK OUTS WILL BE ALLOWED.
13.

FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.
14.

WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.
15.

ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.
16.

FOR VALVES WITH OPERATING NUTS 6" BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).

SANITARY SEWER IMPROVEMENTS

1.

SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.
2.

PIPE SHALL HAVE CL. B (S-8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3.

AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.
4.

A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.
5.

CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
6.

RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.
7.

MANHOLES 10' IN DEPTH OR LESS SHALL BE 4FT IN DIAMETER. 10 FT. PLUS OR DROP MANHOLES SHALL BE 5FT. IN DIAMETER.
8.

ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.
9.

ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF COLLEYVILLE HAS APPROVED ALL TRENCH WORK.
10.

ALL MANHOLES SHALL BE VACUUMED TESTED.
11.

ANY SERVICE TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
12.

CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.

STORM DRAINAGE IMPROVEMENTS

1.

ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.
2.

BACKFILL SHALL BE ¾ TO 1" ROCK, 6" MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
3.

AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
4.

INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.
5.

ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
6.

NO PRE-CAST INLETS ARE ALLOWED.

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
GENERAL NOTES

JOB NO.	61233-01
DESIGNED	MLM
DRAWN	MLM
CHECKED	CB
DATE	OCTOBER 2020
SHEET	C2.0

PAPE-DAWSON
ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS

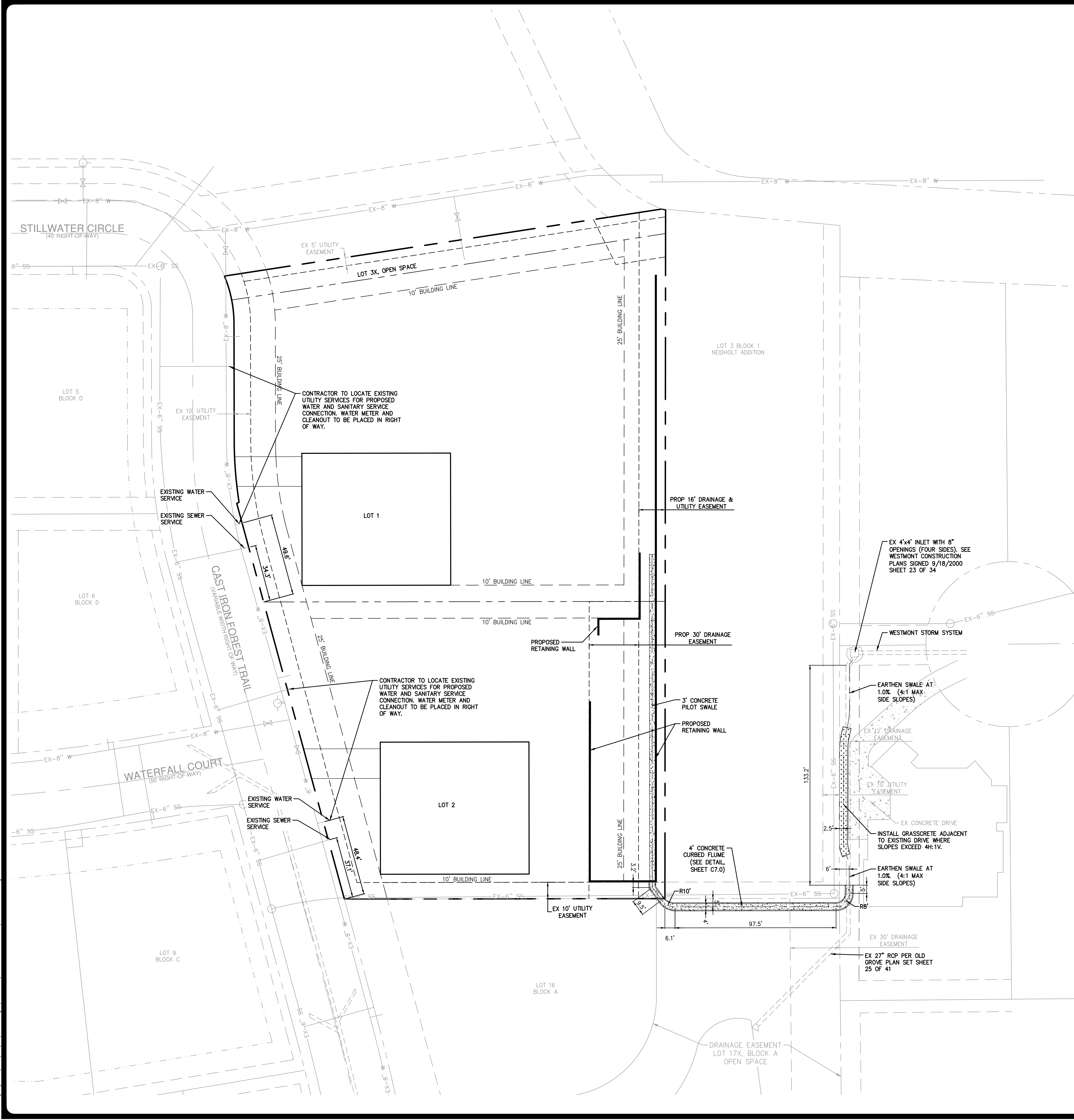
6800 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3688

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #479

NO.	REVISION	DATE

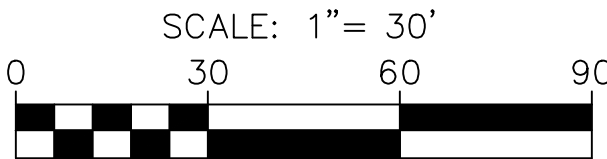
THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #12084
OCTOBER 12, 2020.
IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

Date: Oct 12, 2020, 12:11pm User ID: rmmay
File: S:\projects\61233\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\CP-6123301.dwg



UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

EX-W	EXISTING WATER LINE
EX-GV	EXISTING GATE VALVE
EX-FH	EXISTING FIRE HYDRANT
EX-SS	EXISTING SANITARY SEWER LINE
EX-SM	EXISTING SANITARY SEWER MANHOLE

NOTES

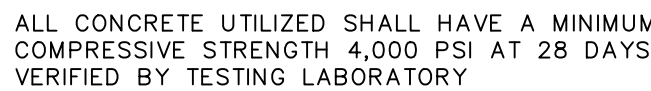
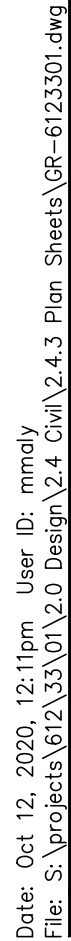
1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
3. THIS PLAN REFLECTS NO CONSTRUCTION OF PUBLIC WORKS OR SANITARY SEWER INFRASTRUCTURE. CONTRACTOR TO LOCATE EXISTING WATER AND SANITARY SEWER STUBS BUILT AS PART OF OLD GROVE PHASE 1. PREPARED BY GODWIN MARSHALL, DATED 3/21/2004.

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
SITE & UTILITY PLAN

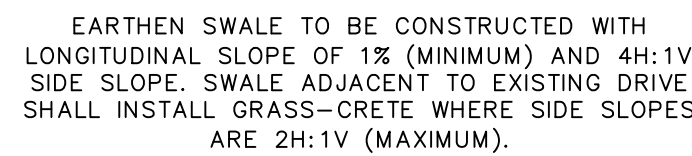
JOB NO.	61233-01
DESIGNED	MLM
DRAWN	MLM
CHECKED	CB
DATE	OCTOBER 2020
SHEET	C3.0

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
OCTOBER 12, 2020.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.

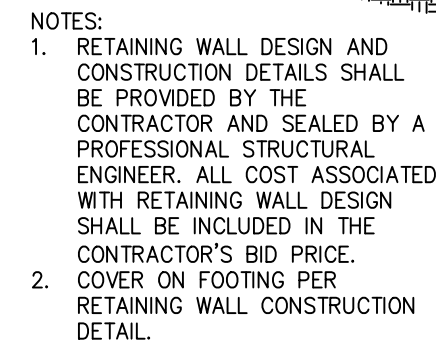
**PAPE-DAWSON
ENGINEERS**
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION #470



FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



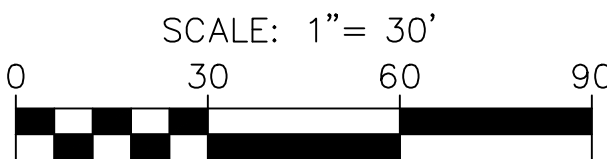
EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



RETAINING WALL GRADING DETAIL

NOT-TO-SCALE

- THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



	PROPOSED CONTOUR
	EXISTING CONTOUR
	FLOW ARROW
	FINISHED PAD
	FLOW LINE
	TOP OF WALL
	BOTTOM OF WALL
	SWALE FLOW LINE
	PROPOSED RETAINING WALL

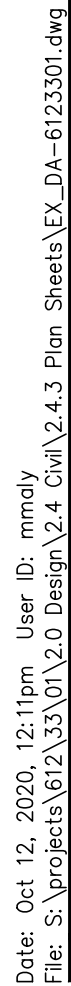
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PROVISIONS OUTLINED IN F.H.A. DATA SHEET 79G AND/OR THE SPECIFICATIONS PREPARED BY THE SOILS ENGINEER.

1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
 2. ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
 3. WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND DRAINAGE PURPOSES ONLY. ACTUAL WALL AND SLOPE STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
 4. *EARTH SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHOULD BE AT LEAST OPTIMUM AND NOT EXCEEDING FIVE (5) PERCENTAGE POINTS ABOVE OPTIMUM.
 5. *LUMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698/ THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
 6. COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LIFTES AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZE USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
 7. GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
 8. CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
 9. INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR THE BUILDING PADS. FINAL GRADING AND GRADING SHALL BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES. SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF BUILDING PAD, IN ALL SWALES, AND LOT CORNERS.
 10. CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
 11. NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.
 12. REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY S&B ENGINEERING AND TESTING, LP., PROJECT NO. 141CXBK12, DATED AUGUST 21 2012 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.
- * APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.

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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
GRADING PLAN

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C4.0



THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



- ## NOTES

1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS																	
Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	Notes
Onsite																	
1	0.38	0.30	0.11	15	3.90	0.44	4.86	0.55	5.53	0.63	6.46	0.74	7.20	0.82	7.98	0.91	Sheet flow to existing bar ditch
2	1.77	0.30	0.53	15	3.90	2.07	4.86	2.58	5.53	2.94	6.46	3.43	7.20	3.82	7.98	4.24	Sheet flow to Design Point A
3	0.05	0.30	0.02	15	3.90	0.06	4.86	0.07	5.53	0.08	6.46	0.10	7.20	0.11	7.98	0.12	Sheet flow to Cast Iron Forest Trail
Offsite																	
O1	0.42	0.30	0.13	15	3.90	0.49	4.86	0.61	5.53	0.70	6.46	0.81	7.20	0.91	7.98	1.00	Sheet flow to Design Point A
O2	0.41	0.60	0.25	15	3.90	0.96	4.86	1.20	5.53	1.36	6.46	1.59	7.20	1.77	7.98	1.96	Sheet flow to Design Point A

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VE - GRADING AND DRAINAGE

WATER CIRCLE AND CAST IRON FOREST TRAIL

COLLEYVILLE, TEXAS

EXISTING DRAINAGE AREA MAP

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C5.0



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-
- Diagram illustrating the components of a drainage area calculation:
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED DRAINAGE AREA
 - PROPOSED FLOW LINE
 - PROPOSED DRAINAGE FLOW DIRECTION
 - EXISTING STORM DRAIN
 - Drainage Area Calculation: $A = 1$, 1.00 ACRES

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2. DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS																	
Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	Notes
Onsite																	
1	0.38	0.30	0.11	15	3.90	0.44	4.86	0.55	5.53	0.63	6.46	0.74	7.20	0.82	7.98	0.91	Sheet flow to existing bar ditch
2	1.78	0.60	1.07	15	3.90	4.16	4.86	5.19	5.53	5.91	6.46	6.90	7.20	7.69	7.98	8.52	**Detained to existing conditions and routed to Design Point A via curved flume and earthen swale
3	0.04	0.30	0.01	15	3.90	0.05	4.86	0.06	5.53	0.07	6.46	0.08	7.20	0.09	7.98	0.10	Sheet flow to Cast Iron Forest Trail
Offsite																	
O1	0.42	0.30	0.13	15	3.90	0.49	4.86	0.61	5.53	0.70	6.46	0.81	7.20	0.91	7.98	1.00	Sheet flow to Design Point A via curved flume and earthen swale
O2	0.41	0.60	0.25	15	3.90	0.96	4.86	1.20	5.53	1.36	6.46	1.59	7.20	1.77	7.98	1.96	Sheet flow to Design Point A via earthen swale
**Designed in accordance with Section 14-170.M.1 and Section 14-170.O.1, of the City of Colleyville's Land Development Code, to convey developed flow (detained on-site to 4.23 cfs equivalent to existing conditions) to the permanent structure identified at Design Point A.																	

**Designed in accordance with Section 14-170.M.1 and Section 14-170.O.1, of the City of Colleyville's Land Development Code, to convey developed flow (detained on-site to 4.23 cfs equivalent to existing conditions) to the permanent structure identified at Design Point A.

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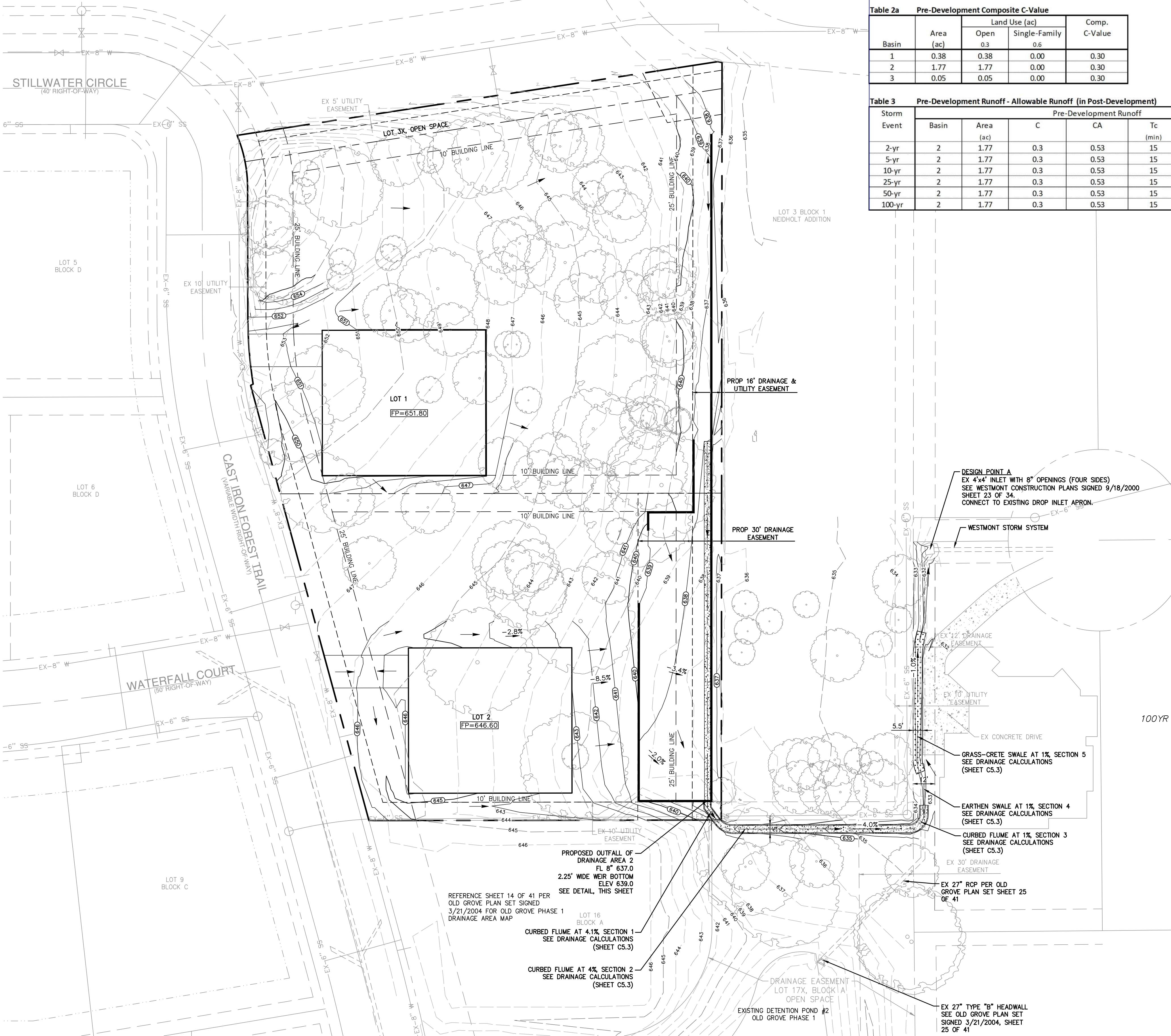
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DOVE - GRADING AND DRAINAGE
WATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
PROPOSED DRAINAGE AREA MAP

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C5.1

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Old Grove - Phase II at Cast Iron Forest Trail
Modified Rational Detention Pond

Table 1 Pre-Development Time of Concentration

Basin	Total Time (min)
1	15
2	15
3	15

Table 2a Pre-Development Composite C-Value

Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
1	0.38	0.38	0.00	0.30
2	1.77	1.77	0.00	0.30
3	0.05	0.05	0.00	0.30

Table 2b Post-Development Composite C-Value

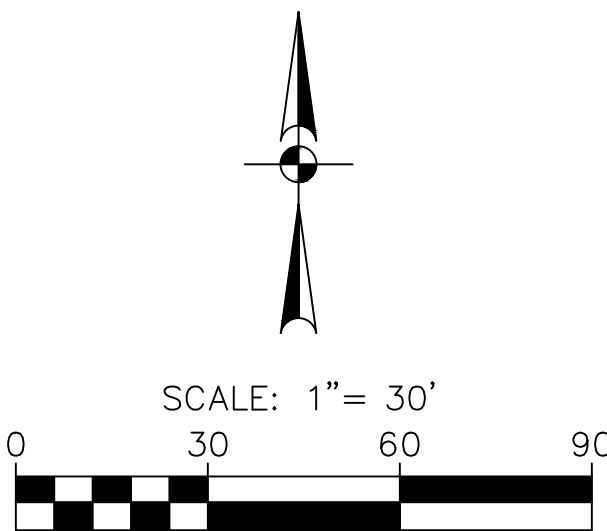
Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
1	0.38	0.38	0.00	0.30
2	1.78	0.00	1.78	0.60
3	0.04	0.04	0.00	0.30

Table 3 Pre-Development Runoff - Allowable Runoff (in Post-Development)

Storm Event	Basin	Area (ac)	Pre-Development Runoff				
			C	CA	Tc (min)	I (in/hr)	Qa (cfs)
2-yr	2	1.77	0.3	0.53	15	3.90	2.07
5-yr	2	1.77	0.3	0.53	15	4.86	2.58
10-yr	2	1.77	0.3	0.53	15	5.53	2.94
25-yr	2	1.77	0.3	0.53	15	6.46	3.43
50-yr	2	1.77	0.3	0.53	15	7.20	3.82
100-yr	2	1.77	0.3	0.53	15	7.98	4.24

UTILITY NOTE

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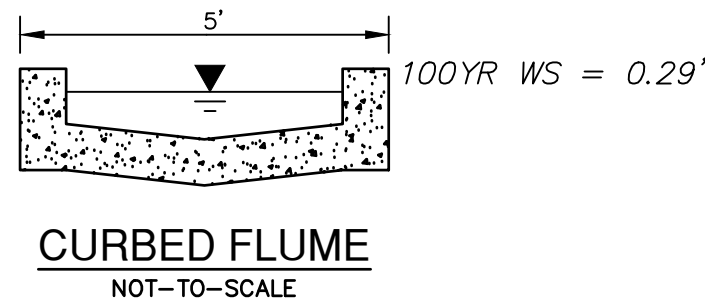


LEGEND

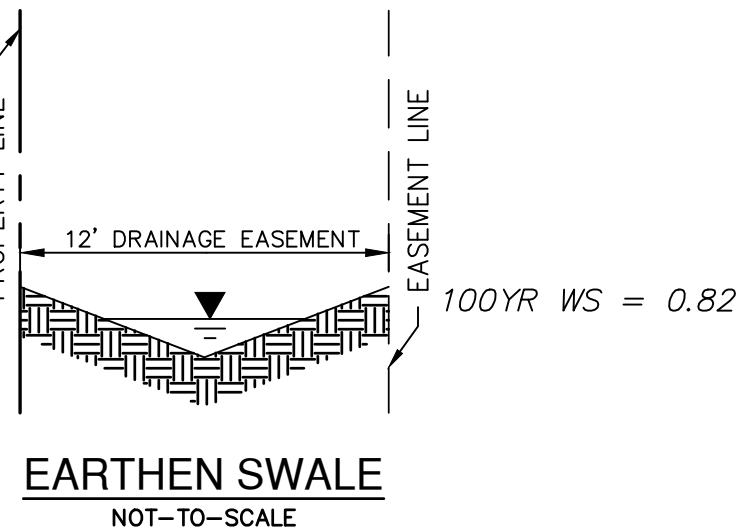
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA A-1 1.00 ACRES

NOTES

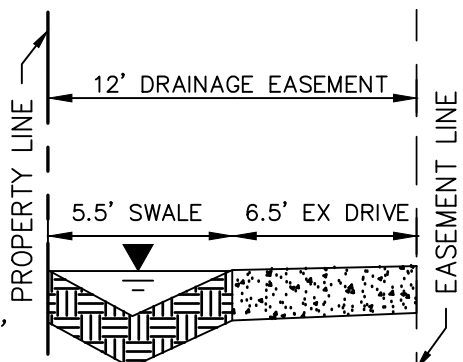
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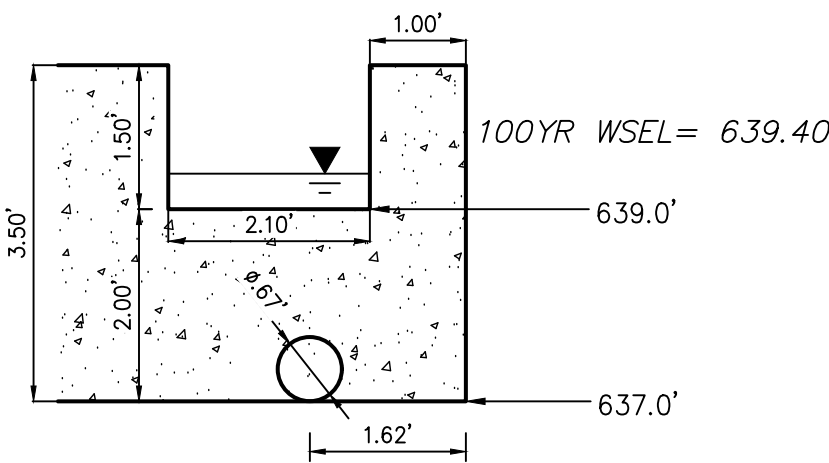
CURBED FLUME
NOT-TO-SCALE



EARTHEN SWALE
NOT-TO-SCALE

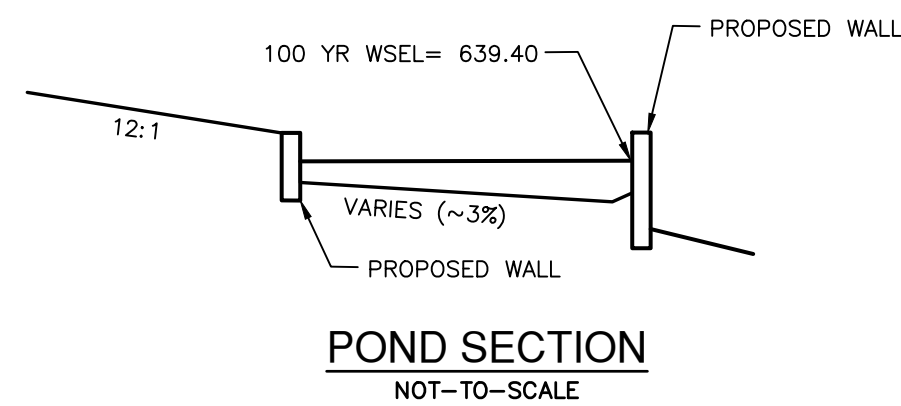


GRASS-CRETE SWALE
NOT-TO-SCALE



ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS VERIFIED BY TESTING LABORATORY

OUTFALL STRUCTURE DETAIL
NOT-TO-SCALE



POND SECTION
NOT-TO-SCALE

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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
DRAINAGE & DETENTION PLAN

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET **C5.2**

**Old Grove - Phase II at Cast Iron Forest Trail
Modified Rational Detention Pond**

Table 4 Post-Development Required Detention Volume (Vreq)

Storm Event	Basin	Area (ac)	Tc (min)	C	Qa (cfs)	Td (min)	Vprelim (cu ft)	P180 (in)	Ptd (in)	Vreq (cu ft)	Vreq (ac-ft)
2-yr	2	1.78	15	0.6	2.07	28.75	2,337	2.19	1.29	4,000	0.09
5-yr	2	1.78	15	0.6	2.58	32.98	3,172	2.95	1.76	5,300	0.12
10-yr	2	1.78	15	0.6	2.94	34.85	3,750	3.46	2.07	6,300	0.14
25-yr	2	1.78	15	0.6	3.43	36.30	4,519	4.19	2.49	7,600	0.17
50-yr	2	1.78	15	0.6	3.82	37.35	5,147	4.77	2.83	8,700	0.20
100-yr	2	1.78	15	0.6	4.24	38.55	5,837	5.44	3.22	9,800	0.22

Detention calculations in Table 4 from Section 1.5.2 of Hydrology iSWM Manual.

Table 5 **Elevation - Volume - Discharge Rating Curve**

Evolution (ft)	Area (ft ²)	Area (ac)	Volume (ac-ft)	Q (cfs)
637.0	0	0.00	0.00	0.00
637.5	1,215	0.03	0.01	0.69
638.0	3,753	0.09	0.04	1.37
638.5	5,800	0.13	0.09	1.82
639.0	6,458	0.15	0.16	2.17
639.5	7,897	0.18	0.24	4.78
640.0	9,635	0.22	0.34	9.25
640.5				

Table 6 **Outlet Structure**

Orifice	Diam (in)	8	# of Pipes		1
	Flow Line	637.00			
	Ke	0.6			
Weir1	Length (ft)	2.1	Bottom Elev	639.00	
	Height (ft)	1.50	Top Elev	640.50	
	Ke		Weir C	3.1	
Outfall	Diam (in)	8			
	Slope (ft/ft)	0.0100			
	Length (ft)	0.5			

Table 7 Proposed Detention Storage Volume

Storv Event	Qa (cfs)	Vreq		Design WSEL ¹ (ft)	Qout ² (cfs)	Qout / Qa	Vprovided ³	V / Vreq	Freeboard (ft)	Delta Qa-Qout (cfs)
		(cu ft)	(ac ft)							
2-yr	2.07	4,000	0.09	638.86	2.07	✓ 100.0%	0.14	✓153.4%	1.64	0.00
5-yr	2.58	5,300	0.12	639.08	2.58	✓ 100.0%	0.17	✓142.7%	1.42	0.00
10-yr	2.94	6,300	0.14	639.15	2.94	✓ 100.0%	0.18	✓127.8%	1.35	0.00
25-yr	3.43	7,600	0.17	639.24	3.43	✓ 100.0%	0.20	✓114.9%	1.26	0.00
50-yr	3.82	8,700	0.20	639.32	3.82	✓ 100.0%	0.21	✓106.6%	1.18	0.00
100-yr	4.24	9,800	0.22	639.40	4.23	✓ 100.0%	0.23	✓100.4%	1.10	0.00

Design Notes:

1. Design WSEL determined iteratively based on interpolation of Q_a against Q_{total} from Table 5.
2. Q_{out} calculated based on outlet structure hydraulic information in Table 6 and Design WSEL.
3. $V_{provided}$ determined by comparing Design WSEL against Elevation-Volume in Table 5.

Tarrant County

	Return Period							
	1	2	5	10	25	50	100	500
e	0.82169	0.81144	0.81423	0.79952	0.79381	0.78265	0.77982	0.69850
b	43.653	51.393	71.154	77.103	90.982	97.721	110.202	87.16
d	8	12	12	12	13	13	14	2
a	95.835	121.96	170.81	203.93	247.1	282.6	322.07	-
b	13.425	15.704	19.435	21.09	22.366	23.302	24.388	-

	e	b	d	a	b
1-yr	0.82169	43.653	8	95.835	13.425
2-yr	0.81144	51.393	9	121.96	15.704
5-yr	0.81423	71.154	12	170.81	19.435
10-yr	0.79952	77.103	12	203.93	21.09
25-yr	0.79381	90.982	13	247.1	22.366
50-yr	0.78265	97.721	13	282.6	23.302
100-yr	0.77982	110.202	14	322.07	24.388

Formulas from Section 1.5.2 of iSWM Criteria Manual:

$$T_d = \sqrt{\frac{2CAab}{Q_a}} - b$$

$$V_{\text{preliminary}} = 60 [CAa - (2CabAQ_a)^{1/2} + (Q_a/2) (b-t_c)]$$

$$V_{\text{max}} = V_{\text{preliminary}} * P_{180}/P_{td}$$

Curbed Flume Calculations																		
Label	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)	Bottom Width (ft)	Curb Height (in)	Discharge (ft³/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
Section 1	Manning Formula	0.013	0.0411	0.2	3	6	4.23	0.59	3.39	0.17	3	0.4	0.00458	7.19	0.8	1	2.86	Supercritical
Section 2	Manning Formula	0.013	0.0400	0.19	4	6	5.23	0.74	4.37	0.17	4	0.38	0.00429	7.07	0.77	0.95	2.87	Supercritical
Section 3	Manning Formula	0.013	0.0100	0.29	4	6	5.23	1.15	4.57	0.25	4	0.38	0.00429	4.55	0.32	0.61	1.5	Subcritical
Earthen Swale Calculations																		
Label	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)	Left Side Slope (ft/ft)	Right Side Slope (ft/ft)	Discharge (ft³/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
Section 4	Manning Formula	0.03	0.0100	0.82	4	4	7.2	2.69	6.76	0.4	6.56	0.73	0.01914	2.68	0.11	0.93	0.74	Subcritical
Section 5	Manning Formula	0.03	0.0100	0.99	2.5	2.5	7.2	2.44	5.32	0.46	4.94	0.88	0.01907	2.95	0.13	1.12	0.74	Subcritical

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ROVE - GRADING AND DRAINAGE
TITILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
DRAINAGE & DETENTION CALCULATIONS

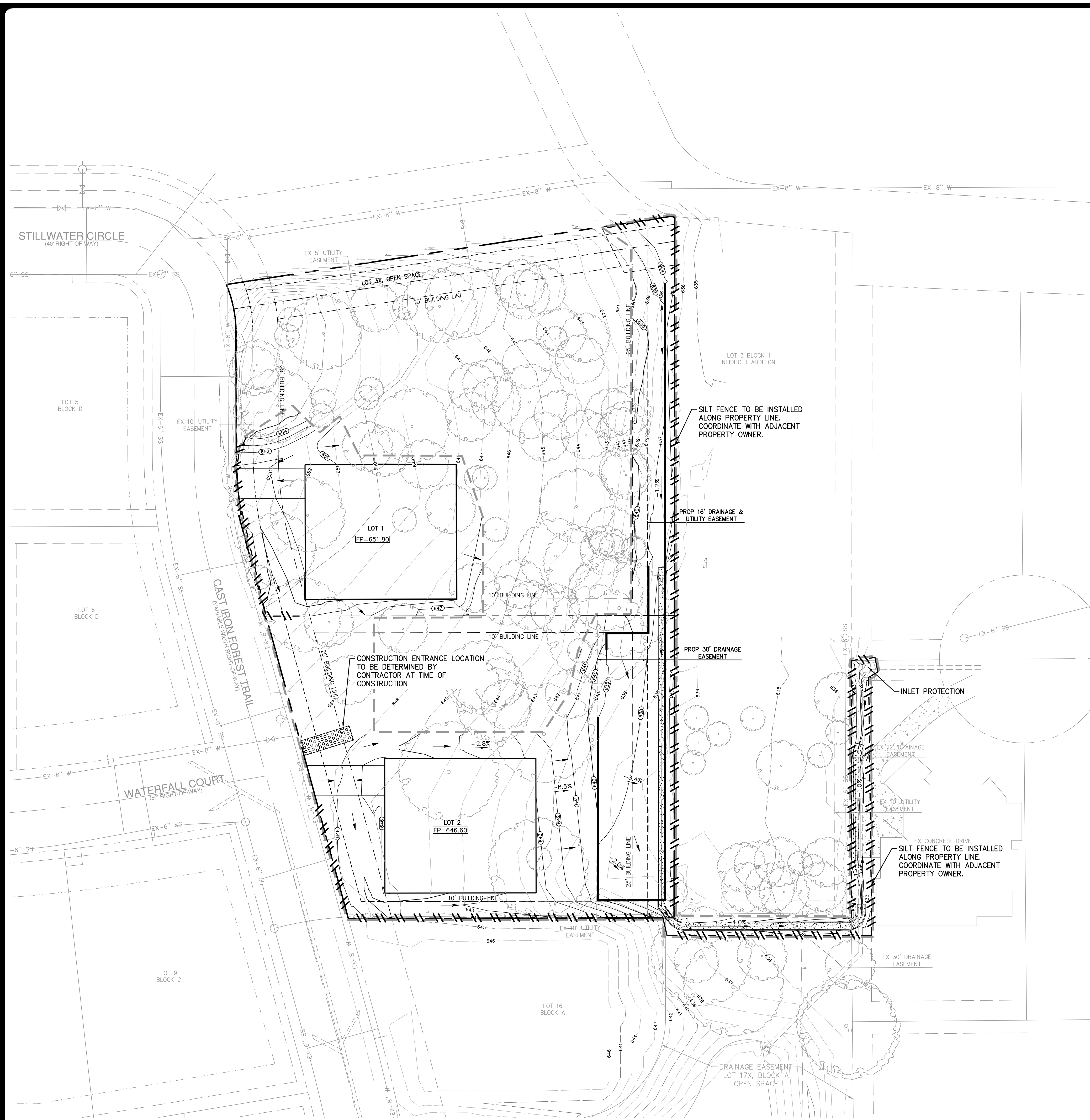
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DRAWN MLM
CHECKED CB
DATE OCTOBER 2020

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SHEET

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UTILITY NOTE

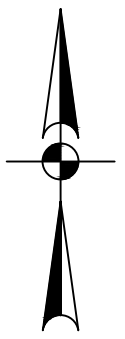
THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- TREE PROTECTION TO BE INSTALLED PER TREE SURVEY PLAN PROVIDED BY STUDIO 13 DESIGN GROUP AND SEALED JANUARY 2018. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY CHANGES OR FIELD OBSERVATIONS DIFFERING FROM THIS PLAN PRIOR TO CONSTRUCTION AND GRADING.

LEGEND

- 600--- EXISTING CONTOUR
- 678--- PROPOSED CONTOUR
- FLOW ARROW
- SILT FENCE
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE (SEE NOTE 2)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)



SCALE: 1" = 30'



EROSION & SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES AND ALL PERIMETER EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
- THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY OTHERS. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
- THE GENERAL CONTRACTOR, AS THE TCEQ DEFINES "OPERATOR," SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCIES OUTLINED IN THE TPDES GENERAL PERMIT AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE SWPPP) UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE GENERAL CONTRACTOR (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITIES RELATED TO EARTHWORK, EROSION CONTROL, ETC. OR WHICH UTILIZE POSSIBLE POLLUTANTS AS DEFINED IN THE TPDES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE SWPPP FOR THE PROJECT, AS WELL AS ALL THE TCEQ REQUIREMENTS SET FORTH IN THE TPDES GENERAL PERMIT.
- ADDITIONAL EROSION CONTROL DEVICES AND/OR ADJUSTMENT OF LOCATIONS FOR EROSION CONTROL MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AND/OR IN THE OPINION OF THE CITY INSPECTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER. THE ADDITION OR DELETION OF ANY EROSION CONTROL MEASURE MAY REQUIRE THAT THE SWPPP BE MODIFIED IN ACCORDANCE WITH THE TCEQ'S TPDES GENERAL PERMIT GUIDELINES.
 - EXCAVATION CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF SILT BARRIERS, CHECK DAMS, AND CONSTRUCTION ENTRANCE/EXIT.
 - UTILITY CONTRACTOR (WATER, SEWER & STORM DRAIN) TO BE RESPONSIBLE FOR INSTALLATION OF STAGE 1 AND STAGE 2 INLET PROTECTION.
 - OWNER TO BE RESPONSIBLE FOR SEEDING AND FINAL REMOVAL OF EROSION CONTROLS.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE AT THE END OF EACH DAY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS, INLETS, AND ADJACENT PROPERTY FROM EROSION DEPOSITS. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT OF WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS AND THE SWPPP.
- ALL EROSION CONTROL DEVICES TO BE INSPECTED, CLEANED, AND/OR REPLACED AFTER EACH STORM.
- USE OF ON-SITE FUEL STORAGE TANKS IS DISCOURAGED, HOWEVER, IF USED, THE PREVENTION OF HAZARDS TO THE GROUND WATER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR UTILIZING SAID STORAGE. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - HAZARDOUS WASTE MANAGEMENT.
- A CENTRALIZED PIT/WASH BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE TRUCK WASHING. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - CONCRETE WASTE MANAGEMENT.
- CONTRACTORS SHALL PARK, STORE EQUIPMENT AND MATERIALS AND SERVICE VEHICLES AT THE "PARKING AND STORAGE AREA". THE LOCATION OF SAID AREA IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AT ALL POINTS WHERE EQUIPMENT ENTERS OR LEAVES THE SITE. THE LOCATION OF SAME IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- EROSION CONTROLS TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLET OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY MEASURES, INCLUDING FLOOD DAMAGE WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE AT THE CONCLUSION OF ANY PROJECT. ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREGGED OF ANY SEDIMENT GENERATED BY THE PROJECT AS A RESULT OF EROSION CONTROL MEASURES.
- ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY PLANTED AND/OR SEEDED AND WATERED.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED AND AREAS WHERE FINAL GRADE HAS BEEN ACHIEVED SHALL BE PERMANENTLY PLANTED AND/OR SEEDED WITHIN 14 DAYS.
- PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN. AREAS BEYOND THE LIMITS OF THE LANDSCAPING PLAN (OR WHEN A LANDSCAPING PLAN DOES NOT EXIST) SHALL BE HYDROMULCHED WITH HIGHWAY MIX AND WATERED WITH TEMPORARY ABOVE GROUND IRRIGATION UNTIL THE VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY STORM SEWER INLETS AND PIPES, AND ALONG SILT FENCES, WITHIN 48 HOURS AFTER INSPECTIONS OF DEVICES REVEALS THE PRESENCE OF EXCESS SILTATION.
- SILT FENCES SHALL BE PLACED AROUND STOCKPILES USED ON THE SITE.
- THE CONTRACTOR SHALL MODIFY THIS PLAN TO SHOW LOCATIONS OF TEMPORARY WASHDOWN AREA, PORTABLE TOILETS, EQUIPMENT MAINTENANCE/REPAIR AREAS, STOCKPILE AREAS, FUEL STORAGE AREAS, ETC. AND POLLUTANT CONTROLS FOR EACH.

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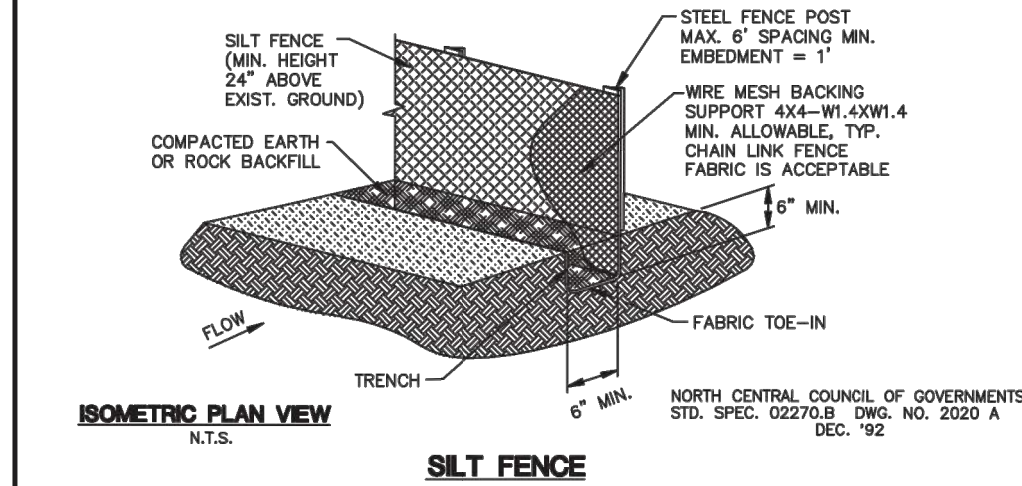
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TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION #470

**OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
EROSION CONTROL PLAN**

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET **C6.0**

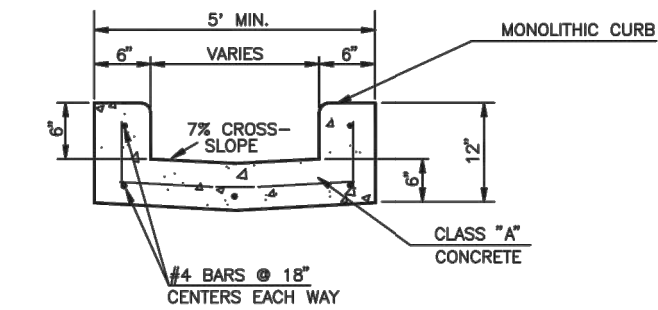
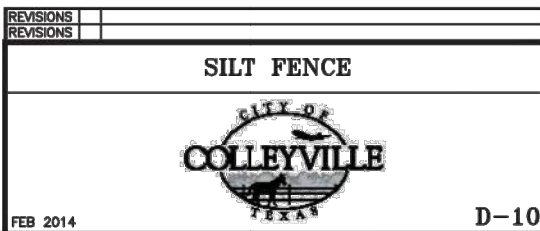
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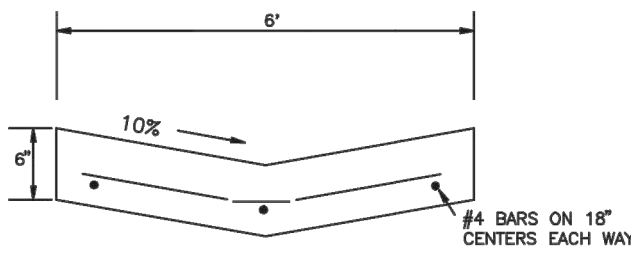


- SILT FENCE**
- GENERAL NOTES:
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN, (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
 3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 5. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

NORTH CENTRAL COUNCIL OF GOVERNMENTS
STD. SPEC. 02270.B DWG. NO. 2020 A
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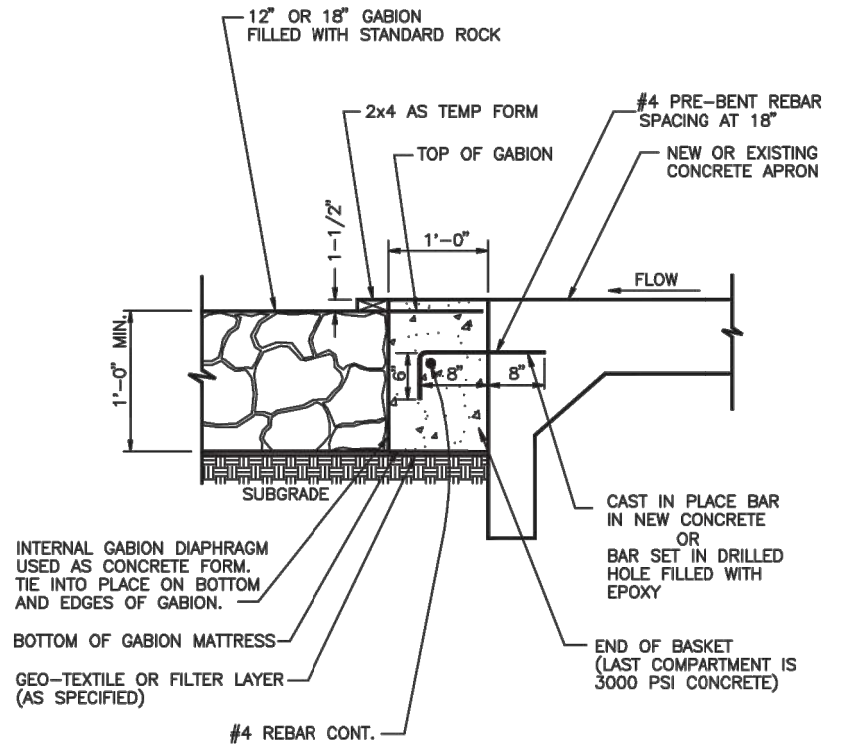


CONCRETE FLUME
NTS

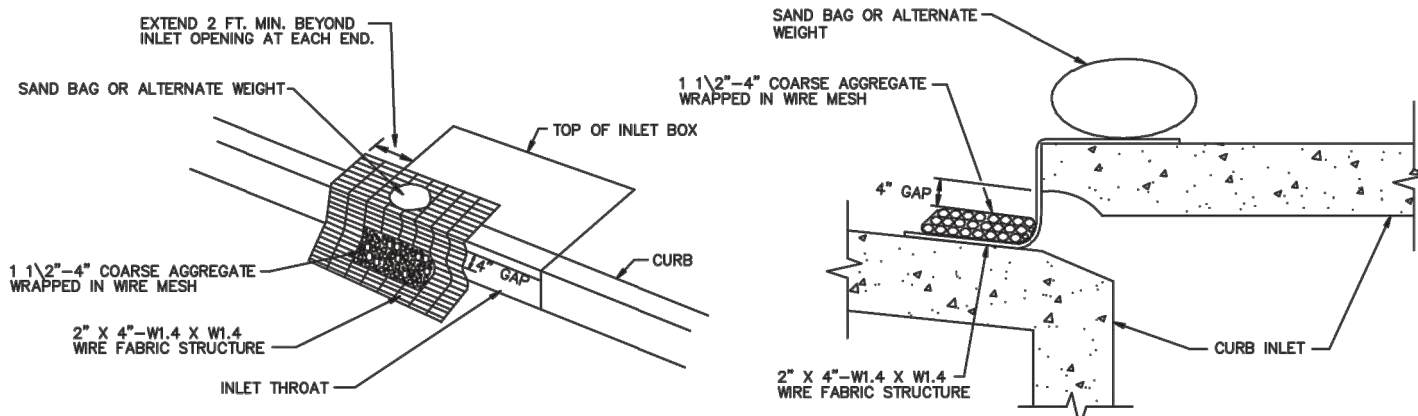


CURBS MAY BE OMITTED AND USE THE VALLEY SECTION WHEN OVERFLOW IS 10 CFS OR LESS OR WHEN FLOW CAN BE CONTAINED WITHIN THE CONCRETE SECTION.

ALTERNATE
NTS

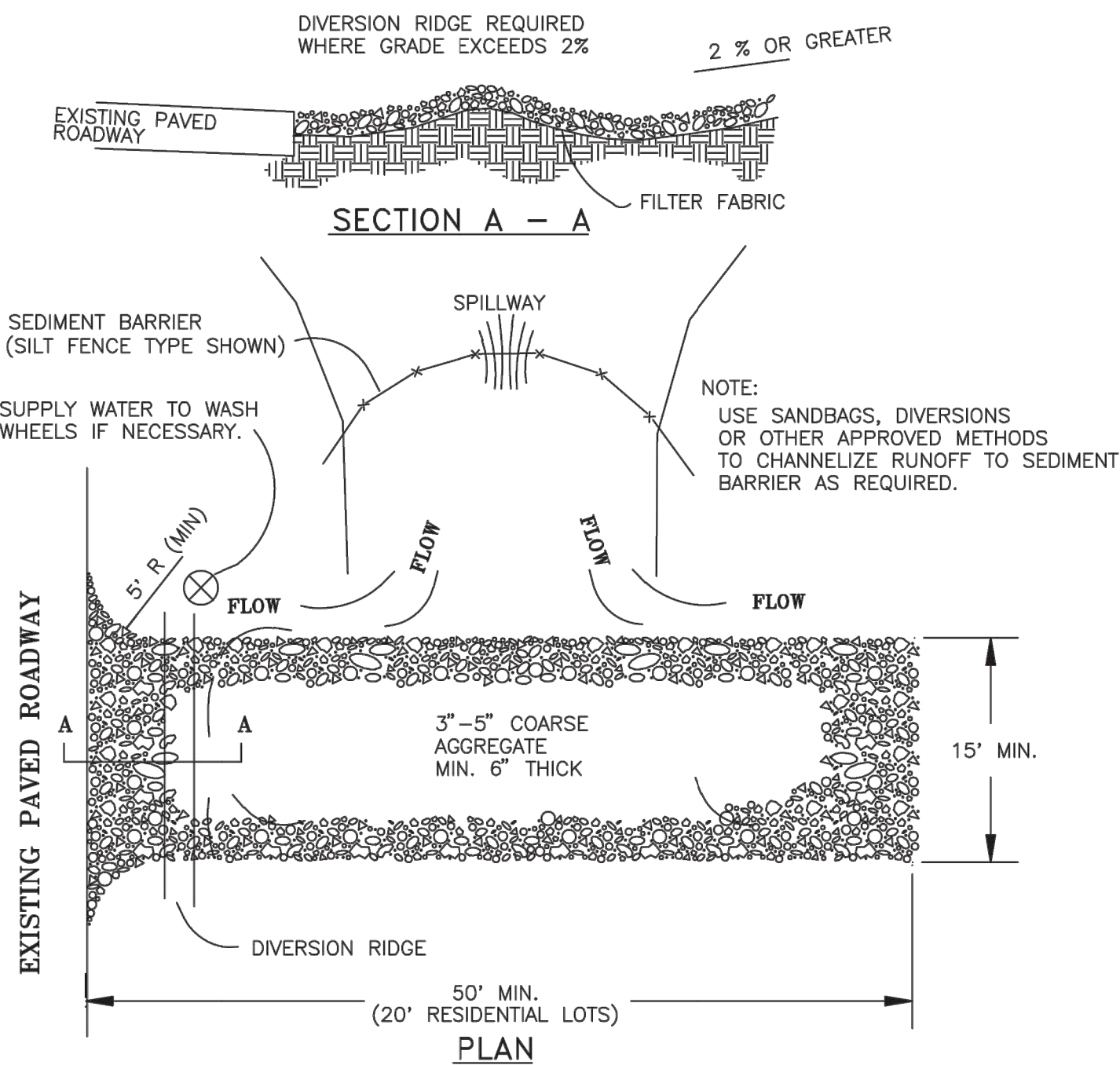
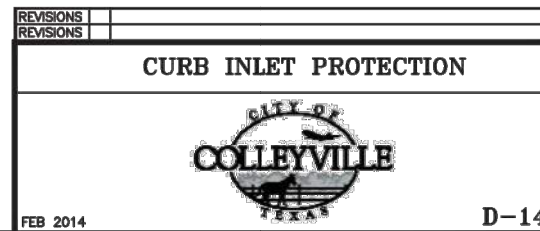


GABION MATTRESS TO CONCRETE ATTACHMENT DETAIL
NTS

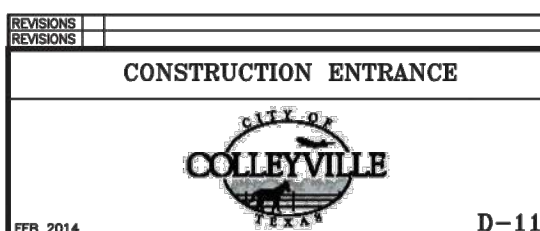


CURB INLET PROTECTION DETAIL
NOT TO SCALE

- NOTES:
1. WIRE MESH BACKING MUST BE OF SUFFICIENT STRENGTH TO SUPPORT STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
 2. STONE IS 3"-5" IN SIZE AND CLEAN.
 3. FORM THE WIRE FABRIC STRUCTURE TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN STONE WRAPPED IN WIRE MESH IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE STONES.
 4. THIS TYPE OF INLET PROTECTION MUST BE INSPECTED FREQUENTLY AND THE STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
 5. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT Dikes DIRECTING FLOW INTO INLET.
 6. CONSTRUCT SIMILAR TYPE STRUCTURE AT BACK OF PROPOSED CURB INLETS WITH OPEN BACKS.
 7. STONE WRAPPED IN WIRE MESH MUST BE SECURED TO THE WIRE BACKING WITH CLIPS OR HDG RINGS AT THIS LOCATION.
 8. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
 9. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
 10. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.



TEMPORARY STONE CONSTRUCTION
ENTRANCE / EXIT
N.T.S.



UTILITY NOTE

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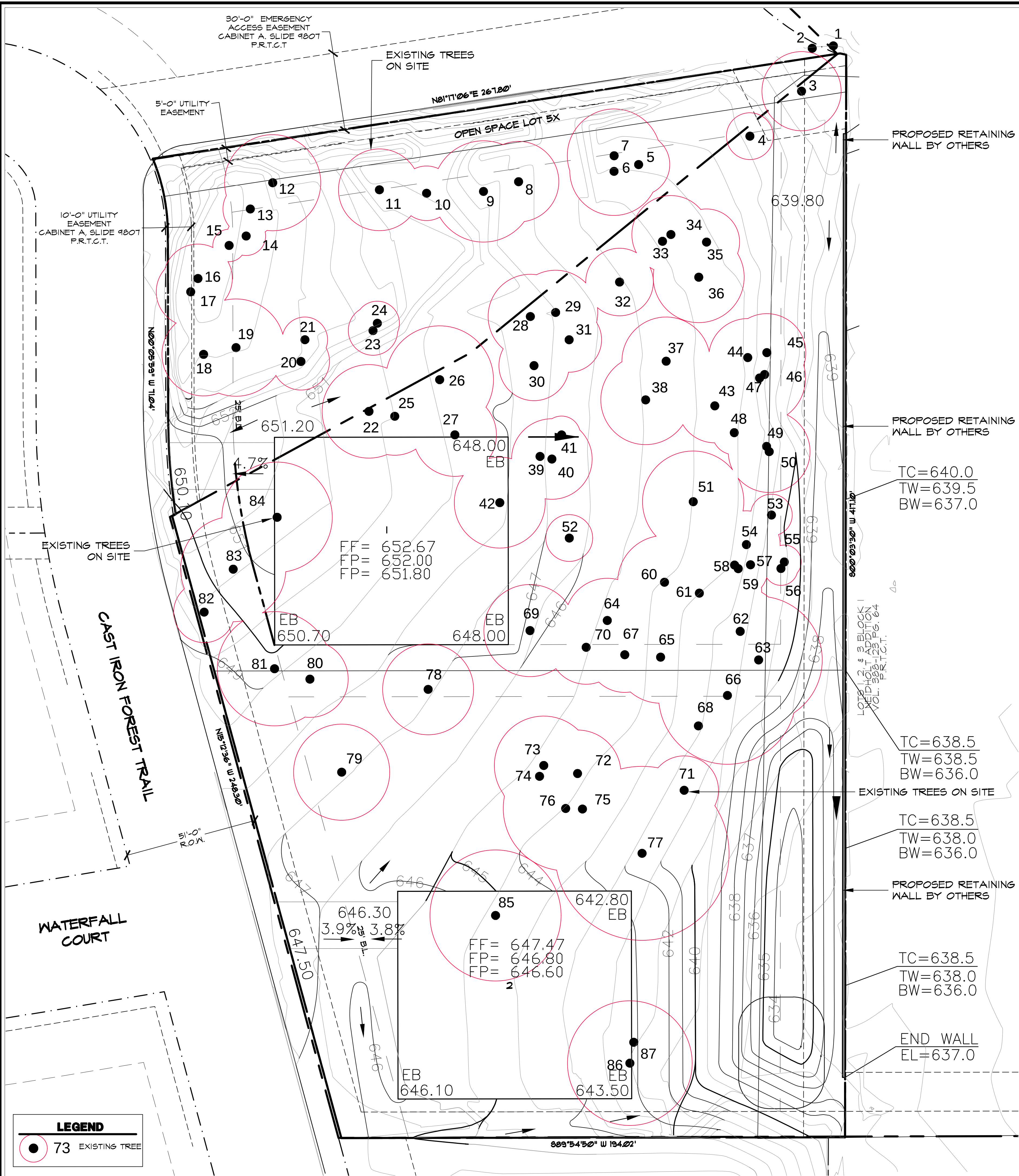
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ENGINEERS**

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6800 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION 4470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYSVILLE, TEXAS
CONSTRUCTION DETAILS

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C7.0

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EXISTING TREE COVERAGE

- TOTAL PROPERTY AREA = 95,724SF
- TOTAL CANOPY COVERAGE ON SITE = 44,870SF

1

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REES
1971
January 10, 2018

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

TREE SURVEY

Tree Survey Plan

Old Grove, Ph. 2

City Colleyville, Tarrant County, Texas

PLAN REVIEW REVISIONS	BY	DATE
1	MRH	7-5-2018

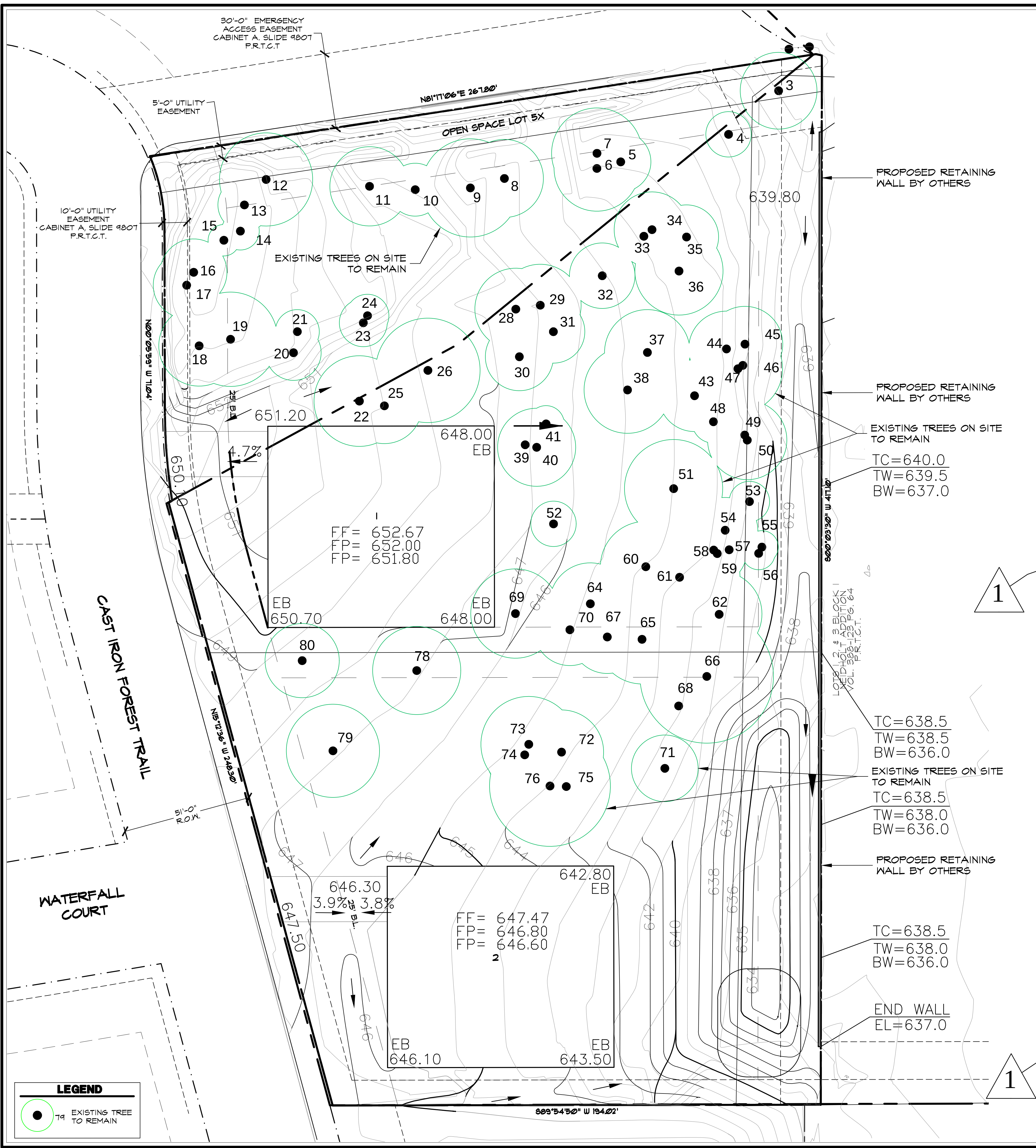
PROJECT

TBI013

SHEET

TR1 of 3

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Old Grove, Ph. 2 Colleyville, Texas							
TR. NO.	SIZE	COMMON NAME	SCIENTIFIC NAME	STATUS	EXEMPT / NON- EXEMPT	REMOVE / REMAIN	LOCATION
1	0	Post Oak	Quercus Stellata	Poor - Unilateral - Cavity - Canopy Dieback	Exempt	Remain	Off Site - NE Corner
2	0	Post Oak	Quercus Stellata	Good Condition	Exempt	Remain	Off Site - NE Corner
3	15.25	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Open Space Lot 5X
4	9	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
5	12	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
6	17	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
7	18	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
8	15.5	Post Oak	Quercus Stellata	Wire in Trunk	Non-Exempt	Remain	Lot 1
9	19.5	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
10	10.5	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
11	15.75	Cedar Elm	Ulmus Crassifolia	Good Condition	Non-Exempt	Remain	Lot 1
12	18.5	Post Oak	Quercus Stellata	75% Dead - Canopy Dieback	Exempt	Remain	Lot 1
13	10.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
14	7.5	Post Oak	Quercus Stellata	Poor - Vines - Canopy Dieback	Exempt	Remain	Lot 1
15	6.25	Post Oak	Quercus Stellata	Poor - Vines	Non-Exempt	Remain	Lot 1
16	13.25	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Non-Exempt	Remain	Lot 1
17	13.25	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
18	16	Post Oak	Quercus Stellata	OK	Exempt	Remain	Lot 1
19	18.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
20	11	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
21	8.75	Easter Red Cedar	Juniperus Virginiana	OK	Exempt	Remain	Lot 1
22	16	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
23	9.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
24	8.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
25	15	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
26	20.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
27	16	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1 - Building Pad
28	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
29	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
30	13.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
31	12.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
32	13	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
33	9	Easter Red Cedar	Juniperus Virginiana	Poor - Understory - Leaning	Exempt	Remain	Lot 1
34	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
35	12.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
36	17.5	Post Oak	Quercus Stellata	Slight Canopy Dieback	Non-Exempt	Remain	Lot 1
37	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
38	17.25	Post Oak	Quercus Stellata	OK - Vines	Non-Exempt	Remain	Lot 1
39	8.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
40	15.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
41	7.25	Gum Bumelia	Sideroxylon Lanuginosum	Understory	Non-Exempt	Remain	Lot 1
42	17.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1 - Building Pad
43	14.25	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
44	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
45	15	Post Oak	Quercus Stellata	Poor - Understory - Leaning - Cavity	Exempt	Remain	Lot 1
46	15.5	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Exempt	Remain	Lot 1
47	17.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Vines	Exempt	Remain	Lot 1
48	8.5	Mexican Plum	Prunus Mexicana	Understory	Exempt	Remain	Lot 1
49	14	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
50	15.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
51	19.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
52	9	Chinaberry	Melia Azedarach	Cavity	Exempt	Remain	Lot 1
53	8	Mexican Plum	Prunus Mexicana	Poor	Non-Exempt	Remain	Lot 1
54	13	Post Oak	Quercus Stellata	Canopy Dieback	Non-Exempt	Remain	Lot 1
55	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
56	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
57	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
58	9.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remain	Lot 1
59	11.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remain	Lot 1
60	18	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
61	24	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
62	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
63	24.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
64	25	Post Oak	Quercus Stellata	Poor - Cavity - Canopy Dieback	Exempt	Remain	Lot 1
65	17.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
66	26.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 2
67	14.5	Post Oak	Quercus Stellata	Poor - Cavity - Canopy Dieback	Exempt	Remain	Lot 1
68	10	Hackberry	Celtis Occidentalis	OK	Exempt	Remain	Lot 2
69	17.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
70	14.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
71	13.25	Chinaberry	Melia Azedarach	Canopy Dieback	Exempt	Remain	Lot 2
72	16.75	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remain	Lot 2
73	19	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
74	15.5	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remain	Lot 2
75	12.75	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remain	Lot 2
76	24	Post Oak	Quercus Stellata	Poor - Cavity	Exempt	Remain	Lot 2
77	33.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Wind Damage	Exempt	Remain	Lot 2
78	17.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
79	18.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
80	14.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 2
81	22	Post Oak	Quercus Stellata	Poor - Dying - Cavity - Lightning Damage - Ants	Exempt	Remove	Lot 1
82	11.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
83	20.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
84	21.25	Post Oak	Quercus Stellata	Poor - Wind Damage	Exempt	Remove	Lot 1 - Building Pad
85	25.25	Post Oak	Quercus Stellata	Canopy Dieback - Ants	Exempt	Remove	Lot 2 - Building Pad
86	24	Pecan	Carya Illinoensis	OK	Non-Exempt	Remove	Lot 2 - Building Pad
87	9	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 2 - Building Pad

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES (on-site)	NUMBER OF EXEMPT TREES REMOVED	CALIPER INCHES EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	CALIPER INCHES NON-EXEMPT TO BE REMOVED	REPLACEMENT TREES TO BE PLANTED (1" CALIPER)
Post Oak	71	1110	8	158.5	0	0	0
Blackjack Oak	0	0	0	0	0	0	0
Live Oak	0	0	0	0	0	0	0
Bald Cypress	0	0	0	0	0	0	0
Chinaberry	2	22.25	0	0	2	0	0
Persimmon	0	0	0	0	0	0	0
Cottonwood	0	0	0	0	0	0	0
Loblolly Pine	0	0	0	0	0	0	0
Mulberry	0	0	0	0	0	0	0
Gum Bumelia	1	7.25	0	0	1	24	8
Pecan	1	24	0	0	1	24	8
Easter Red Cedar	2	17.75	0	0	0	0	0
Cedar Elm	1	15.75	0	0	0	0	0
Lacebark Elm	0	0	0	0	0	0	0
Hackberry	7	62.5	1	9	0	0	0
American Elm	0	0	0	0	0	0	0
Total	85	1259.5	9	167.5	3	24	8

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CANOPY COVERAGE SF (on-site)	NUMBER OF EXEMPT TREES REMOVED	SQUARE FEET EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	SQUARE FEET NON-EXEMPT TO BE REMOVED	NUMBER OF TREES SAVED/SQUARE FEET
Total	85	44,870	9	10,014	3	1,810	73 / 33,293
% of Total				22.3%		4.0%	74.3%

CANOPY COVERAGE

TOTAL EXISTING TREE CANOPY COVERAGE ON SITE - 46.8%

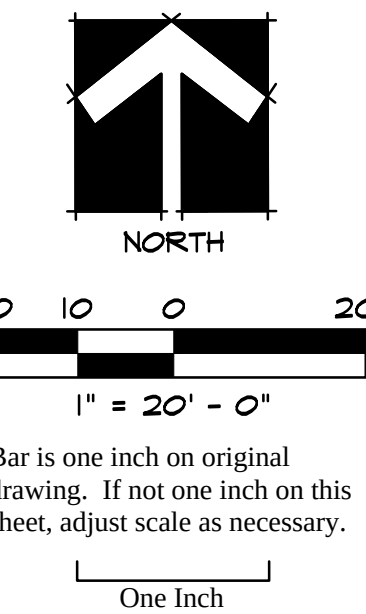
- TOTAL CANOPY COVERAGE 44,870sf
- TOTAL SITE 45,729sf

TOTAL TREE CANOPY COVERAGE REQUIRED TO BE PRESERVED - 50%

TOTAL TREE CANOPY BEING PRESERVED - 33,243sf 74.3%

EXISTING TREE COVERAGE PRESERVATION REQUIREMENTS

- TOTAL PROPERTY AREA = 45,729sf
- TOTAL CANOPY COVERAGE ON SITE = 44,870sf
46.8% CANOPY COVERAGE ON SITE
50% MIN. CANOPY COVERAGE TO BE PRESERVED
74.3% OF EXISTING CANOPY COVERAGE REMAINING



TREE SURVEY

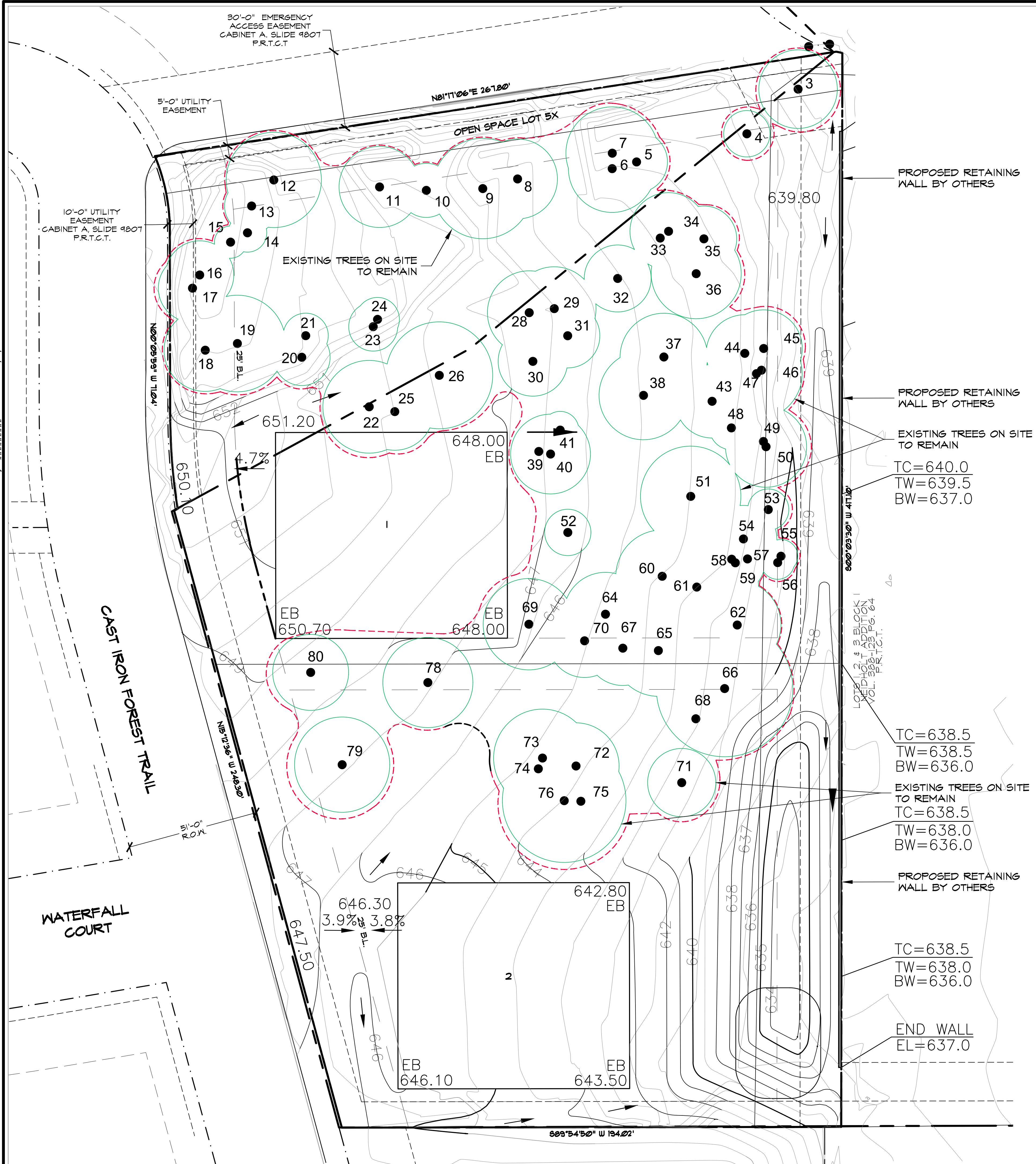
Tree Mitigation Plan

Old Grove, Ph. 2

City Colleyville, Tarrant County, Texas

DATE	BY	PLAN REVIEW REVISIONS	REVISOR	REVISIONS PER CIVIL CHANGES	#	PROJECT	SHEET
7-5-2018	MH				1	TBI013	TR2 of 3

Drawing: \\Studio13\main\Users Shared\Folders\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR.dwg Saved By: Matthew Save Time: 7/5/2018 12:05 PM Plotted by: ##### Plot Date: 7/5/2018 2:59 PM

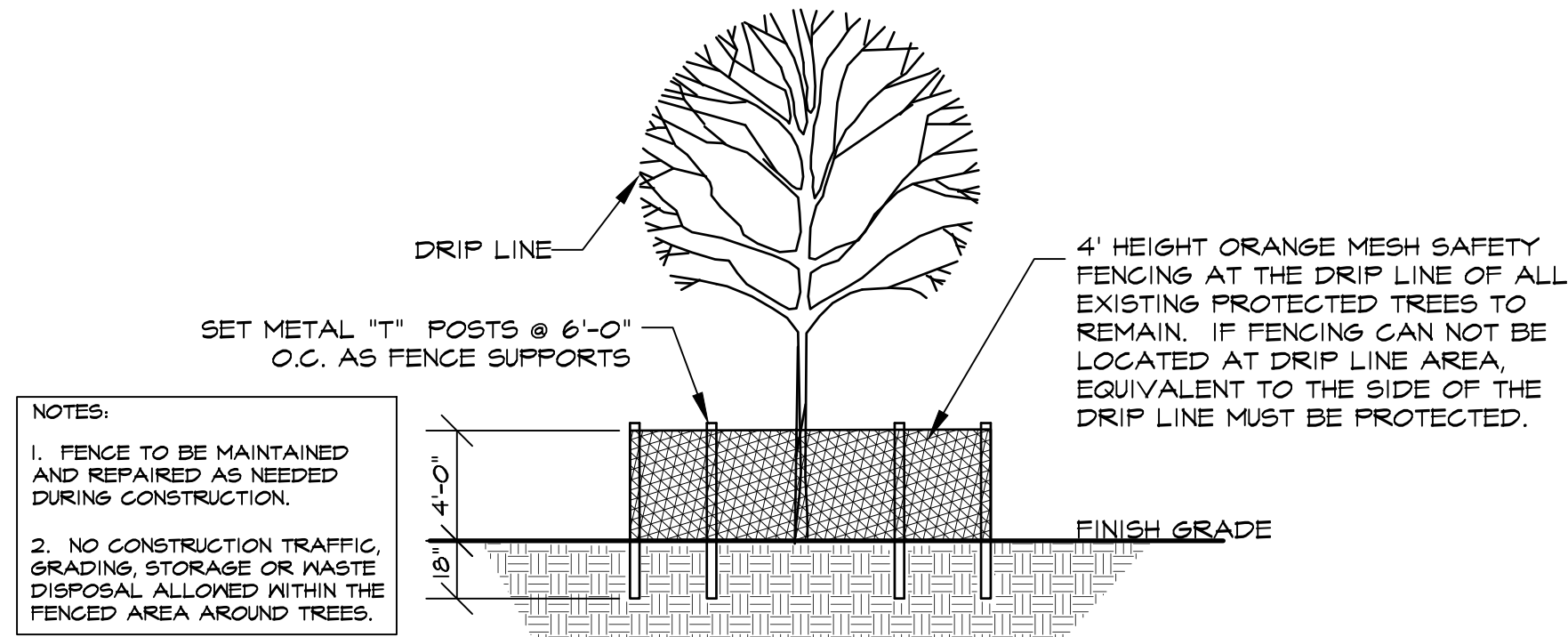


LEGEND

- EXISTING TREE TO REMAIN
- - - TREE PROTECTION FENCE

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.



NOTES:
1. FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
2. NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.

1 TR3 PROTECTED TREES - TREE PROTECTION DETAIL
NOT TO SCALE

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REES
JANUARY 10, 2018

NORTH

20 10 0 20
1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY	
Tree Protection Plan	
Old Grove, Ph. 2	
City Colleyville, Tarrant County, Texas	
PLAN REVIEW REVISIONS	DATE
BY	7-5-2018
REVISOR PER CIVIL CHANGES	MRH
#	1

PROJECT

TBI013

SHEET

TR3 of 3

Notification Map



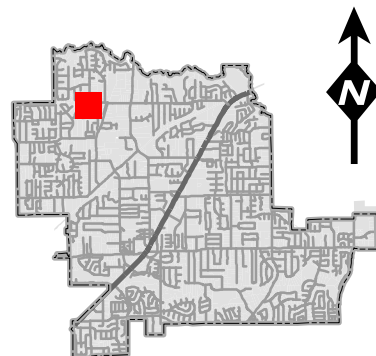
PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

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

-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
AGNEW, GARRICK D	204 WATERFALL CT	COLLEYVILLE, TX	76034	204 WATERFALL CT
ALLEN, CARL E	2300 HENRY PKWY APT 209	FLOWER MOUND, TX	75022	200 COMPTON CT
ALLEN, LEROY	101 STILLWATER CIR	COLLEYVILLE, TX	76034	101 STILLWATER CIR
BARNES, IRWIN	200 WATERFALL CT	COLLEYVILLE, TX	76034	200 WATERFALL CT
BATTLES, BRANDON	101 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	101 JOHN MCCAIN RD
BOLTON, JONATHON	202 COLDEN CT	COLLEYVILLE, TX	76034	202 COLDEN CT
BROYLES, RANDY	7212 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7212 JOHN MCCAIN RD
BUTLER, PERRY L	208 WATERFALL CT	COLLEYVILLE, TX	76034	208 WATERFALL CT
BYRD, MICHAEL C	113 STILLWATER CIR	COLLEYVILLE, TX	76034	113 STILLWATER CIR
CARDONA, GLORIA J	213 COLDEN CT	COLLEYVILLE, TX	76034	213 COLDEN CT
CATALINA LONE STAR LLC	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7204 JOHN MCCAIN RD
CLARK, EDWARD D	104 WATERFALL CT	COLLEYVILLE, TX	76034	104 WATERFALL CT
COX, CLYDE	105 STILLWATER CIR	COLLEYVILLE, TX	76034	105 STILLWATER CIR
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
DAWSON FARMS LLC	3421 S BRIERY	IRVING, TX	75060	7209 JOHN MCCAIN RD
DECKER, RENNI	108 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	108 HAWKS RIDGE TR
ETTA, ANITA B	101 WATERFALL CT	COLLEYVILLE, TX	76034	101 WATERFALL CT
FANG EN LEE, JENNIFER	117 STILLWATER CIR	SOUTHLAKE, TX	76092	117 STILLWATER CIR
FREIG, JOSE	104 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	104 HAWKS RIDGE TR
GULAMHUSSAIN, DIDAR	200 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	200 HAWKS RIDGE TR
HA, THANH THUC	100 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	100 HAWKS RIDGE TR
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	104 JOHN MCCAIN RD
INMAN, MARGARET K	212 WATERFALL CT	COLLEYVILLE, TX	76034	212 WATERFALL CT
JOHNSON, MARK	203 COLDEN CT	COLLEYVILLE, TX	76034	203 COLDEN CT
KELLY, JOHN	105 WATERFALL CT	COLLEYVILLE, TX	76034	105 WATERFALL CT
KILPATRICK, JOHN	201 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	201 HAWKS RIDGE TR
LAW, JAMES	109 STILLWATER CIR	COLLEYVILLE, TX	76034	109 STILLWATER CIR
LOMME, FRED	208 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	208 HAWKS RIDGE TR
MCKENNA, DENISE	109 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	109 HAWKS RIDGE TR
MCKINNON JAMES S & VICKIE S MC	207 COLDEN CT	COLLEYVILLE, TX	76034	207 COLDEN CT
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	6901 CAST IRON FOREST TR
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	317 OLD GROVE RD
OSOWO, AYODELE	7001 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7001 CAST IRON FOREST TR
OWEN, JOHN	201 WATERFALL CT	COLLEYVILLE, TX	76034	201 WATERFALL CT
PATEL, AJAY ARVIND	209 WATERFALL CT	COLLEYVILLE, TX	76034	209 WATERFALL CT
PINTO, EZEQUIEL	101 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	101 HAWKS RIDGE TR
PINTO, LYNDA D ETAL	105 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	105 HAWKS RIDGE TR
RAHMAN, EDWARD A	100 WATERFALL CT	COLLEYVILLE, TX	76034	100 WATERFALL CT
RAU, SUSAN	7105 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7105 CAST IRON FOREST TR
REVOCABLE TRUST OF CLINT D JAY	201 COMPTON CT	COLLEYVILLE, TX	76034	201 COMPTON CT
RIACH, STEVEN E	7109 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7109 JOHN MCCAIN RD
RIEWE, KEITH	204 COMPTON CT	COLLEYVILLE, TX	76034	204 COMPTON CT
SANTEE, GREGORY N	208 COMPTON CT	COLLEYVILLE, TX	76034	208 COMPTON CT
SMITH, WILLIAM	205 WATERFALL CT	COLLEYVILLE, TX	76034	205 WATERFALL CT
TAYLOR, ROGER	210 COLDEN CT	COLLEYVILLE, TX	76034	210 COLDEN CT
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	105 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	103 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	7189 CAST IRON FOREST TR
VAN HORNE, EDWARD	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	108 JOHN MCCAIN RD
WHEAT, CARROL	206 COLDEN CT	COLLEYVILLE, TX	76034	206 COLDEN CT
WIRT, CARL BRITTON	205 COMPTON CT	COLLEYVILLE, TX	76034	205 COMPTON CT
YANG, YAN	204 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	204 HAWKS RIDGE TR
CHANEL COURT	7300 Chanel Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVLE	P.O. Box 254	COLLEYVILLE, TX	76034	COURTESY NOTICE
OLD GROVE ADDITION	P.O. Box 1481	COLLEYVILLE, TX	76034	COURTESY NOTICE
VANGUARD ESTATES ADDITION	7105 Vanguard Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	5751 Kroger Drive	KELLER, TX	76244	COURTESY NOTICE
KELLER ISD	350 KELLER PKWY	KELLER, TX	76248	STATE REQUIRED
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
MALY, MATTHEW	6500 WEST FREEWAY, STE 700	FORT WORTH, TX	76116	APPLICANT

Public hearing notices were mailed on August 28, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, December 14, 2020 at 7:00 p.m.

City Council Meetings: Tuesday, January 5, 2021 at 7:30 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition. The purpose is to plat the three properties into two single-family residential lots and one open space lot.

Zoning Case: PC20-006

Applicant: Matthew Maly

Owner: Toll Dallas TX LLC

Location: 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail

Property Description: Lot 1 & 2, Block 1, Newgren Addition and Lot 2X, Block E, Old Grove Addition

Present Zoning: PUD-R Planned Unit Development-Residential

NOTICE OF PUBLIC HEARING

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Opposition

Subject: FW: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail
Attachments: 203 Colden Ct email M.Maly.pdf

From: Jennifer Johnson

Sent: Wednesday, October 28, 2020 3:13 PM

To: Jackie Reyff; Larry Wright ; smathisencpa; ryan.moore; sbilqees; kimberlydraperholt; m.koch75; ckbevill; gbond; George Dodson ; Chuck Kelley ; Kathy Wheat

Cc: Susan Rau ; Ben Bryner ; Araceli Botello ; Beth Battles ; battles; rfreitag; annheape; tonyagross; Mark ICE: Johnson

Subject: Re: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

As further follow up, please see below response from the Engineer supporting Toll Brothers. Their plan has this 3' wide, 6" deep concrete flume coming west across our property line, making a right angle turn North, and then dropping water into a 1' deep ditch. If all goes according to their estimates, we have 1.2" of excess depth. If the calculations are wrong, our home can be flooded.

Our gameroom and bedroom will be looking at a cement flume and 1' ditch, not to mention the damage done to the post oak roots during construction and enduring cement covering them.

Please do not approve this plan that threatens our home with flooding.

Jennifer

On Oct 27, 2020, at 6:07 PM, Jennifer Johnson <> wrote:

To the P&Z Board (including the two Council Liaisons, as well as Kathy who lives across the street and is familiar with the geography),

Mark and I live at 203 Colden Ct, our property is adjacent (east) of the Old Grove HOA property and the Battles property (backyard). Mark and I both spoke at the P&Z Meetings, and the City Council meeting when this was proposed in 2018. We were opposed then, and remained opposed.

In 2018 the proposal was similar to now, as was discussed at your Work Session last night. The retaining wall and detention pond appear unchanged. Two years ago, the water was to run into pipes East along the HOA property line, then North, down our property line (drainage easement). Now, after meeting with Mike Boswell, they are no longer running pipes, but want to have the water flow into a cement flume along the east HOA property line that ends with a "collar" at our property line, and from there, they would grade our lot North and down the property line, and install grasscrete to prevent erosion. We are VERY concerned that during a heavy, fast rainfall, the run-off water will be uncontained and has the potential to flash flood our home.

In addition to this new concern, our other concerns from two years ago remain unchanged:

We are very concerned about the proposed dry retention pond and the risk to the health of neighboring homeowners and their property if the dry retention pond is not maintained. We are all at the mercy of the homeowner to maintain the pond, with no recourse if they do not.

Letter of Opposition

Our other opposition to this plan is that there are large oak trees along both the HOA easement (East/West), and a 100 year old Post Oak in our backyard (below right photo) within the easement (North/South) and planned drainage area that will have roots damaged when the drainage pipes or cement flume are installed. During the 7 years we have owned our house, we have spent over \$3,000 treating our Post Oak. We don't think it can survive having a good portion of its' root structure damaged.

Thank you for your consideration.

Jennifer and Mark Johnson

Letter of Opposition

From: Matthew Maly
Subject: RE: 203 Colden Ct
Date: October 28, 2020 at 11:02 AM
To: Jennifer Johnson
Cc: Mark ICE: Johnson



Mike Boswell

M

Good morning Mr. and Mrs. Johnson,

I've attached an exhibit created from our design plans that highlights the areas from Lot 17X (Area O1 - light blue) and adjacent to your west (Area O2 - grey) as they drain to the inlet at the northwest corner of your property. The runoff anticipated, based on the City's design criteria, is 7.2cfs when including those two areas and the proposed pond's discharge. We sized the flume and grasscrete sections to accommodate that flow.

What it means is that you could expect 3.5" of water depth within the 6" flume section (1.6" excess depth) and approximately 1' of depth within the grasscrete swale adjacent to your driveway (1.2" of excess depth assuming 2.5H:1V side slopes). These are what we assume as peak flows and depths based on the City's design criteria where there is additional capacity in the flume and swale in both sections.

I'm happy to discuss further if the above explanation doesn't speak to your concern.

Thank you,

Matthew Maly, P.E. | Project Manager
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
P: 817.870.3668 | E: MMaly
Fort Worth | San Antonio | Austin | Houston | Dallas

Visit our new website - www.pape-dawson.com

CONFIDENTIALITY NOTICE

This electronic mail transmission may be confidential, may be privileged, and should be read or retained only by the intended recipient.

If you have received this transmission in error, please immediately notify the sender and delete it from your system.

-----Original Message-----

From: Jennifer Johnson
Sent: Tuesday, October 27, 2020 4:28 PM
To: Mike Boswell ; Matthew Maly
Cc: Mark ICE: Johnson
Subject: Re: 203 Colden Ct

Mike and Matt,

A couple of things after Mark and I have had time to process the discussion yesterday. We are very worried about the volume of water that could come down the HOA property and into our yard. If we have a fast heavy rain, the water may overwhelm the flume, the collar at the turn, or the grasscrete area, potentially causing water damage to our home. What info do you have on water volumes for those lots?

Also, I have reached out to our HOA to understand what the approval process is (if any) for modifying the grade and installation of the grasscrete. I have explained that it is a drainage easement. The HOA does not allow any modifications to our homes (except annual flowers) without their approval.

Thanks,
Jennifer

On Oct 26, 2020, at 6:17 PM, Mike Boswell
Thank you,

Mike Boswell
Director of Land Development

Toll Brothers, America's Luxury Home Builder®
2555 SW Grapevine Parkway, Suite 100, Grapevine, Texas 76051
Office: (817) 329-7973 | Cell: (972) 672-5228 | Fax: (817) 251-7309

-----Original Message-----

Letter of Opposition

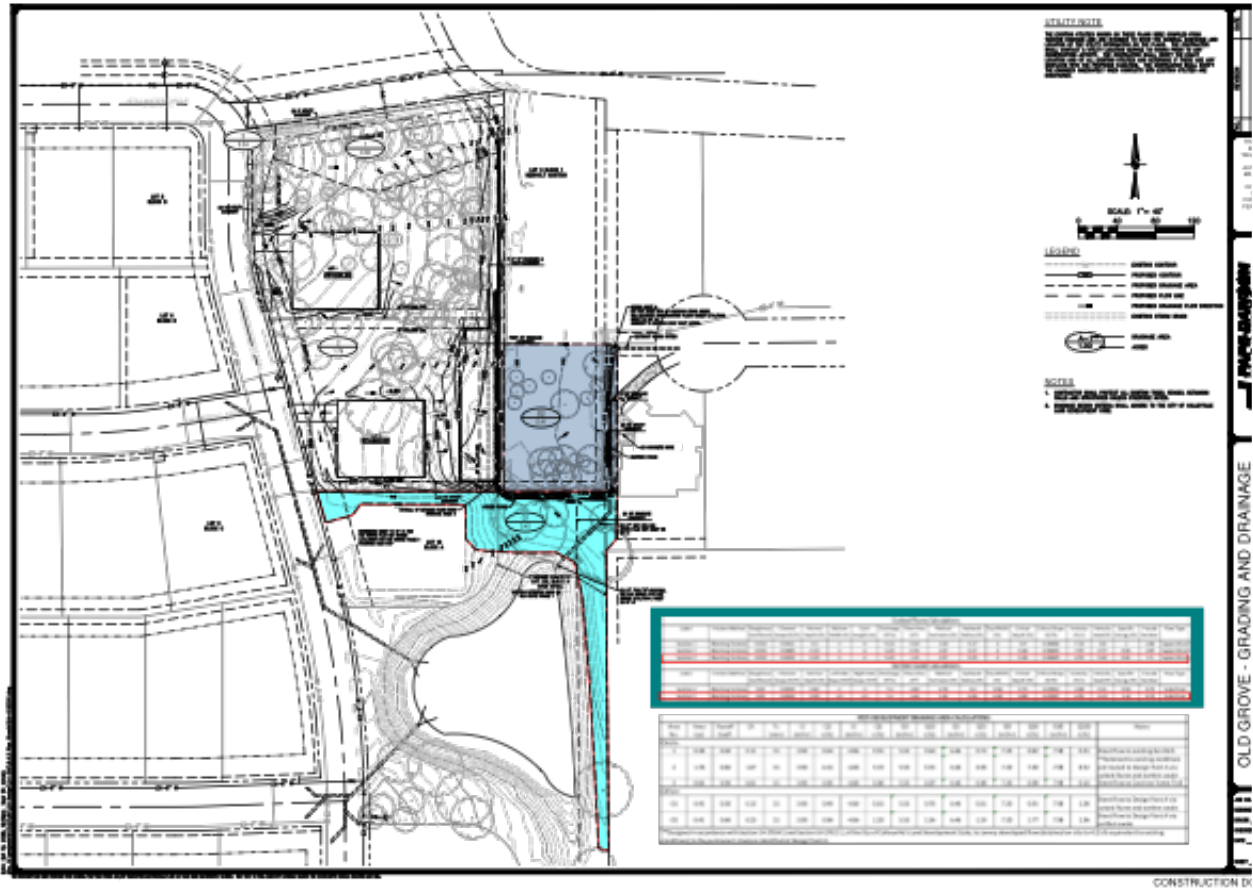
From: Jennifer Johnson
Sent: Monday, October 26, 2020 4:48 PM
To: Mike Boswell
Cc: Mark ICE: Johnson
Subject: 203 Colden Ct

EXTERNAL EMAIL : Use caution with links and attachments

Thanks for meeting with us today on the Battles property. I have copied Mark so that you have both our emails. Below are our cell #'s. Could you reply with your cell number?

Jennifer 817-919-4561
Mark 817-797-6917

Thanks,
Jennifer



Letter of Opposition

Subject: FW: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

From: Susan Rau

Sent: Monday, November 2, 2020 2:47 PM

To: Jackie Reyff; jwjohnson114; Larry Wright; smathisencpa; ryan.moore; sbilqees; kimberlydraperholt; m.koch75; ckbevill; gbond; George Dodson; Chuck Kelley ; Kathy Wheat

Cc: Ben Bryner; Araceli Botello; ebattles; battles; rf Freitag; annheape; tonyagross; majohnson124; Susan Rau

Subject: Re: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

Attn: Jackie Reyff, Principal Planner, City of Colleyville

My husband, Richard Freitag, and I live at 7105 Cast Iron Forest Trail. This email summarizes our concerns regarding the proposed re-plat of the property adjacent to our home. This case (PC20-006) is scheduled to be presented and considered by the Planning & Zoning Committee at its meeting on 11/9/2020.

We are in complete agreement with the points made by Jennifer & Mark Johnson, who live at 203 Colden Court. Copies of their emails dated 10/27/2020 and 10/28/2020 are included below. The Johnson's written objections followed an impromptu meeting that Toll Brothers requested with homeowners early last week. I attended along with the Brandon and Beth Battles and Jennifer Johnson. Mike Boswell from Toll Brothers and Matthew Maly from Pape-Dawson Engineering presented the proposal as we walked the area.

By way of background, Toll Brothers attempted to re-plat the subject properties in 2018-2019. Several P&Z and City Council meetings discussed the Toll Brothers proposal, but ultimately the City Council did not approve the drainage solutions proposed by Toll and its engineering consultants. The matter was tabled several times and ultimately withdrawn in 2019. Since then, Toll Brothers attempted to sell the land, then took it off the market and apparently has now decided to once again attempt to re-plat the land and build two homes.

As the Johnson's have noted in their emails, Toll Brothers' current proposal is substantially the same as it was two years ago, except that drainage would now run largely above ground. This may be problematic in terms of potential flooding, construction issues and ongoing maintenance--all of which are addressed in the Johnson's email.

We have three concerns about the latest Toll Brothers' proposal:

1. **The 2020 proposed drainage solution bypasses the large existing retention pond on Cast Iron Forest Trail.**
 1. At the final hearing before Toll withdrew its previous proposal, the City Council questioned various aspects of the engineering, grading and drainage. One key point was the Council's questions as to why the 2018 proposal refused to direct drainage into the existing large retention pond on Cast Iron Forest Trail. In response, Toll Brothers cited several deficiencies in the construction of the existing pond. To my knowledge, Toll Brothers has not made any changes or improvements to the existing pond in recent years.

Letter of Opposition

2. When we asked the Toll Brothers representative at last week's meeting why the latest proposal still does not direct the runoff to the large existing retention pond, Toll's answer was that they (Toll) consider the existing pond to be "defunct". This response was curious since Toll is currently building on another lot (109 Old Grove Road); the runoff from that lot will drain into the large existing pond. In fact, since taking over from David Bagwell (2014?), Toll has built in excess of 30 homes that drain into the large retention pond.
2. **The 2020 proposal includes a dry detention pond on a private lot in a PUD-R zoning tract.**
 1. As we understand it, the owner of "lot 2" would be responsible for the care and maintenance of the detention pond. Such ponds can easily become clogged with grass clippings, mulch, debris etc. Even simple acts like adding flower beds or playground equipment could alter the grading such that drainage is also affected. Unless or until the homeowner applied for a permit to build a pool or otherwise make major changes to its backyard, the only recourse that the HOA and City would have to enforce the maintenance of the pond is evidence of flooding, washouts or other damage to surrounding properties.
3. **The open channel construction being proposed is dangerous, unhealthy and unsightly.**
 1. The area behind our home and the Battles' property and alongside the Johnson's property is governed by the Old Grove HOA, and, possibly, by the Westmont HOA. This land borders the large retention pond and is available to residents to enjoy a walk, fishing or just gazing at the pond. It is also a refuge for birds and other wildlife. While there isn't tremendous foot traffic, the open construction is likely to breed mosquitos, become clogged with leaves, debris and otherwise make footing dangerous.
 2. In addition, access to the sanitary sewer line, underground utilities and the egress from the large retention pond may be impaired by the channel.

For these reasons, we object to the Toll Brothers plans as submitted and ask that the P&Z Committee and the City Council reject the current submission. Thank you in advance. Please contact me should you have any questions.

Best Regards,

Susan E. Rau & Richard Freitag
7105 Cast Iron Forest Trail
Colleyville TX 76034
908.962.3727 (cellular)

RESOLUTION R-21-4575

**A RESOLUTION DENYING A REPLAT FOR LOTS 1, 2, AND 3X,
BLOCK 1, OF THE OLD GROVE ADDITION, PHASE II**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat of Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block E, of the Old Grove Addition, Phase II September 14, 2020.

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

Sec. 1. THAT the Replat for Lots 1, 2, and 3X, Block 1, of the Old Grove Addition, Phase II on approximately 2.20 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 23RD DAY OF MARCH 2021.

Mayor Richard Newton _____
Place 1, Tammy Nakamura _____
Place 3, Kathy Wheat _____
Place 4, George Dodson _____

Mayor Pro Tem Bobby Lindamood _____
Place 5, Chuck Kelley _____
Place 6, Callie Rigney _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 10

Agenda Date 3/23/2021

Type Report

Department City Secretary

Title

Sign Board of Appeals Minutes - October 08, 2019

Parks and Recreation Advisory Board Minutes - January 4, 2021

Planning and Zoning Commission Minutes - February 8, 2021

Planning and Zoning Commission Minutes - February 22, 2021

Attachments

1. Sign Board of Appeals Minutes - October 8, 2019
2. Parks and Recreation Advisory Board Meeting Minutes - January 4, 2021
3. Planning and Zoning Commission Minutes - February 8, 2021
4. Planning and Zoning Commission Minutes - February 22, 2021



City of Colleyville Sign Board of Appeals Minutes

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

Tuesday, October 8, 2019

City Council Chambers

Call to Order

The Sign Board of Appeals meeting of the City of Colleyville was called to order by Board member Carroll on October 8, 2019 at 7:33 p.m.

Roll Call

Present: Board members Sayeda Syed, Richard Vallario, Dee Kamerman, Dan Shadle, Frank Carroll and Michael Deakin

Staff Present: Jacquelyn Reyff and Araceli Botello

1. APPROVAL OF MINUTES

- 1a Board member Vallario made a motion to approve the December 11, 2018 minutes. Board member Kamerman seconded the motion.**

The motion was carried by the following vote:

Aye: 5 – Syed, Vallario, Kamerman, Shadle, and Carroll
Nay: 0

- 1b Board member Kamerman made a motion to approve the April 9, 2019 minutes. Board member Shadle seconded the motion.**

The motion was carried by the following vote:

Aye: 5 – Syed, Vallario, Kamerman, Shadle, and Carroll
Nay: 0

- 1c Board member Vallario made a motion to approve the June 11, 2019 minutes. Board member Kamerman seconded the motion.**

The motion was carried by the following vote:

Aye: 5 – Syed, Vallario, Kamerman, Shadle, and Carroll
Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for a variance to the provisions of Section 7-175, Permanent Attached Signs – Sign Classification and Regulations of the Land Development Code, specifically the location of a proposed wall sign on Lot 6A, Block 2, of the Towne Square Addition, located at 1201 Hall Johnson Road, Case SC19-003

Jacquelyn Reyff presented the case and briefed the Board.

The applicant, Bill Ramsey, 1201 Hall Johnson Road, came forward and briefed the Board.

The public hearing was opened at 7:41 p.m. With no one wishing to speak, the public hearing was closed at 7:41 p.m.

Board member Carroll opened the board member's discussion. There was discussion amongst the Board regarding setting a precedent for future signs and number of entrances and signs.

The applicant, Bill Ramsey, 1201 Hall Johnson Road, came forward and answered question of the Board regarding the number of entrances to the building, location of potential signs, relocating the proposed sign, location of the business, and number of proposed signs.

Board member Shadle made a motion to approve Case SC19-003. Board member Kamerman seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Syed, Vallario, Kamerman, Shadle, and Carroll

Nay: 0 –

3. ADJOURNMENT

The meeting adjourned at 7:47 p.m.

The minutes were written and prepared by:



Araceli Botello
Planning Technician

The meeting minutes were approved on March 9, 2021 by a vote of 5-0.



City of Colleyville Parks and Recreation Advisory Board MINUTES

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

Monday, January 4, 2021
6:00 p.m.

1. CALL TO ORDER

Chair Rich Hendler called the meeting of the Parks and Recreation Advisory Board to order on January 4, 2021 at 6:10 p.m.

Virtually: Chair Rich Hendler, Vice Chair Cliff LeBlanc, Board Members: Dustan Goodell, James Linn, Eric Presson, and Dan Witte

City staff: Councilmembers Callie Rigney and Kathy Wheat, Assistant City Manager Adrienne Lothery, Parks & Recreation Director Lisa Escobedo and Administrative Secretary Joyceinne Williams

Absent Board Members: John Hillebrand and Justin Fairless

2. APPROVAL OF MINUTES

Board member Presson moved to approve the September 14, 2020 minutes. Board member Witte seconded the motion. The motion carried unanimously.

3. REGULAR AGENDA ITEMS

3a Introduction of new Parks and Recreation Advisory Board members

Chair Hendler welcomed the new Parks and Recreation Advisory Board members to the meeting.

Members Dustan Goodell, James Linn and Dan Witte introduced themselves to the Board.

Chair Hendler welcomed Councilmembers Rigney and Wheat and Assistant City Manager Lothery to the meeting.

3b Election of Chair and Vice Chair

Assistant City Manager, Adrienne Lothery stated that the council suggested Rich Hendler and Cliff LeBlanc as candidates for the Parks and Recreation

Advisory Board. Board member Witte moved to approve the nominations of Rich Hendler as Chair of the Parks and Recreation Advisory Board and board member Linn seconded the motion. Board member Presson moved to approve Cliff LeBlanc as Vice Chair of the Parks and Recreation Advisory Board and board member Witte seconded the motion. The motions carried unanimously.

3c Status update of FY21 Parks and Capital Projects

Director Escobedo spoke on the overview of the 2021 Parks and Recreation Department Projects and provided information on the budgeted cost along with an expected time of completion of each of the projects.

- Pickleball court project will be presented to city council for approval soon. There will be four courts installed in place of the sand volleyball court that was previously relocated at City Park.
- The city is working with the Softball Association to construct a large shade structure with a seating area and a small playground area at City Park.
- Amenities for Overland Park are being discussed. Overland Park was recently made into a park from Public Works pump station. This project will be presented to council in a work session soon.
- The city continues to work on updating the signage/branding with consistent verbiage and ordinances throughout the city parks.
- The Parks maintenance building is presently being renovated. Hoping for completion by spring 2021.

Assistant City Manager, Adrienne Lothery complimented our employees for undertaking the project. The project was in the capital plan for this year to be fully funded. This not only saved the city money but has also built comrade and teamwork with the employees.

- The Park house will be demolished this year and discussion of replacement amenities will be submitted to city council.
- Public Works and Parks are working together on the removal and replacement of trees to provide safe roadways. The city continue to plant trees and maintain them properly. There are also a number of trees scheduled to be planted as a result of the SH 26 project.

- The City staff is working with CSA and Crown of Life Church on a proposal for a new restroom at Pleasant Run. Special attention is on the location of the restroom.
- The Senior Center had a new roof replacement due to hail damage.
- The city continues to work to find consultants on renovations of the senior center. Request from the consultants on the renovation proposal is underway and will be submitted to council soon.
- The city continues to work on Grants that match funding for sidewalk and trails connectivity to the city.

Board member Presson asked what the vision for future trails related to work in support of the plan submitted by the Sidewalk and Trails committee. The Board would love to see the mapped out progress that has been made from several years ago and look to the future, and see what the next phase of that implementation would be.

Director Escobedo explained the process of the availability of funding for some of the projects. The city council has given the go ahead for engineering work to begin on some of the projects and continue to work on the funding for several long term projects.

Assistant City Manager, Adrienne Lothery suggested providing the board with the presentation from Public Works, the Pedestrian Transportation Committee report on connectivity, a copy of the map that was created and the recap of where we are. Some of the trail and sidewalk projects are included in the major roadway projects. The Board will continue to be updated on the engineering work that is in progress.

3d Implementation of Master Plan Update

Director Escobedo reported on the capital project rankings for parks and recreation and the open space master plan. A copy of the Colleyville Capital Project Priority Ranking was provided to the Board in the agenda packet.

Director Escobedo explained the process of the available funding and council authorization of the projects short term and long term.

The report highlighted the completed projects and some of the ongoing projects that continue to be worked on.

- The construction of the Nature Center and Reagan Park restrooms is complete. More than likely, all park restrooms will be renovated in the future.
- McPherson Park and the Nature Center signage has been delayed by the manufacturer.
- Develop a storage, drinking fountain, shade and a sitting area for Pleasant Run practice restroom.
- Continue to work with Public Works to develop and enhance the cottonbelt connectivity to John McCain and around the park.
- A splash pad at City Park will be suggested to council as a possible amenity upon the demolition of the Parks House.
- Upgrade the dairy barn display at McPherson Park.
- Woodbriar Park located in the south part of town near Hurst need to upgrade amenities.
- Provided raised back stops for additional netting at ball diamonds for spectator safety.
- Continual work on the expanded paved trail system and safer stream crossing at the Nature Center.
- McPherson Park rehab at the historic mud house is completed.
- Reagan Park irrigation system completed.
- Continue to change out park benches at the Nature Center.
- At the Nature Center looking into rehabilitating the pavilion and changing the roof to match the roof of the new restroom. Also looking at power washing the stone as you enter into the park, as well as, the little walls that surround the playground.
- Leveling of all the athletic fields is an ongoing maintenance.
- Priority within the department is making sure that all the fields are safe.
- Pleasant Run continue to upgrade landscaping in parking lot.

- Continue to work on the beautification of all park entrances.
- Continued shading for all the parks.

3e Discussion of potential lecture series topics and public Education efforts

Chair Hendler reminded the board members that the meetings are open to inviting speakers to give a brief overview of an educational or topic of interest presentation at the board meeting.

4. REPORTS

4a. Parks and Recreation

Director Escobedo reviewed all ongoing parks and recreation projects and upcoming events. This information was provided in the agenda packet.

Director Escobedo reported that the winter/spring recreation classes began with continued Covid-19 protocols.

The Winter Ball scheduled for Friday, January 22 has been canceled.

Spring Volleyball League is canceled due to Covid-19 and GCISD not allowing anyone to use their facilities.

The Board agreed to change the previously scheduled July 5, meeting to July 12.

Next Scheduled Meeting: March 1, 2021.

ADJOURNMENT

Vice Chair LeBlanc moved to adjourn the meeting, and Board member Witte seconded. Motion carried unanimously, Chair Rich Hendler adjourned the meeting at 7:09 p.m.

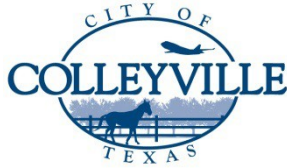
Minutes approved by a vote of 5 ayes, 0, nays on March 1, 2021.

Minutes prepared by:

Joyceinne Williams

Joyceinne Williams

Administrative Secretary



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, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Pre Commission Meeting was called to order by Chair Bevill on February 8, 2021, at 6:15 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Matt Koch, George Bond, and Claudia Bevill

Absent: Kimberly Holt-Gunderson

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, Eddie Tangadunrat, and Araceli Botello

Also Present: Council Members Chuck Kelly and George Dodson

Chair Bevill made general announcements regarding the upcoming joint meeting for City Council and the Planning and Zoning Commission. Council Member Dodson announced and congratulated Commissioner Groves for serving 35 years as Captain with American Airlines and now entering into retirement.

There was general discussion amongst staff and the Commission about agenda items to be presented at the regular meeting.

Chair Bevill adjourned the Pre Commission Meeting at 6:54 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on February 8, 2021, at 7:01 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Matt Koch, George Bond, and Claudia Bevill

Absent: Kimberly Holt-Gunderson

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, Eddie Tangadunrat, and Araceli Botello

1 APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Minutes – January 11, 2021
Planning and Zoning Commission Minutes – January 25, 2021

Commissioner Syed made a motion to approve the January 11, 2021 and January 25, 2021 Planning and Zoning Commission Minutes. Commissioner Bond seconded the motion

The motion was carried by the following vote:

Aye: 6 – Groves, Williamson, Syed, Koch, Bond, and Bevill

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a zoning change from CC-1 Village Retail zoning district and R-20 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district on a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, located at 5017 Colleyville Boulevard and 5016 Thompson Terrace, Case ZC20-032, **and**
- 2b** Consideration of a Replat for Lot 12R, Block 1, Thompson Terraces, being a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, located at 5017 Colleyville Boulevard and 5016 Thompson Terrace, Case PC20-012

Chair Bevill noted the applicant's request to table the case and requested a motion to the table.

Commissioner Groves made a motion to table Case PC20-012 to the February 8, 2021 Planning and Zoning Commission Meeting. Commissioner Koch seconded the motion

The motion was carried by the following vote:

Aye: 6 – Groves, Williamson, Syed, Koch, Bond, and Bevill
Nay: 0

2c Consideration of a Preliminary/Final Plat for Lot 1-12 and Lots A & B, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, located at 6480 Pool Road, Case PC20-013

Chair Bevill requested a motion to remove item from table.

Commissioner Koch made a motion to remove Case PC20-013 from the table. Commissioner Syed seconded the motion

The motion was carried by the following vote:

Aye: 6 – Groves, Williamson, Syed, Koch, Bond, and Bevill
Nay: 0

Chair Bevill requested staff present the case.

Jacquelyn Reyff presented the item and briefed the Commission. Mrs. Reyff informed the Commission regarding attempts by staff to communicate with the applicant and owner, outstanding staff comments and request for information, and staff's recommendation of denial of the case.

The public hearing was opened at 7:10 p.m. With no one wishing to speak, the public hearing was closed at 7:11 p.m.

There was general discussion amongst the Commission regarding outstanding staff comments not addressed by the applicant, lack of communication with staff regarding the case, and the consideration of denial of the case.

Commissioner Groves made a motion to deny Case PC20-013. Commissioner Koch seconded the motion

The motion was carried by the following vote:

Aye: 6 – Groves, Williamson, Syed, Koch, Bond, and Bevill
Nay: 0

2d Consideration of a zoning change from PUD-R Planned Unit Development-Residential zoning district to AG Agricultural zoning district on Lot 1R, Block A, Eubank Addition, located at 311 W. Glade Road, Case ZC21-001

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission.

The applicant, Russell Eubank, 311 W. Glade Road, came forward and briefed the Commission. Mr. Eubank answered questions of the Commission regarding the proposed use of the greenhouse, the size of the building structure, sale of vegetables, road safety concerns, and the permit process.

The public hearing was open at 7:19 p.m. With no one wishing to speak, the public hearing was closed at 7:19 p.m.

There was general discussion amongst staff and the Commission regarding the keeping of the agricultural heritage, food shortage, limitations for a farm stand, traffic concerns, the size of the property, seasonal vegetable sale, and any water well on property.

Commissioner Williamson made a motion to approve Case ZC21-001. Commissioner Groves seconded the motion

The motion was carried by the following vote:

Aye: 6 – Groves, Williamson, Syed, Koch, Bond, and Bevill

Nay: 0 -

2e Consideration of a zoning change from R-40 Single Family Residential district to PUD-C Planned Unit Development-Commercial district on Lots B1A & B2A, Reagan Estates West, located at 7720 Precinct Line Road, Case ZC21-002

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Roman Figueroa, 959 Roxbury Way, Keller, Texas, came forward and briefed the Commission.

Chair Bevill made a note that the property is split between the City of Colleyville and City of Hurst.

The public hearing was open at 7:33 p.m. With no one wishing to speak, the public hearing was closed at 7:33 p.m.

There was general discussion amongst staff and the Commission regarding the general requirements of the PUD-C zoning, tax revenue, and materials used, history of the property, drainage, fence requirements, and requirements from the City of Hurst.

The applicant, Roman Figueroa, 959 Roxbury Way, Keller, Texas, came forward and answered questions of the Commission regarding the applicant's request, used of the existing buildings, 24 hour operation, type of businesses proposed for the property, the tax revenue, setbacks, building elevations, drainage plan, Commission's request for alternate plans for compliance, fence regulations, addressing, parking requirements, and lighting.

Commissioner Koch made a motion to table Case ZC21-002 to the March 8, 2021 Planning and Zoning Commission Meeting. Commissioner Syed seconded the motion

The motion was carried by the following vote:

Aye: 6 – Groves, Williamson, Syed, Koch, Bond, and Bevill
Nay: 0 -

3. CITIZEN COMMENTS

There were no citizens wishing to speak.

4. AJOURMENT

The meeting adjourned at 8:13 p.m.

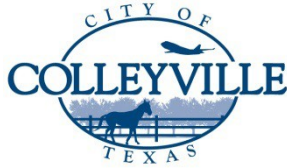
The minutes were written and prepared by:



Araceli Botello

Planning Technician

The meeting minutes were approved on March 8, 2021 by a vote of 6-0.



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, February 22, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on February 22, 2021, at 6:15 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Kimberly Holt-Gunderson, George Bond, and Claudia Bevill

Absent: Matt Koch

Staff Present: Ben Bryner, Jacquelyn Reyff, Larry Wright, Robert McKeown, and Araceli Botello

2. WORKSESSION AGENDA ITEMS

- 2 a** Presentation and discussion of a Replat for Lot 15R, Village at Colleyville, being Lots 15, 16, and 25, Village at Colleyville, located at 94 & 86 Main Street and 89 Veranda Lane, Case PC21-002

Jacquelyn Reyff presented the item and briefed the Commission.

- 2b** Presentation and discussion of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to PUD-C Planned Unit Development-Commercial zoning district on Tract 2C03, Abstract 206, BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC21-003

Jacquelyn Reyff, Ben Bryner, and Larry Wright presented and briefed the Commission. Staff answered questions of the Commission regarding the number and location of the driveways for the property, traffic, drive-through, uses that require a drive-through and require a Special Use Permit, plan for high volume of traffic, direction and number of required parking, maximum building occupancy, building material, company building models, type of zoning request, and replacement of the current PUD ordinance.

- 2c** Presentation and discussion of a Special Use Permit for a Portable Storage Structure on Lot 3, Block 1, Colleyville Industrial Park, located at 1800 Industrial Boulevard, Case ZC21-004

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff answered questions of the Commission regarding if the storage structure is currently permitted for the current location, location of the storage, type of business, purposed of the storage structure, type of structure, the time the structure has remained on the property, any complaints, the use of the structure as advertisement or model, the owner of the container, the business plan for the storage structure, and number of business own by the applicant.

- 2d** Presentation and discussion of a Special Use Permit for Carport on Lot 11, Block 3, Stafford Heights, located at 1600 Oak Knoll Drive, Case ZC21-005

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff answered questions of the Commission regarding when the carport was constructed, if the structure is in compliance, the purpose of the carport, the location of the carport, the regulations not met by the structure, history of the structure, permit requirements, permit hold on other onsite structures, and enforcement of code process.

3. AJOURMENT

The meeting adjourned at 6:49 p.m.

The minutes were written and prepared by:



Araceli Botello

Planning Technician

The meeting minutes were approved on March 8, 2021 by a vote of 6-0.

RESOLUTION R-21-4601

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
MARCH 23, 2021**

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 23rd DAY OF MARCH 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor