



**NOTICE OF TOWN COUNCIL MEETING
FOR THE TOWN OF CROSS ROADS
DECEMBER 21, 2020 at 7:00 P.M.
LOCATION: Virtual Meeting Only**

Join Zoom Meeting Information:
<https://us02web.zoom.us/j/4346699851>

**Meeting ID: 434 669 9851
One tap mobile
+13462487799,,4346699851# US (Houston)**

1. Call to Order.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. Mayor's announcements and updates.
6. Council Member's announcements and updates.
7. Citizens Input for Items ON the Agenda
Please use the Raise Your Hand feature. Please state your full name before speaking. Please limit your comments to three minutes in duration: you are restricted from passing your time or any portion of unused minutes to another citizen for comment.
8. Citizens Input for Items NOT on the Agenda
Please use the Raise Your Hand feature. Please state your full name before speaking. Please limit your comments to three minutes in duration: you are restricted from passing your time or any portion of unused minutes to another citizen for comment. Town Council is restricted from discussing or taking action on items not posted on the agenda. Action/Discussion on your statement may only be taken at a future meeting.

CONVENE INTO BOARD OF ADJUSTMENTS

9. Consider and take appropriate action regarding application 2020-1204-08VARIANCE for a request to build a three-hundred-ninety-nine (399) square foot home where nine-hundred-fifty (950) square feet is required on property located at 2200 Tipps Road.
10. Consider and take appropriate action regarding application 2020-1208-02VARIANCE for a request to change original landscape plan, allowing less than minimum landscape requirements at 901 Moseley Road for The Hillside Estate venue.

RECONVENE INTO REGULAR SESSION

11. Consider and take appropriate action on approval of an employment separation agreement for Becky Ross.
12. Consider and take appropriate action on approval/ratification of an agreement with Strategic Government Resources (SGR) for Interim Town Administrator services and discussion regarding the hiring of a permanent Town Administrator.
13. Consider and take appropriate action regarding appointment of Mayor Pro-Tem.
14. Consider and take appropriate action regarding Resolution 2020-1221-01 designating Town's bank signers.
15. Consider and take appropriate action regarding Ordinance 2020-1221-01 calling the May 1, 2021 General Election.
16. Consider and take appropriate action regarding Resolution 2020-1221-02 regarding CoServ Gas.
17. Consider and take appropriate action regarding application 2020-1006-01PPLAT for a preliminary plat of property located at 6500 E US 380 for Modern Pyramids Cross Roads Addition.
18. Consider and take appropriate action application 2020-1109-01PPLAT for a preliminary plat of property located at 8849 Liberty Road for Container Storage Facility.
19. Consider and take appropriate action regarding the designated Qualified Engineering Consultant for Keyes Lane at Mill Creek Improvement Design and authorize the Mayor to continue contract negotiations and signing of contract. Support documentation: <https://www.dropbox.com/sh/2q18dfich9jfhxd/AAAeboMAapTxCJltoXa7mWBUa?dl=0>
20. Consider and take appropriate action regarding the designated Qualified Engineering Consultant for Historic Lane Drainage (West) Improvement Design and authorizing the Mayor to continue contract negotiations and signing of contract. Support documentation: <https://www.dropbox.com/sh/2q18dfich9jfhxd/AAAeboMAapTxCJltoXa7mWBUa?dl=0>
21. Consider and take appropriate action regarding the designated Qualified Engineering Consultant for Historic Lane Drainage Improvement (East) Design and authorizing the Mayor to continue contract negotiations and signing of contract. Support documentation: <https://www.dropbox.com/sh/2q18dfich9jfhxd/AAAeboMAapTxCJltoXa7mWBUa?dl=0>
22. Consider and take appropriate action regarding the nomination and appointment of members to the Parks Board. The applicants are:

1. Herman Oosterwijk
2. Courtney McGee
3. ShiryI Tompkins
4. Angela Gorton
5. Nicole Canales
6. Steven Killfoil
7. Johanna Oosterwijk
8. Bob Gorton

23. Discuss latest update from Comprehensive Plan Update Committee.

24. Discussion of minor plat ordinance.

25. Discussion of request for information log.

CONSENT AGENDA

26. Consider and take appropriate action regarding the Town financial reports.

27. Consider and take appropriate action regarding the November 16th, 2020 Town Council Meeting Minutes.

28. Consider and take appropriate action regarding the December 7th, 2020 Town Council Meeting Minutes.

29. Request for future agenda items.

ADJOURN

Future Meetings and Events:

~~All scheduled meetings are held at Town Hall.~~ All scheduled meetings are currently being held virtually by Zoom. All citizens are invited to participate; schedule may change.

- *Town Council Workshop Meeting – Monday, January 4th, 2020 at 7:00 p.m.*
- *Planning and Zoning Commission Meeting – Tuesday, January 5th, 2020 at 7:00 p.m.*
- *Comprehensive Plan Update Committee Meeting – Tuesday, January 12th, 2020 at 7:00 p.m., as needed*
- *Municipal Development District Meeting – Thursday, January 14th, 2020 at 7:00 p.m.*
- *Town Council Meeting – Monday, January 18th, 2020 at 7:00 p.m.*
- *Comprehensive Plan Update Committee Meeting – Tuesday, January 26th, 2020 at 7:00 p.m., as needed*

CERTIFICATION

I, the undersigned authority, do hereby certify that this Public Meeting Notice was posted on the official bulletin board at the Town Hall of the Town of Cross Roads, Texas on Monday, December 14th, 2020 by 5:00 p.m., in accordance with Chapter 551, Texas Government Code.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for seeking confidential legal advice from the Town Attorney on any agenda item listed herein.

This facility is wheelchair accessible and accessible parking spaces are available. For requests, please contact Town Hall at 940-365-9693. Reasonable accommodations will be made to assist your needs.

Donna Butler, Town Secretary

I certify that the attached notice and agenda of items to be considered by the Town Council of the Town of Cross Roads was removed by me from the front window of the Town of Cross Roads Town Hall, 1401 FM 424, Cross Roads, Texas, on the _____ day of _____, 2020.

_____, Title: _____

2020-1204-08VARIANCE



Universal Variance Application THERE IS A FEE FOR FILING FOR A VARIANCE

Date of Application: 12/03/2020 Property Address: 2200 Tipps rd. Crossroads Tx 76227

Duration of Request: TEMPORARY (DATES _____) PERMANENT

Land Owners Name: Rosemary & Tony Cheia Phone No: 4694280943

email : cheia.tony@gmail.com Mailing Address: 2200 Tipps Rd. Crossroads Tx 76227

If you are not the Land Owner- Status of Applicant (Owner/Agent): n/a

Applicant's Name: _____ Phone No: _____

Applicant's email: _____ Applicant's Address: _____

Description and reason for request: _____

Signature of Owner:  _____ Date: _____

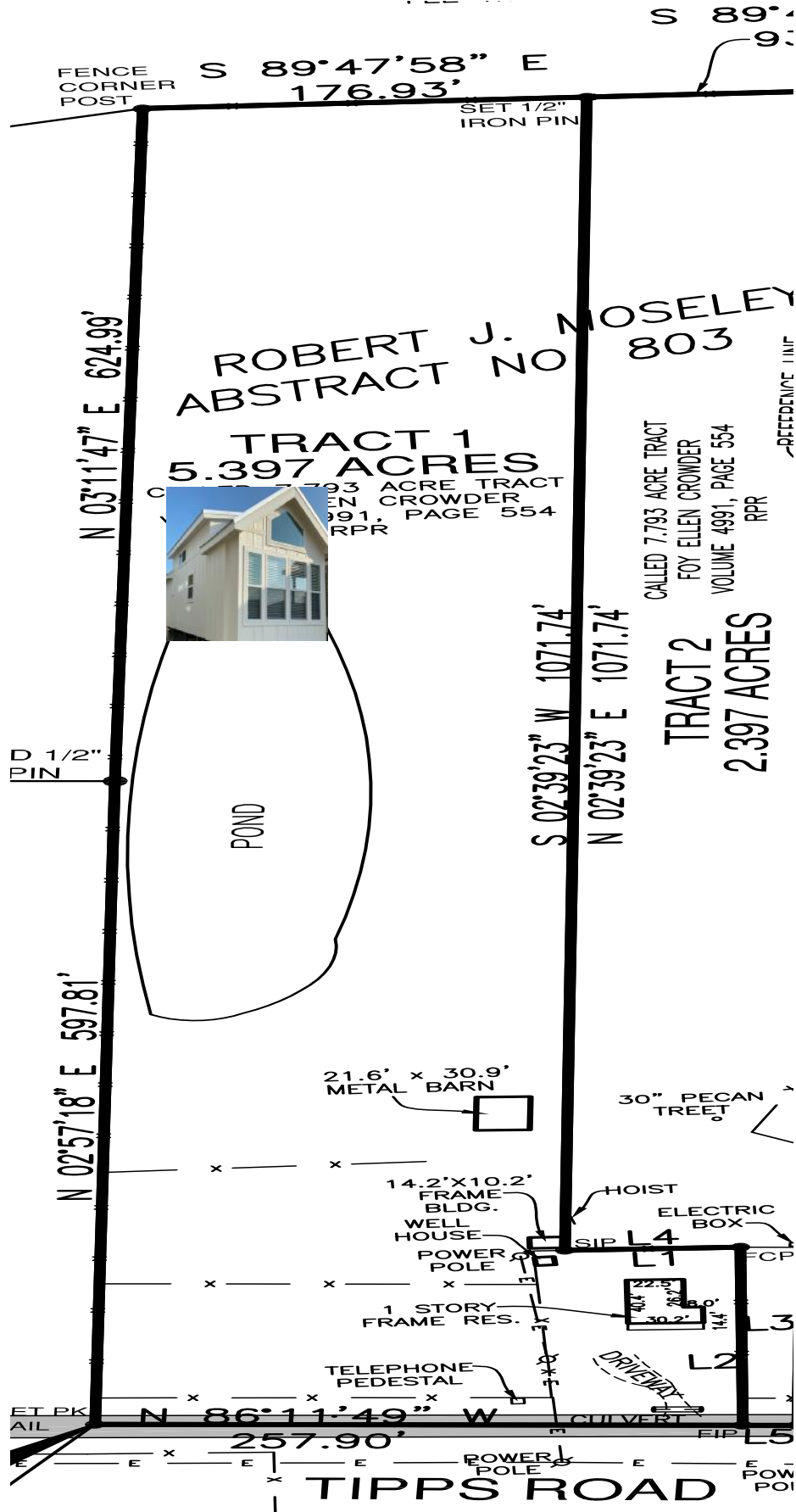
Signature of Applicant:  _____ Date: _____

The following must be submitted before processing and scheduling for Board of Adjustment.

1. Application and fee w/any drawings, maps, etc to support the request
2. Site plan or graphic depiction of what the variance is for

For Office Use Only		
Section of Code	<u>Section 14.03.073(c)(2) Permitted accessory uses. Not to exceed one (1)</u>	
Description of Variance Sought	<u>guesthouse, with an area of not less than nine hundred fifty (950) square feet.</u>	
	<u>House that is 399 square feet.</u>	
Completed Application (Date)	Check #	Receipt #
Approval Date	Signature	

Map of location – 2200 Tipps Rd. Crossroads Tx 76227



Crossroads Code of Ordinances
updated 13.4
extracted from Franklin Publishing Co.

Sec. 3.07.005 Definitions

Recreational vehicle. A vehicle which is:

- (1) Built on a single chassis;
- (2) 400 square feet or less when measured at the largest horizontal projections;
- (3) Designed to be self-propelled or permanently towable by a light duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Trailer

A portable dwelling unit designed to move on wheels from location to location by automobile or truck.

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ARTICLE 3.06 MOBILE HOME PLACEMENT

It shall be unlawful for any person to locate more than one (1) mobile home or house trailer upon any one (1) acre of property owned, leased or otherwise occupied by such person within the corporate limits of the town or its extraterritorial jurisdiction. (2002 Code, art. 3.500)

.....

(5) Recreational vehicles. Require that recreational vehicles placed on sites within zones A1-30, AH, and AE on the community's FIRM either: (A) be on the site for fewer than 180 consecutive days; (B) be fully licensed and ready for highway use; or (C) meet the permit requirements and the elevation and anchoring requirements for manufactured homes in subsection (4) of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

Park Model Home requested for a Permit



Similar existing structures by neighbors 1 mile away



2020-1208-02VARIANCE



Universal Variance Application THERE IS A FEE FOR FILING FOR A VARIANCE

Date of Application: 12.07.2020 Property Address: 901 Moseley Road
Duration of Request: TEMPORARY (DATES _____) PERMANENT

Land Owners Name: Miles L, LLC Phone No: 817.458.4008

email : milesbryan@rocketmail.com Mailing Address: 4939 Monterey Drive, Frisco, Texas 75034

If you are not the Land Owner- Status of Applicant (Owner/Agent): General Contractor
Applicant's Name: Richard J Gray Phone No: 214.628.9425

Applicant's email: dick@mlgraypartnership.com Applicant's Address: 1811 Greenville Avenue, Dallas, Texas 75206

Description and reason for request: Request for a variance on the Hillside Estate project to accept all new trees as identified per industry standards established by the American Nursery & Landscape Association and the International Society of Arboriculture in Texas as apposed to the requirements outlined by the City of Cross Roads. This exception would be requested for all (83) new trees required to be planted through the City of Cross Roads Tree Mitigation process. *+ tree placement*

Signature of Owner: [Signature] Date: 12/8/20

Signature of Applicant: [Signature] Date: 12.07.20

The following must be submitted before processing and scheduling for Board of Adjustment.

1. Application and fee w/any drawings, maps, etc to support the request
2. Site plan or graphic depiction of what the variance is for

For Office Use Only		
Section of Code	<u>Ch. 4 - Section 3.11.008(3) Minimum landscape requirements</u>	
Description of Variance Sought	<u>Change original landscape plan; tree placement</u>	
Completed Application (Date)	Check #	Receipt #
Approval Date	Signature	

Town of Cross Roads
RESOLUTION 2020-1221-01

A RESOLUTION OF THE TOWN OF CROSS ROADS, TEXAS, DESIGNATING PERSONS AUTHORIZED TO SIGN FOR FUNDS FOR TOWN BANKING AND FINANCIAL ACCOUNTS WITH POINTBANK; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Cross Roads must designate persons authorized to sign on behalf of the Town for funds available, and does so by this Resolution, authorizing designated persons as signatories on checks, drafts and draws on all accounts and subaccounts with PointBank, the Town's designated financial institution.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Cross Roads, Texas, as follows:

SECTION 1. That the following persons are hereby approved and designated as authorized signatories for the Town's banking and financial accounts with PointBank for the accounts specified in Exhibit "A," attached hereto:

1. T. Lynn Tompkins, Jr., Mayor
2. _____, Mayor Pro-Tem
3. Susan Zambrano, Finance Director
4. Donna Butler, Town Secretary

SECTION 2. The Finance Manager and Town Administrator shall have inquiry and transfer capabilities regarding any accounts established.

PASSED AND APPROVED this _____ day of December, 2020.

APPROVED:

ATTEST:

T. Lynn Tompkins, Jr., Town Mayor

Donna Butler, Town Secretary

EXHIBIT "A"

Bank: PointBank

Town of Cross Roads	XXX0167	Legal Contingency
Northeast Municipal Court	XXX0612	NEMC
Cross Roads Public Improvement District 1	XXX1639	PID 1
Public Safety Fund	XXX6978	Public Safety Fund
Road Improvement Fund	XXX8122	Road Improvement
Town of Cross Roads	XXX9321	Cross Roads
Forrest Hills/Fish Trap Rd Imp Fund	XXX9664	COVID19
Municipal Development District	XXX9987	MDD

ORDINANCE NO. 2020-1221-01

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CROSS ROADS, TEXAS, ORDERING A GENERAL ELECTION TO BE HELD ON MAY 1, 2021 FOR THE PURPOSE OF ELECTING THREE TOWN COUNCIL MEMBERS; PROVIDING FOR THE PUBLICATION AND POSTING OF NOTICES; PROVIDING FOR EARLY VOTING; PROVIDING FOR THE APPOINTMENT OF ELECTIONS ADMINISTRATORS AND JUDGES; PROVIDING A SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Cross Roads, Texas, herein determines that it shall call a general election to elect three Council Members at large for two-year terms each; and

WHEREAS, the Town Council hereby calls for an election to be held on May 1, 2021, in accordance with State law. Now, Therefore,

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CROSS ROADS, TEXAS:

SECTION 1. That a general election is hereby ordered to be held in the Town of Cross Roads, Texas on the 1st day of May, 2021, the same being the first Saturday of said month, for the purpose of electing three Council Members, all of whom shall be elected at large, each to serve for a two-year term. The candidates receiving the highest number of votes cast shall be elected for two-year terms.

SECTION 2. The polling place for said election shall be determined by the County Elections Administrator. The polls shall be open from 7:00 a.m. to 7:00 p.m. None but legally qualified voters of the Town shall be entitled to vote at said election.

SECTION 3. Notice of said election shall be published once in the official newspaper of the Town not earlier than the 30th day before Election Day, and not later than the 10th day before Election Day. Such notice shall also be posted on the bulletin board used to publish notice of the Town Council meeting not later than the 19th day before Election Day.

SECTION 4. A copy of the published notice that contains the name of the newspaper and

the date of the publication shall be retained as a record of such notice, and the person posting the notice shall make a record at the time of posting stating the date and place of posting and deliver a copy of each notice posted to the Mayor of the Town of Cross Roads after the last posting is made.

SECTION 5. The elections shall be conducted in accordance with an interlocal agreement between the Town and the Denton County Elections Administrator. The County Elections Administrator shall appoint an Election Judge and an Alternate Presiding Election Judge shall be appointed, to serve at the polling place during the election. The Alternate Presiding Judge shall serve as Presiding Judge if the regularly appointed Presiding Judge cannot serve and where the election is conducted by the regularly appointed Judge, the Presiding Judge shall appoint the Alternate Presiding Judge as one of the clerks.

SECTION 6. That an early voting ballot board is hereby created. The Presiding Election Judge shall also serve as the Presiding Judge of the early voting ballot board. The other members of the early voting ballot board shall be appointed by the Presiding Judge in the same manner as the Presiding Election Judge appoints election clerks. All judges and clerks appointed by the Presiding Election Judge shall be qualified voters in the Town. The County Elections Administrator shall be the Early Voting Clerk for said election. Early voting polling locations for the above designated election shall be determined by the County Elections Administrator, and said place of early voting shall remain open on each day of early voting which is not a Saturday, Sunday or legal State holiday, beginning on or before the 12th day before the Election and continuing through the 4th day preceding the date of said election.

SECTION 7. After holding the election, the Presiding Election Judge shall promptly deliver the original of the election returns in person to the Mayor or if the Mayor is unavailable, to the Town Secretary. The Town Secretary shall present the returns to the Town Council for the

canvassing of said election. The canvass of said election returns shall be conducted by the Town Council not earlier than the 3rd day nor later than the 11th day after the election.

SECTION 8. Should any part, section, subsection, paragraph, sentence, clause or phrase contained in this ordinance be held to be unconstitutional or of no force and effect, such holding shall not affect the validity of the remaining portion of this ordinance, but in all respects said remaining portion shall be and remain in full force and effect.

SECTION 9. This Ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED by the Town Council of the Town of Cross Roads, Texas, on the _____ day of _____, 2020.

APPROVED:

MAYOR

ATTEST:

TOWN SECRETARY

APPROVED AS TO FORM:

TOWN ATTORNEY

MODEL STAFF REPORT REGARDING COSERV'S REQUESTED RATE CHANGE

PURPOSE:

On November 13, 2020, CoServ Gas, Ltd. ("CoServ" or "Company"), pursuant to Subchapter C of Chapter 104 of the Gas Utility Regulatory Act, filed its Statement of Intent to change gas rates at the Railroad Commission of Texas ("RRC") and in all municipalities exercising original jurisdiction within its service area, effective January 23, 2021.

CoServ is seeking to increase its gas rates on a system-wide basis by \$9.6 million per year, and by \$8,113,409 in the incorporated areas. This equates to an increase of 11.6% on total revenues, or 29.0% increase in base rates for the incorporated areas. CoServ is also requesting: (1) Commission approval of depreciation rates for distribution and general plant; (2) a prudence determination for capital investment; (3) a finding that the approvals of the administrative orders by the Gas Services Division of the Commission based on the Accounting Order in Gas Utilities Docket No. 10695 are reasonable and accurate; and (4) a surcharge on customer bills to recover the reasonable rate case expenses associated with the filing of this statement of intent.

The resolution suspends the January 23, 2021 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with other similarly situated cities with original jurisdiction served by CoServ, to evaluate the filing, to determine whether the filing complies with the law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides that a rate request made by cannot become effective until at least 35 days following the filing of the application to change rates. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. **If the City fails to take some action regarding the filing before the effective date, CoServ's rate request is deemed approved.**

Explanation of "Be It Resolved" Sections:

Section 1. The City is authorized to suspend the rate change for 90 days after the date that the rate change would otherwise be effective for any legitimate purpose. Time to study and investigate the application is always a legitimate purpose. Please note that the resolution refers to the suspension period as "the maximum period allowed by law" rather than ending by a specific date. This is because the Company controls the effective date and can extend the deadline for final city action to increase the time that the City retains jurisdiction if necessary to reach settlement on the case. If the suspension period is not otherwise extended by the Company, the City must take final action on CoServ's request to increase rates by January 23, 2021.

Section 2. This provision authorizes the City to participate in a coalition of cities served by CoServ in order to more efficiently represent the interests of the City and their citizens.

Section 3. This section authorizes the hiring of attorney Thomas Brocato and the law firm of Lloyd Gosselink to represent the City in the matters related to CoServ's application to increase its rates.

Section 4. This section authorizes the City's intervention in CoServ's application for approval to increase its rates before the Railroad Commission in Docket No. OS-20-00005136.

Section 5. The Company will reimburse the cities for their reasonable rate case expenses. Legal counsel and consultants approved by the coalition of cities will submit monthly invoices that will be forwarded to CoServ for reimbursement. No individual city incurs liability for payment of rate case expenses by adopting a suspension resolution.

Section 6. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

Section 7. This section provides that both CoServ's counsel and counsel for the cities will be notified of the City's action by sending a copy of the approved and signed resolution to certain designated individuals.

RESOLUTION NO. 2020-1221-02

A RESOLUTION OF THE TOWN OF CROSS ROADS, TEXAS SUSPENDING THE JANUARY 23, 2021 EFFECTIVE DATE OF COSERV GAS, LTD.'S REQUESTED INCREASE TO PERMIT THE TOWN TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH OTHER CITIES IN THE COSERV GAS, LTD. SERVICE AREA; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; AUTHORIZING INTERVENTION IN DOCKET OS-20-00005136 AT THE RAILROAD COMMISSION; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

WHEREAS, on or about November 13, 2020, CoServ Gas, Ltd. (“CoServ” or “Company”), pursuant to Gas Utility Regulatory Act § 104.102, filed with the Town of Cross Roads (“Town”) a Statement of Intent to change gas rates in all municipalities exercising original jurisdiction within the Company’s service area, effective January 23, 2021; and

WHEREAS, the Town is a gas customer of CoServ and a regulatory authority with exclusive original jurisdiction over the rates and charges of CoServ within the Town; and

WHEREAS, it is reasonable for the Town of Cross Roads to cooperate with other similarly situated cities in conducting a review of the Company’s application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company and direct any necessary litigation; and

WHEREAS, the Gas Utility Regulatory Act § 104.107 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days; and

WHEREAS, CoServ has filed an application with the Railroad Commission, Docket No. OS-20-00005136 that could become the docket into which appeals of Town action on the CoServ filing are consolidated; and

WHEREAS, the Gas Utility Regulatory Act § 103.022 provides that costs incurred by Cities in ratemaking activities are to be reimbursed by the regulated utility.

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CROSS ROADS, TEXAS:

SECTION 1. That the January 23, 2021, effective date of the rate request submitted by CoServ on or about November 13, 2020, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

SECTION 2. That the Town is authorized to cooperate with other cities in the CoServ service area to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations to the Town regarding reasonable rates and to direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the Town or Railroad Commission.

SECTION 3. That, subject to the right to terminate employment at any time, the Town of Cross Roads hereby authorizes the hiring of Thomas Brocato of the law firm of Lloyd Gosselink Rochelle & Townsend, P.C., and consultants to represent the Town in all matters associated with the CoServ application to increase rates and appeals thereof.

SECTION 4. That intervention in Railroad Commission Docket No. OS-20-00005136 is authorized.

SECTION 5. That the Town's reasonable rate case expenses shall be reimbursed by CoServ.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 7. A copy of this Resolution shall be sent to CoServ, care of Charles Harrell, CoServ Gas, Ltd. 7701 South Stemmons Freeway, Corinth, Texas 76210 (CHarrell@coserv.com), and to Thomas Brocato at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (tbrocato@lglawfirm.com).

PASSED AND APPROVED this _____ day of _____, 2020.

Mayor, Town of Cross Roads

ATTEST:

TOWN OF CROSS ROADS
PLATTING APPLICATION



DATE: 10/6/2020

APPLICATION # 2020-1006-01PPLAT

PROJECT: Modern Pyramids Cross Roads Addition

Completed applications will be considered received on the due date specified on the yearly Submission Schedule.
PLEASE VERIFY MEETING DATES.

TYPE OF PLAT

Preliminary _____ Replat _____
Final _____ Administrative/Amending _____

PLEASE SPECIFY THE PRIMARY CONTACT

Land Owner Name Modern Pyramids Signature Mark Barakat

Applicant Name scott davis Signature [Signature]

Project Contact Mailing Address 9777 Ferguson Rd., Ste. 105, Dallas, Tx. 75228

Project Contact Phone 214-321-0569 Email dlsci@sbcglobal.net

Proposed Project Name MODERN PYRAMIDS CROSSROADS ADDITION Location 6500 E. U.S. Hwy. 380
Lot/Block _____ Abstract 803
DCAD ID 699062, 38304, 722025
Number of Lots Created 2

SUBMISSION DOCUMENTS

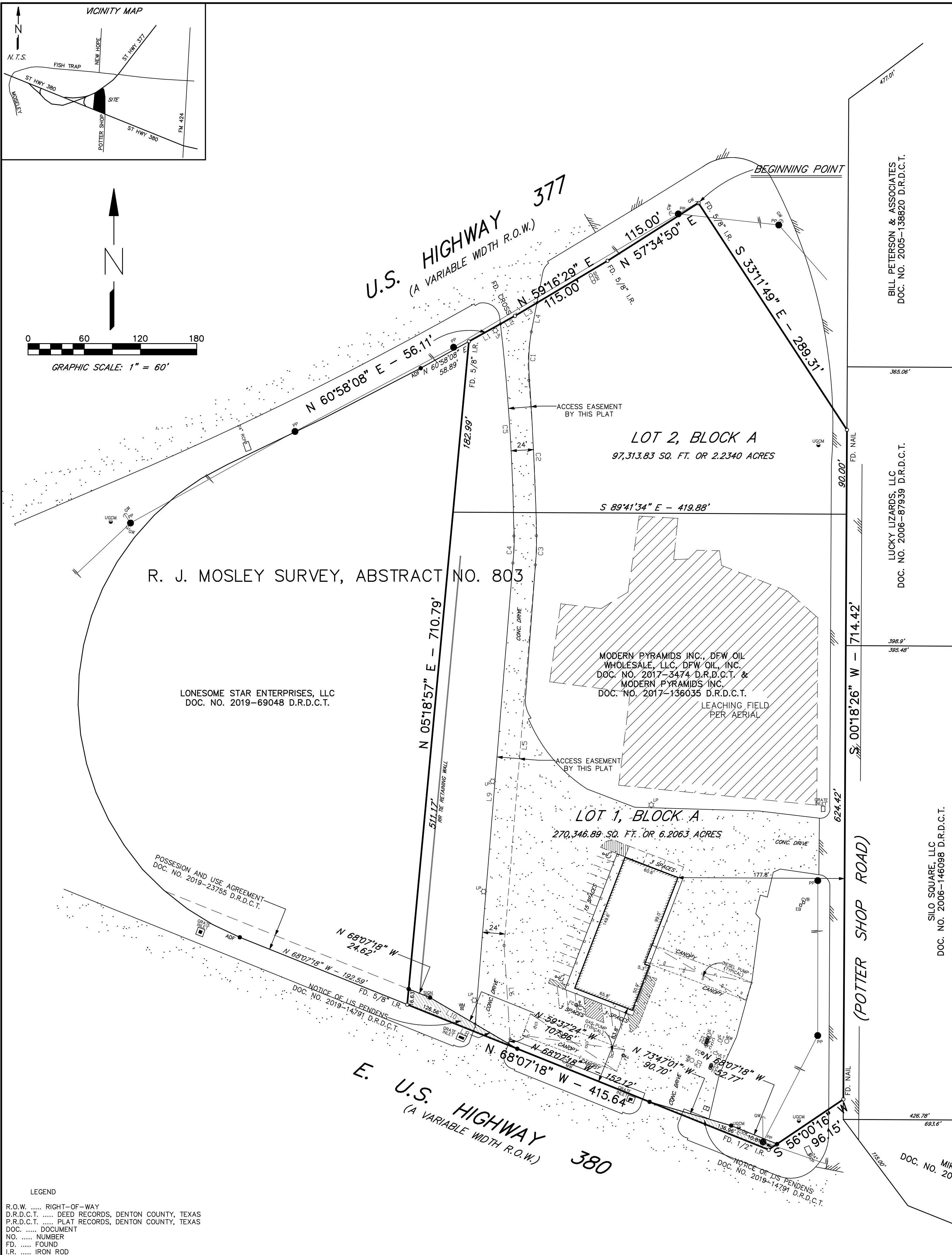
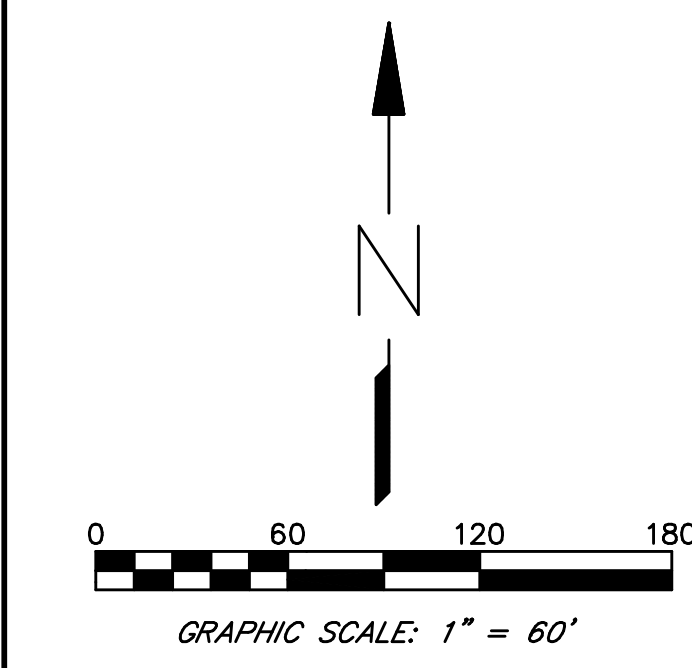
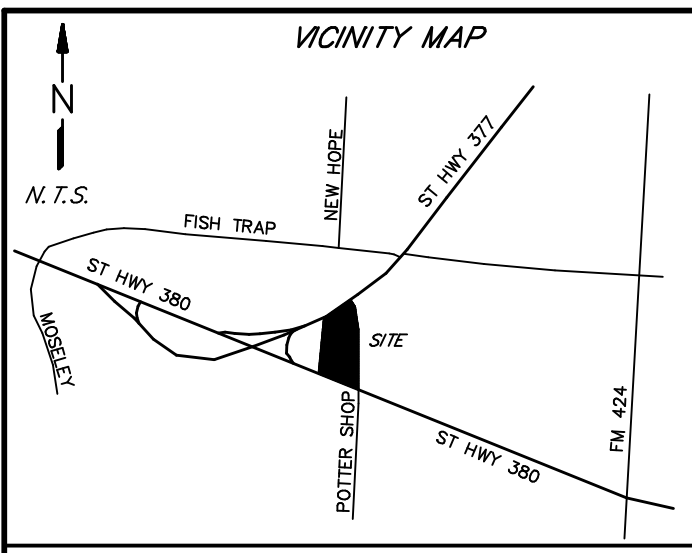
Fee \$380.00 Legal Description x
Map X List of Neighbors x
Site Plan (Commercial) _____ Stamped/Addressed _____
Envelopes _____
Drawings (4 full, 2 half) PDF
OTHER (Specify) _____

APPLICATION EXPLANATION

Explanation and Description of Request or Project

TO CREAT 2 PLATTED LOTS FROM 8.5 ACRES OF UNPLATTED LAND.

Before submitting an application, the applicant should consult with the Town Administrator to discuss the feasibility of the request and any additional requirements.



LEGEND
 R.O.W. RIGHT-OF-WAY
 D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 DOC. DOCUMENT
 NO. NUMBER
 FD. FOUND
 I.R. IRON ROD
 ADF 3" ALUMINUM DISK FOUND

OWNER'S CERTIFICATE

STATE OF TEXAS:
 COUNTY OF DENTON:

WHEREAS Modern Pyramids Inc., DFW Wholesale, LLC and DFW Oil, Inc., are the owners of that certain lot, tract or parcel of land situated in the R. J. MOSLEY SURVEY, ABSTRACT NO. 803, Town of Crossroads, Denton County, Texas, and all of that same tract of land described in deed to Modern Pyramids Inc., DFW Wholesale, LLC and DFW Oil, Inc., recorded in Document No. 2017-3474 of the Deed Records of Denton County, Texas, and said tract being more particularly, described as follows:

BEGINNING at a 5/8" iron rod found for corner at the intersection of Potter Shop Road with the southeast R.O.W. line of U. S. Highway 377 (a variable width R.O.W.);

THENCE S 33°11'49" E, 289.31' along Potter Shop Road to a mag nail found for corner;

THENCE S 00°18'26" W 714.42' along Potter Shop Road to a mag nail found at the northernmost point of a corner cut-off;

THENCE S 56°00'18" W, 96.15' along said cut-off line to a 1/2" iron rod found for corner in the northeast R.O.W. line of E. U. S. Highway 380 (a variable width R.O.W.);

THENCE N 68°07'18" W, 415.64' along the northeast R.O.W. line of E. U. S. Highway 380 to a 5/8" iron rod found for corner;

THENCE N 05°18'57" E, 710.79' to a 5/8" iron rod found for corner in the southeast line of U. S. Highway 377;

THENCE N 60°58'08" E, 56.11' along the southeast line of U. S. Highway 377 to a cross found for corner;

THENCE N 59°16'29" E, 115.00' along the southeast line of U. S. Highway 377 to a 5/8" iron rod found for corner;

THENCE N 57°34'50" E, 115.00' along the southeast line of U. S. Highway 377 to the Point of Beginning and containing 369,714.62 square feet or 8.4875 acres of land.

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Scott Davis, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting Rules and Regulations of the Town of Crossroads, Texas.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

Scott Davis
 Registered Professional Land Surveyor No. 5111

LINE	BEARING	DISTANCE
1	N 60°58'08" E	38.46'
2	N 60°58'08" E	17.66'
3	N 59°16'29" E	27.40'
4	S 11°01'09" W	31.59'
5	N 04°41'24" E	407.49'
6	N 03°39'13" W	100.00'
7	S 21°52'42" W	5.18'
8	N 59°37'24" W	41.04'
9	N 04°41'24" E	493.59'
10	N 59°37'24" W	55.67'

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CHORD
1	15°58'27"	186.48'	51.99'	S 03°01'56" W	51.82'
2	04°18'35"	2207.53'	166.04'	N 02°48'00" W	166.00'
3	05°20'07"	335.32'	31.22'	N 02°01'20" E	31.21'
4	05°20'07"	311.32'	28.99'	N 02°01'20" E	28.98'
5	05°57'06"	2183.53'	226.82'	N 03°37'16" W	226.72'

General Survey Notes:

- Solid described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48121C0385G, with a date of identification of 4/18/11, for Community No. 481513, in Denton County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- Reference Bearing for the northeast R.O.W. line of E. U.S. Highway 380, N 68°07'18" W, per TxDOT R.O.W. plans.
- Denton County Electric Cooperative, Inc. Easement recorded in Volume 401, Page 171 D.R.D.C.T. is a Blanket Easement with an ambiguous location, and may affect subject property.
- The 20' Ingress and Egress Easement recorded in Volume 2225, Page 186 is abandoned by this plat.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Modern Pyramids Inc., DFW Wholesale, LLC and DFW Oil, Inc., acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the herein above described property as **MODERN PYRAMIDS CROSSROADS ADDITION**, an addition to the Town of Crossroads, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town's use thereof. The Town of Crossroads and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Crossroads and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Crossroads.

WITNESS, my hand, this the ___ day of _____, 2020.

Modern Pyramids Inc., DFW Wholesale, LLC and DFW Oil, Inc.

 Sami Ebrahim, Owner

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Sami Ebrahim, 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.

GIVEN under my hand and seal of office, this the ___ day of _____, 2020.

 Notary Public in and for the State of Texas.

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the ___ day of _____, 2020.

 Notary Public in and for the State of Texas.

PRELIMINARY PLAT
 MODERN PYRAMIDS CROSSROADS ADDITION
 LOTS 1 & 2, BLOCK A

AN ADDITION OF 8.4875 ACRES OF LAND
 SITUATED IN THE R. J. MOSLEY SURVEY,
 A-803, TOWN OF CROSSROADS, DENTON
 COUNTY, TEXAS.

OWNER
 DFW DISTRIBUTORS PETROLEUM
 11551 FOREST CENTRAL DR. SUITE 230
 DALLAS, TX 75243

DAVIS LAND SURVEYING CO., INC.
 9777 FERGUSON ROAD, SUITE 105 dsl@bcbglbl.net
 DALLAS, TEXAS 75228 214-321-0569

DATE: 04/08/19
 JOB NO. 16131D

TOWN OF CROSS ROADS
DEVELOPMENT APPLICATION



DATE: 11-9-2020

APPLICATION # 2020-1109-01PPLAT

PROJECT: Container Storage Facility

Completed applications will be considered received on the due date specified on the yearly Submission Schedule.
PLEASE VERIFY MEETING DATES.

DEVELOPMENT APPLICATION

ZONE CHANGE _____ TECHNICAL SITE PLAN XXXXX
GRADING _____ MISCELLANEOUS XXXXX

PLEASE SPECIFY THE PRIMARY CONTACT

Land Owner Name Paul's Kids, LLC Signature Taylor Crutsinger - Signing Power
Applicant Name Frank Canedy Signature Frank Canedy
Project Contact Mailing Address 111 W. Main Street, Allen, Texas 75013
Project Contact Phone 972-359-1733 Email frank@rkengineering.com

Proposed Project Name Aubrey Storage Facility Location NEC of US377/Liberty Road
Lot/Block 16.995ac Abstract James Bridges - Abst. 36
DCAD ID 722015/660454/52376
Current Zoning Undeveloped Requested Zoning None

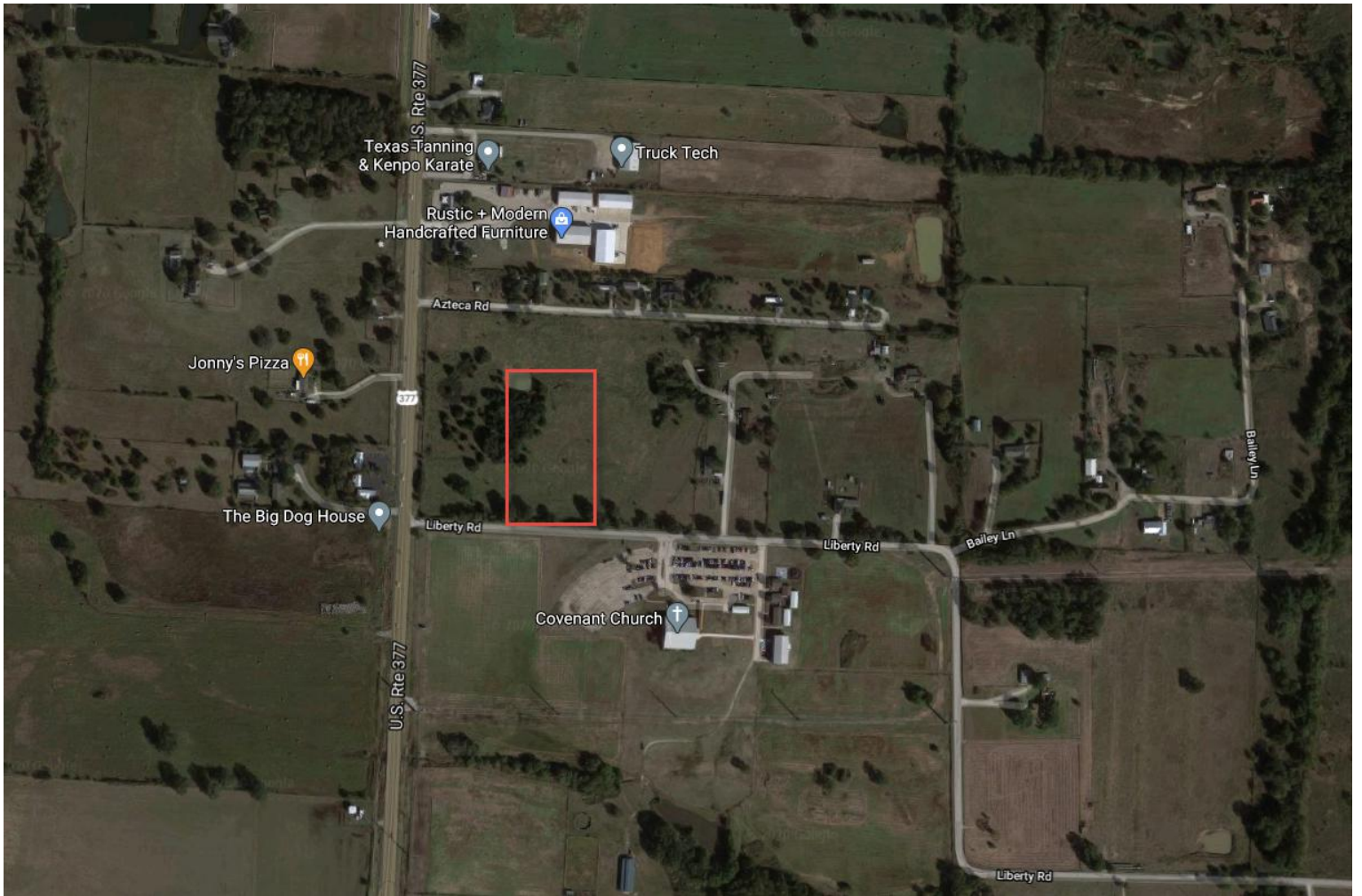
SUBMISSION DOCUMENTS

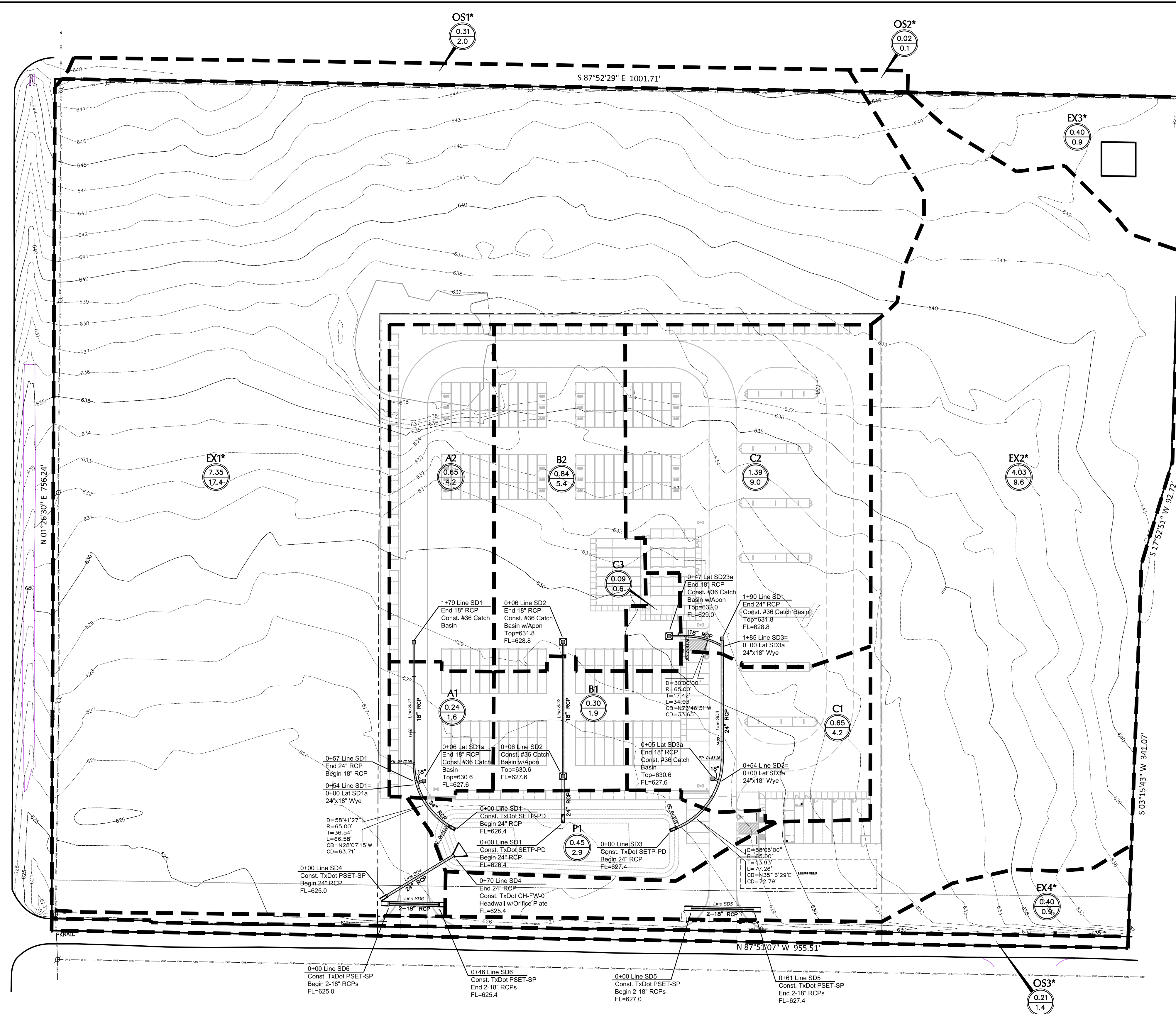
Fee Prelim Plat/Site Plan/Review Dep (\$200/500/1000) = \$1700 Legal Description
Map List of Neighbors
Site Plan (Commercial) Stamped/Addressed Envelopes
Drawings (4 full, 6 half, CD)
OTHER (Specify)

- 1) Legal Description and plat of the subject site typed and attached separately or the subdivision name with lot and block number.
- 2) Map A location map clearly showing the site in relation to adjacent streets and distance to nearest thoroughfare.
- 3) Filing Fee – Application Fee – Review Fee
ZONE CHANGE AND RESIDENTIAL REPLAT ONLY:
- 4) Names and Addresses of legal property owners within 200 feet of property and the property ID number.
- 5) Stamped addressed envelopes of the property owners within 200 feet.

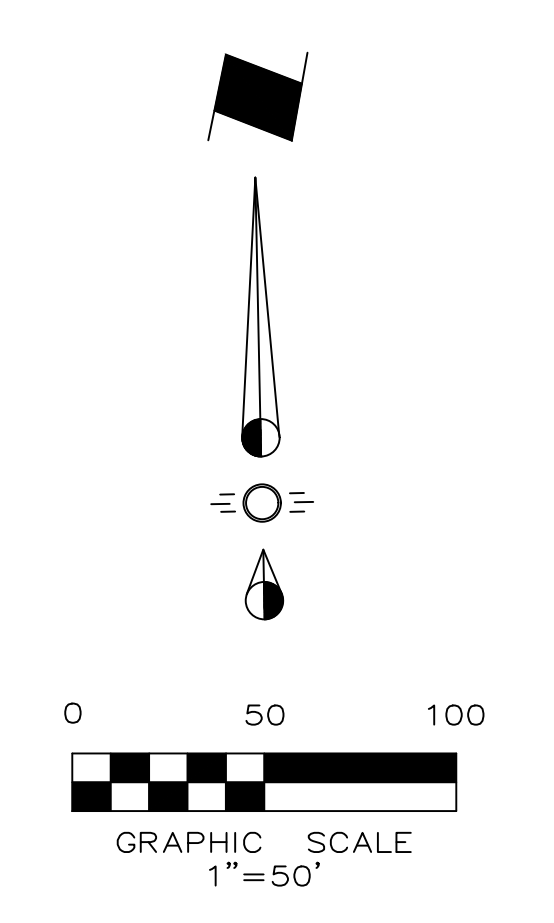
ADDITIONAL INFORMATION

Before submitting an application, the applicant should consult with the Town Administrator to discuss the feasibility of the request and any additional requirements.





CAUTION EXISTING UTILITIES !!!
 All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.



DETENTION POND CALCULATION SUMMARY -- 100 YEAR

PROPOSED CONDITIONS
 A = 4.61 Ac
 = (All A, B, C & P Areas)
 C = 0.70 (From ISWM)
 Tc = 10 min
 I₁₀₀ = 9.24 in/hr
 Q₁₀₀ = 29.9 cfs

EXISTING CONDITIONS
 A = 4.61 Ac
 = (All A, B, C & P Areas)
 C = 0.30 (From ISWM)
 Tc = 15 min
 I₁₀₀ = 7.91 in/hr
 Q₁₀₀ = 10.9 cfs

ALLOWABLE RELEASE FROM POND
 EXISTING CONDITIONS OF AREAS
 TO BE DEVELOPED = 10.9 CFS

TOTAL DETENTION VOLUME REQUIRED
 V = 21,217 CF
 100 YR WSEL = 629.2'

ORIFICE SIZE CALCULATION
 By interpolation & FlowMaster the orifice plate size is determined.
 Q = 10.9 cfs
 100Yr WSEL is set at 629.2
 TW = Downstream Pipe Normal Depth = 626.7
 Centroid Elev. = 625.5 + e/2 = 626.17
 Solve for A & orifice size:
 h = 100Yr WSEL - Downstream HG = 629.20 - 626.17 = 3.03'
 Q = 0.61A√2gh
 10.9 = 0.61(A)√2(32.2)(3.03)
 A = 1.41 sf
 ø of orifice = 1.34' = 16"
 Use 16" ø Orifice

TOTAL DETENTION VOLUME PROVIDED
 V = 21,217 CF @ 629.2'
 27,217 CF = 21,217 CF
 Vol Provided = Vol Required

MODIFIED RATIONAL METHOD DETENTION BASIN DESIGN
 PROJECT: Container Storage Facility 20041
 November 3, 2020

Runoff Coefficient C = 0.7
 Drainage Area - A = 4.61 acres (All A, B, C, & P Areas)
 Time of Concentration - tc = 10 minutes
 Maximum Outflow Rate - Q = 10.9 cfs

Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q-CIA	Inflow Volume Cu. Ft.	Outflow Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
5	11.23	0.94	36.2	10,870	15	4,905	5,965
10	9.24	1.54	29.8	17,887	20	6,540	11,347
15	7.91	1.98	25.5	22,979	25	8,175	14,804
20	6.96	2.32	22.5	26,943	30	9,810	17,133
30	5.66	2.83	18.3	32,899	40	13,080	19,819
40	4.82	3.21	15.5	37,320	50	16,350	20,970
50	4.22	3.52	13.6	40,837	60	19,620	21,217
60	3.77	3.77	12.2	43,762	70	22,890	20,872
70	3.41	3.98	11.0	46,271	80	26,160	20,111
80	3.13	4.17	10.1	48,472	90	29,430	19,042
90	2.89	4.34	9.3	50,436	100	32,700	17,736
100	2.68	4.76	7.7	55,330	130	42,510	12,820
180	1.79	5.38	5.8	62,508	190	62,130	378
360	1.09	6.52	3.5	75,794	370	120,990	(45,196)
720	0.65	7.82	2.1	90,834	730	238,710	(147,876)
1440	0.39	9.31	1.3	108,200	1,450	474,150	(365,950)

Required Storage Volume 21,217 cubic feet
 0.49 acre-feet

DRAINAGE AREA MAP CHART

Drainage Area No.	Drainage Area (Acres)	C	tc (min)	I100 (in/hr)	Q100 (cfs)
A1	0.24	0.7	10	9.24	1.6
A2	0.65	0.7	10	9.24	4.2
Total Area	0.89			Total Flow	5.8
B1	0.3	0.7	10	9.24	1.9
B2	0.84	0.7	10	9.24	5.4
Total Area	1.14			Total Flow	7.4
C1	0.65	0.7	10	9.24	4.2
C2	1.39	0.7	10	9.24	9.0
C3	0.09	0.7	10	9.24	0.6
Total Area	2.13			Total Flow	13.8
P1	0.45	0.7	10	9.24	2.9
Total Area	0.45			Total Flow	2.9
EX1	7.35	0.3	15	7.91	17.4
EX2	4.03	0.3	15	7.91	9.6
EX3	0.4	0.3	15	7.91	0.9
EX4	0.4	0.3	15	7.91	0.9
Total Area	12.18			Total Flow	28.9
OS1	0.31	0.7	10	9.24	2.0
OS2	0.02	0.7	10	9.24	0.1
OS3	0.21	0.7	10	9.24	1.4
Total Area	0.54			Total Flow	3.5

Pond Size Calc
 Calculated using average area method

Elevation	Contour Area (sf)	Average Area of Pond (sf)	Per Foot of Pond (cf)	Accum. Volume
625	0			0
626	1197	598.5	598.5	598.5
627	5114	3155.5	3155.5	3754
628	8060	6587	6587	10,341
629	9965	9,013	9,013	19,354
630	12970	11,468	11,468	30,821
Total	27,067			Total Volume of Pond Available (cf)
21,217				Total Volume of Pond Needed for 100 Year Event (cf)
629.2				Water Surface Elevation derived by Interpolation

Post-Development Legend
 Q = C I A
 C = 0.70
 tc = 10 min.
 I₁₀₀ = 9.24 in/hr

Pre-Development Legend *
 Q = C I A
 C = 0.30
 tc = 15 min.
 I₁₀₀ = 7.91 in/hr

X -- D.A. No.
 X.XX -- Acres
 XX.XX -- Proposed Drainage Area Calculations

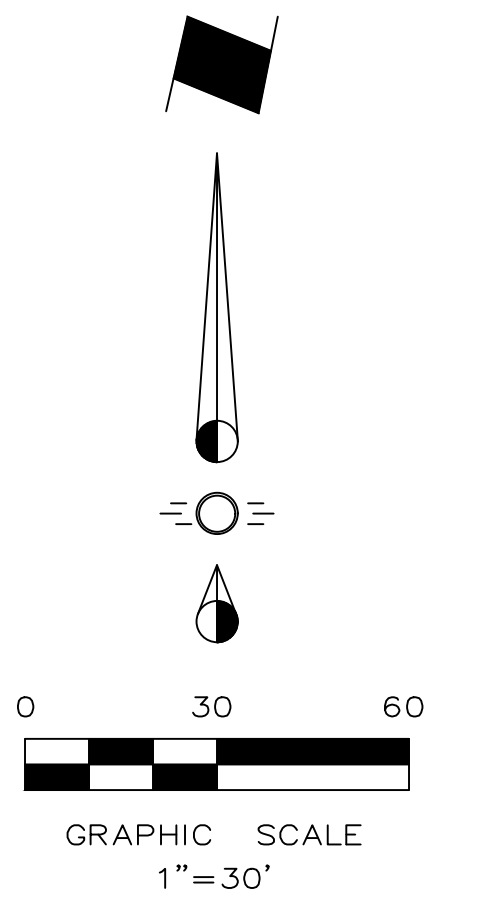
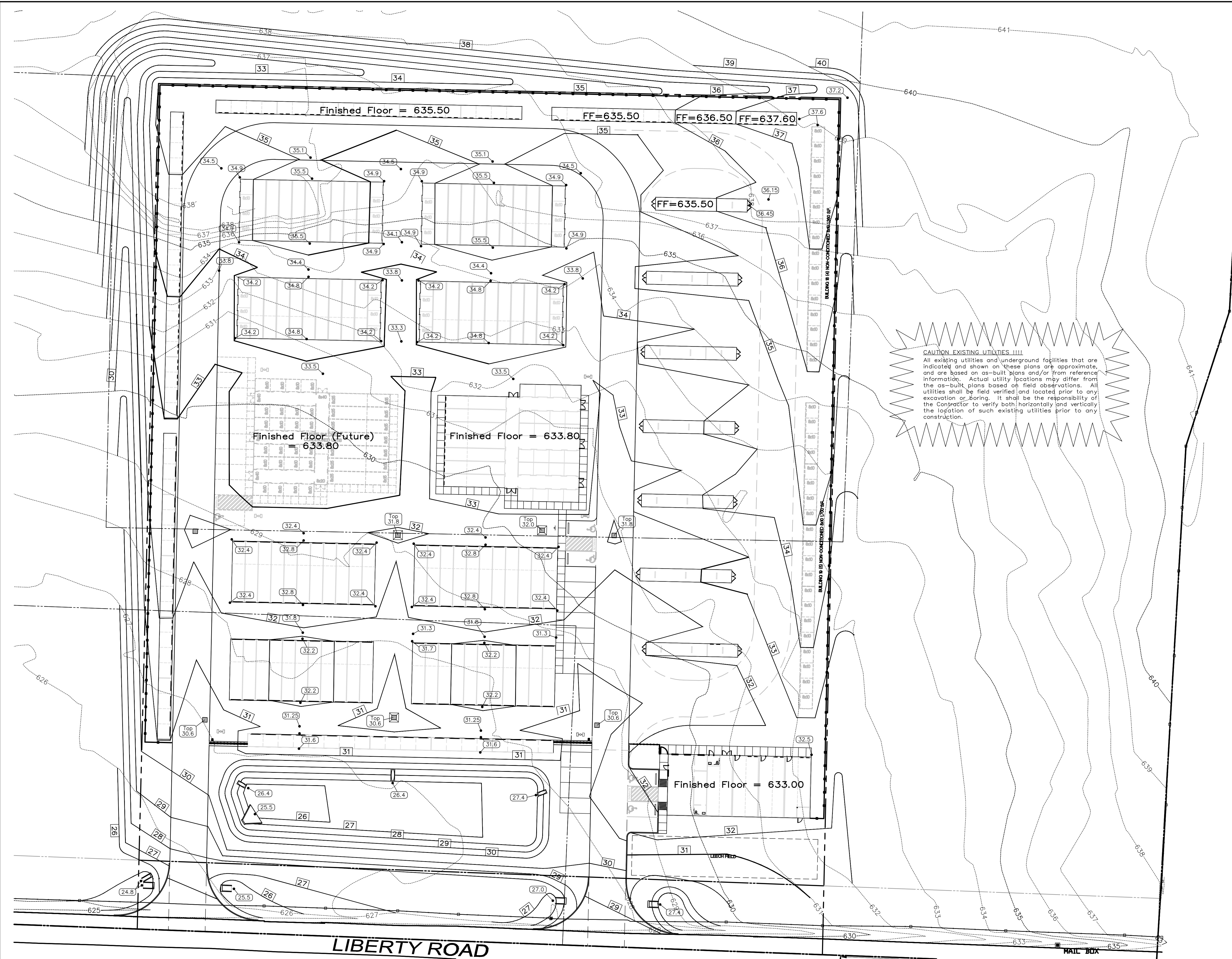
ISWM Manual
 Gravel: C = 0.50
 Commercial: C = 0.70

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			
SITE BENCH MARKS BM 1: "X" CUT IN CONCRETE LOCATED 206.4' WEST AND 62.8' SOUTH OF THE SOUTHWEST CORNER OF THIS SITE. ELEV. = 632.01			

RLK ENGINEERING, INC.
 111 West Main
 Allen, Texas 75013
 (972) 359-1733 Off
 (972) 359-1833 Fax
 Texas Registration No. 579

DRAINAGE & DRAINAGE AREA MAP PLAN
CONTAINER STORAGE FACILITY
 CROSS ROADS, TEXAS

DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: 20041 STW-DAMAP.dwg	DRAWING SCALE: AS SHOWN	SHEET: CD1.0
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 11-09-2020	PROJECT NUMBER: RLK-19071	



- GRADING NOTES**
- All materials and construction shall conform to the City Standards and Specifications, and North Central Texas Council of Governments Standard Specifications for Public Works Construction, Latest Edition.
 - Prior to starting construction, the Contractor shall make certain that all required permits and approvals have been obtained. No construction or fabrication shall begin until the Contractor has received and thoroughly reviewed all plans and other documents approved by all of the permitting authorities.
 - In the event an item is not covered in the City's specs., the City Engineer's decision shall apply.
 - Contractor shall meet O.S.H.A requirements for trench safety.
 - Barricading, traffic control, and project signs shall conform to Texas Department of Transportation.
 - The Contractor shall verify the suitability of all existing and proposed site conditions, including grades and dimensions before commencement of any construction. In the event of any conflict, and prior to commencement of any construction, immediately notify Engineer. Minor adjustments of finish grade to accomplish spot drainage are acceptable if necessary, upon prior approval of Engineer. All paving installed shall "flush out" at any juncture with existing paving. All islands shall be crowned to allow positive drainage over top of curb.
 - The locations of underground utilities shown on this plan are based on field surveys and local utility company records. It shall be the Contractor's full responsibility to contact the various utility companies to locate their utilities prior to starting construction. Any damage to existing utilities is to be repaired at Contractor's expense.
 - Proposed spot elevations are finished grade elevations.
 - All subgrade preparation shall be as directed in accordance with the Geotechnical Report.
 - All proposed grades in landscaped areas are finished grade elevations. Contractor to allow for seeding or sodding of these areas.
 - Any damage to adjoining property during construction shall be repaired to pre construction conditions or better at the expense of the Contractor.
 - Erosion control shall be in place prior to the disturbance of any existing surface.
 - All sidewalk slopes including crosswalks, shall not exceed the following ADA requirements
1:20 longitudinal (along the walk)
1:50 per foot transverse (across the walk)
 - All accessible parking space slopes including walks aisles, shall not exceed 2.0% or 1:50 in any direction.
 - It shall be the Contractor's responsibility to remove excess earthwork material from the site at no additional cost to the owner.
 - If additional earthwork material is required to achieve the grades indicated, it shall be imported by the Contractor at no additional cost to the owner.
 - Maximum slope shall not exceed 4:1.

LEGEND

	Proposed Spot Elevation
	Existing Spot Elevation
	Proposed Contour
	Existing Contour
	Direction of Flow

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
<p>NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.</p> <p>SITE BENCH MARKS BM 1: "X" CUT IN CONCRETE LOCATED 206.4' WEST AND 62.8' SOUTH OF THE SOUTHWEST CORNER OF THIS SITE. ELEV. = 632.01</p>			

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

GRADING AND DRAINAGE PLAN		CONTAINER STORAGE FACILITY		CROSS ROADS, TEXAS	
DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: 20041 GRAD.dwg	DRAWING SCALE: 1"=30'	SHEET:	CP1.0
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 11-09-2020	PROJECT NUMBER: RLK-19071		

CALLED 1.498 ACRES
JUAN & ELIZABETH TORRES
C.C. NO. 2011-94406
L.R.D.C.T.

CALLED 2.00 ACRES
JOSE & VERONICA TORRES
C.C. NO. 2008-85588
L.R.D.C.T.

CALLED 1.00 ACRES
MARIA GUADALUPE CERVANTES
C.C. NO. 2011-94405
L.R.D.C.T.

CALLED 6.667 ACRES
PAUL'S KIDS, L.L.C.
C.C. NO. 2017-113548
L.R.D.C.T.

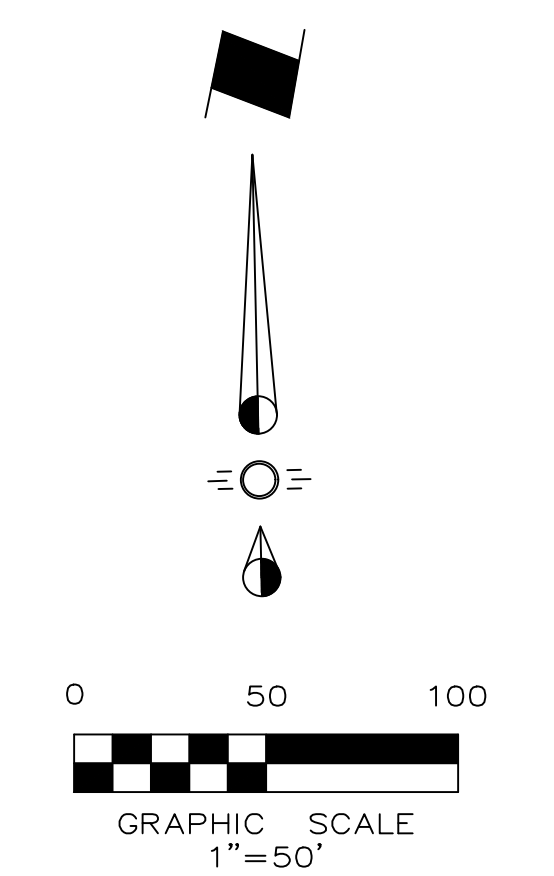
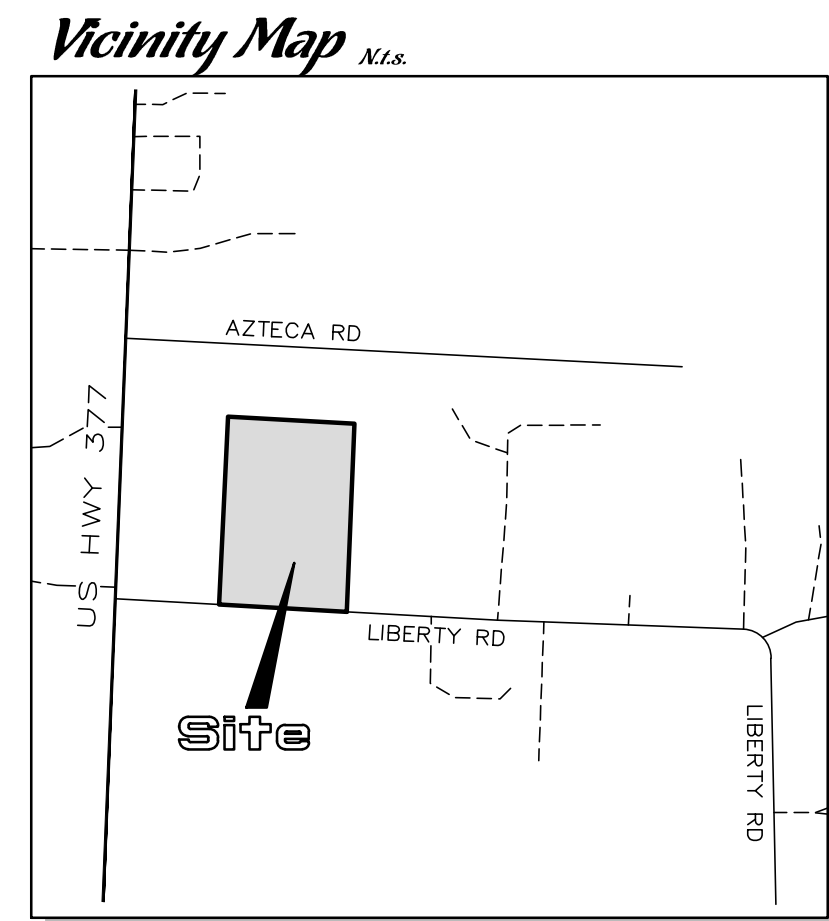
CALLED 32.75 ACRES
PAUL & MARY CRUTSINGER
VOLUME 613, PAGE 78
L.R.D.C.T.

CALLED 2.00 ACRES
KARRIE SHIPP
C.C. NO. 2015-43542
L.R.D.C.T.

CALLED 32.75 ACRES
PAUL & MARY CRUTSINGER
VOLUME 613, PAGE 78
L.R.D.C.T.

CALLED 32
PAUL & MARY
VOLUME 61
L.R.I

CALLED 58.7825 ACRES
COVENANT CHURCH
C.C. NO. 2010-4241
L.R.D.C.T.



Legal Description:

BEING a 16.995 acre tract of land situated in the James Bridges Survey, Abstract No. 36, Denton County, Texas, and being part of a called 32.75 acre tract of land as conveyed to Paul and Mary Crutsinger in Volume 613, Page 78 of the Land Records of Denton County, Texas, and also being all of a called 6.667 acre tract of land as conveyed to Paul's Kids, LLC in County Clerk No. 2017-113548 of the Land Records of Denton County, Texas, and also being all of a called 2.00 acre tract of land as conveyed to Karrie Shipp in County Clerk No. 2015-43542 of the Land Records of Denton County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at a PK Nail Found in Liberty Road for the northwest corner of a called 58.725 acre tract of land as conveyed to Covenant Church in County Clerk No. 2010-4241 of the Land Records of Denton County, Texas and said PK Nail also being in the east Right-of-Way (ROW) line of US Highway 377;

THENCE N 01°26'30" E along the east ROW of US Highway 377, passing a 1/2" iron rod at 17.21' and continuing a total distance of 756.24' to a 3/8" iron rod found for the southwest corner of a called 1.498 acre tract of land as conveyed to Juan and Elizabeth Torres in County Clerk No. 2011-94406 of the Land Records of Denton County, Texas;

THENCE S 87°52'29" E passing a 1/2" capped iron rod stamped "JE SMITH" at 749.85', said "JE SMITH" capped iron rod being the northeast corner of the called 6.667 acre tract, and continuing on for a total distance of 1001.71' to a 1/2" capped iron rod stamped "4613" set for corner;

THENCE S 03°02'38" W along a fence line a distance of 326.37' to a 1/2" capped iron rod stamped "4613" set for corner;

THENCE S 17°52'51" W continuing with the same fence a distance of 92.72' to a 1/2" capped iron rod stamped "4613" set for corner;

THENCE S 03°15'43" W continuing with the same fence a distance of 341.07' to a Mag Nail set for corner in Liberty Road and said Mag Nail also being in the north line of the called 58.725 acre tract of land;

THENCE N 87°51'07" W with the north line of the called 58.725 acre tract of land, and passing a 1/2" iron rod at 805.59', and said 1/2" iron rod being the southwest corner of the called 2.00 acre tract and continuing for a total distance of 955.51' to the POINT OF BEGINNING, and containing an area of 740,292 Square Feet or 16.995 Acres.

Site Data:

Physical Address	Liberty Road, Crossroads, Texas 76227
Gross Site Area	16.995 Ac (740,292 sf)
Developed Site Area	5.707 Ac (248,604 sf)

**Preliminary Plat
- Review Purposes Only -
AUBREY STORAGE
ADDITION**

16.995 Acres Situated In The
JAMES BRIDGES SURVEY ~ ABST. 36
DENTON COUNTY, TEXAS

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

Submittals/Revisions:

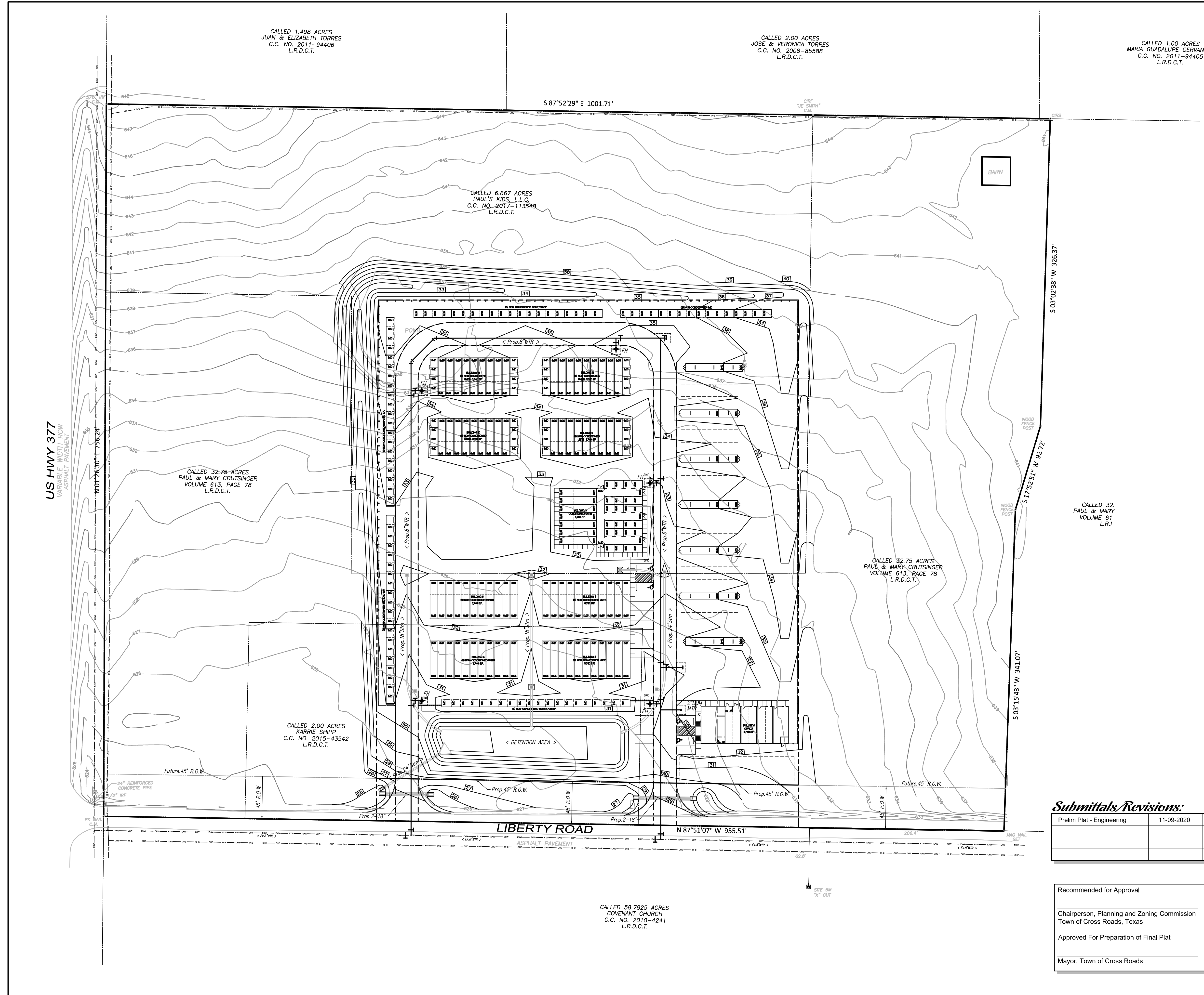
Prelim Plat - Engineering	11-09-2020	FC

Recommended for Approval

Chairperson, Planning and Zoning Commission Date _____
Town of Cross Roads, Texas

Approved For Preparation of Final Plat

Mayor, Town of Cross Roads Date _____



NOTE:
Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

SITE BENCH MARKS
BM 1: "X" CUT IN CONCRETE LOCATED 206.4' WEST AND 62.8' SOUTH OF THE SOUTHWEST CORNER OF THIS SITE.
ELEV. = 632.01

REVISION	DATE	DESCRIPTION



RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

**PRELIMINARY PLAT
CONTAINER STORAGE FACILITY**
CROSS ROADS, TEXAS

DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: 20041 PLAT - PRELIM.dwg	DRAWING SCALE: 1"=50'	SHEET: CPP1.0
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 11-09-2020	PROJECT NUMBER: RLK-19071	

Bank Balances as of November 30, 2020

<u>Account</u>	<u>October Balance</u>	<u>November Balance</u>
NEPD	\$192,815.72	\$206,328.69
PID	\$4,869.22	\$12,130.68
General Fund	\$667,101.29	\$843,223.39
Public Safety Fund	\$681,699.96	\$681,973.76
Road Improvement	\$217,291.17	\$217,378.44
Cares Fund Act	\$7,031.51	\$6,936.80
MDD	\$351,596.44	\$325,694.36
NEPD Seizure	\$7,511.69	\$7,514.71
Legal Contingency	\$253,807.96	\$253,909.90
NEMC	\$235,048.60	\$282,756.83
TOTAL	\$2,618,773.56	\$2,837,847.56

TOWN OF CROSS ROADS

BUDGET VS. ACTUALS: FY21 BUDGET - FY21 P&L

October - November, 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
1000 Sales Tax Collections	426,443.06	330,000.00	96,443.06	129.23 %
1004 Beverage Tax Collections	4,265.78	4,500.00	-234.22	94.80 %
1006 Franchise Tax-Telecom	1,407.79	3,050.00	-1,642.21	46.16 %
1008 Franchise Tax- Waste	5,893.41	6,000.00	-106.59	98.22 %
1010 Franchise Tax-Electric/Gas	474.50	225.00	249.50	210.89 %
1018 Franchise Tax- Mustang SUD	5,656.09	4,000.00	1,656.09	141.40 %
2000 Development/Platting Permit Fees	909.90	1,000.00	-90.10	90.99 %
2002 Residential/Commercial Building Permits and Inspections	79,046.63	35,000.00	44,046.63	225.85 %
2004 Septic Permits and Fees	1,325.00	500.00	825.00	265.00 %
2006 Health Inspection and Fees	275.00	0.00	275.00	
2008 Signs Permit and Fees	715.00	330.00	385.00	216.67 %
3000 Administrative Fees	150.00	416.00	-266.00	36.06 %
3004 MDD Contribution	60,000.00	60,000.00	0.00	100.00 %
3006 Interest Income	780.51	1,025.00	-244.49	76.15 %
3009 NEMC Personnel Reimbursement	18,385.37	20,192.32	-1,806.95	91.05 %
3011 NEPD Personnel Reimbursement	3,375.00	3,375.00	0.00	100.00 %
3014 Credit Card Processing Fee	260.50	166.68	93.82	156.29 %
Total Income	\$609,363.54	\$469,780.00	\$139,583.54	129.71 %
GROSS PROFIT	\$609,363.54	\$469,780.00	\$139,583.54	129.71 %
Expenses				
6001 Accounting and Auditing Fees		0.00	0.00	
6002 Advertising and Promotion	142.63	166.68	-24.05	85.57 %
6004 Software	6,176.42	4,166.68	2,009.74	148.23 %
6006 Codification Services		166.68	-166.68	
6008 Election Costs		4,000.00	-4,000.00	
6010 TML Insurance	6,842.26	7,500.00	-657.74	91.23 %
6012 Legal Fees	9,983.55	2,000.00	7,983.55	499.18 %
6014 Office Expenses	1,067.88	1,666.68	-598.80	64.07 %
6016 Public Notices/Dues	67.00	166.68	-99.68	40.20 %
6018 Repair and Maintenance	3,325.38	6,500.00	-3,174.62	51.16 %
6020 Vehicles Maintenance	541.07	600.00	-58.93	90.18 %
6022 Training	424.22	835.00	-410.78	50.80 %
6024 Utilities	1,659.04	3,166.68	-1,507.64	52.39 %
6028 Lovetts 380 Agreement		0.00	0.00	
6030 Paypal Charge	264.85	166.68	98.17	158.90 %
7000 Police Department Services	163,774.00	163,774.00	0.00	100.00 %
7002 Interlocal Ambulance	27,830.00	27,830.00	0.00	100.00 %
7004 Interlocal Fire	106,250.00	106,250.00	0.00	100.00 %
8000 A Park Maintenance	2,785.29	550.00	2,235.29	506.42 %
8002 Park Events	507.50	2,500.00	-1,992.50	20.30 %
8004 Park Improvement Fund	250.00	1,250.00	-1,000.00	20.00 %

TOWN OF CROSS ROADS

BUDGET VS. ACTUALS: FY21 BUDGET - FY21 P&L

October - November, 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
8006 Careflite Services		0.00	0.00	
8007 Capital Additions		3,750.00	-3,750.00	
8008 City of Aubrey Library Fund	13,853.07	14,228.00	-374.93	97.36 %
8500 Street Materials and Signs	1,657.36	1,350.00	307.36	122.77 %
8502 Street and Row Cleanup	5,149.99	6,700.00	-1,550.01	76.87 %
8504 Street Contract/Repairs		114,500.00	-114,500.00	
9000 Engineering Services	10,595.94	15,000.00	-4,404.06	70.64 %
9002 Res & Com Building Review & Insp.	612.00	2,250.00	-1,638.00	27.20 %
9004 Other Professional Services		375.00	-375.00	
9006 Code Enforcement Services		500.00	-500.00	
9008 Sanitarian Services		0.00	0.00	
9010 Animal Control	1,150.00	2,300.00	-1,150.00	50.00 %
9506 Employee Health Benefits	5,314.78	6,083.34	-768.56	87.37 %
Payroll Expenses				
9502 Taxes	6,201.83	6,730.76	-528.93	92.14 %
9504 Wages	80,902.64	79,807.69	1,094.95	101.37 %
Company Contributions				
9500 Retirement	6,012.62	6,014.42	-1.80	99.97 %
Total Company Contributions	6,012.62	6,014.42	-1.80	99.97 %
Total Payroll Expenses	93,117.09	92,552.87	564.22	100.61 %
Total Expenses	\$463,341.32	\$592,844.97	\$ -129,503.65	78.16 %
NET OPERATING INCOME	\$146,022.22	\$ -123,064.97	\$269,087.19	-118.65 %
Other Income				
3500 PASS THROUGH INCOME	0.00		0.00	
Total Other Income	\$0.00	\$0.00	\$0.00	0.00%
NET OTHER INCOME	\$0.00	\$0.00	\$0.00	0.00%
NET INCOME	\$146,022.22	\$ -123,064.97	\$269,087.19	-118.65 %

TOWN OF CROSS ROADS

CHECK DETAIL

November 2020

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
10100 CASH-OPERATING						
11/02/2020	Check	10068	Mustang SUD	Acct: 002-0081400-002/002-0077400-001Water for Town of Cross Roads/City Park		-165.33
				Water City Hall		137.09
				City Park		28.24
11/02/2020	Check	Transfer	Northeast Police Department	November 2020 Town of Cross Roads Contributions		-
				November 2020 Town of Cross Roads Contributions		81,887.00
11/03/2020	Tax Payment		IRS	Tax Payment for Period: 10/28/2020-10/30/2020 Federal Tax Payment		-4,155.99
				Federal Taxes (941/944)		-4,155.99
11/03/2020	Check	10069	WEX Bank	Acct: 0496-00-205129-0/Invoice 68389791/October Fuel		-122.26
				Acct: 0496-00-205129-0/Invoice 68389791/October Fuel		122.26
11/03/2020	Check	10070	Texas Johns	Invoice 59213/Additional Unit for Fall Market (November)		-85.00
				Invoice 59213/Additional Unit for Fall Market (November)		85.00
11/04/2020	Check	ACH	JPMorgan Chase Bank NA	Acct:5567 0879 0008 2141 - October 2020 (Auto Draft)		-8,601.14
				The Core (Setup Court Computer)		-97.50
				CoServ/Walmart/COD Land Fill/ Lowe's/Home Depot/7-Eleven/SCP Distributors		959.06
				Office Depot/The Core/USPS		606.69
				Lowes		92.83
				Lowes/Walmart/Landmark/Home Depot		329.24
				Intuit Payroll/QB Online/Adobe/Calendar Wiz/Acrobat Pro		221.61
				Verizon		40.20
				Prairie House		44.22
				Car Wash/Walmart		24.11
				Aubrey Chamber/Walmart/Prosper BL (Flowers)		142.63
				Northeast Police Department Credit Card Reimbursement for October 2020		-5,161.65
				Northeast Municipal Court Credit Card Reimbursement for October 2020		-881.40
11/04/2020	Check	10071	Backdraft OpCo, LLC	INV202014478/Emergency Reporting Inspection Module		-612.00
				INV202014478/Emergency Reporting Inspection Module		612.00

TOWN OF CROSS ROADS

CHECK DETAIL

November 2020

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
11/09/2020	Check	10072	Nichols, Jackson, Dillard, Hager & Smith	Bill 31200 - Email to B. Ross reg. Walmart Complaint, Preparation of Curfew Ordinance, Open Records request for Tompkins and Wallace, Preparation of NEPD ILA Amendment and email regarding tabling Plat Application and Telephone Conference reg PID (6), Review of Development Agreement, Review of PID Documents, Review/Drafting of Reimbursement Agreement, Draft language Executive Session Agenda, Executive Session in Workshop and Council Meeting, Finalizing Reimbursement Agreement		-3,237.50
				Bill 31200 - Email to B. Ross reg. Walmart Complaint, Preparation of Curfew Ordinance, Open Records request for Tompkins and Wallace, Preparation of NEPD ILA Amendment and email regarding tabling Plat Application		693.75
				Bill 31200/PID - Telephone Conference reg PID (6), Review of Development Agreement, Review of PID Documents, Review/Drafting of Reimbursement Agreement, Draft language Executive Session Agenda, Executive Session in Workshop and Council Meeting, Finalizing Reimbursement Agreement		2,543.75
11/09/2020	Check	10073	Xerox Corporation	Invoice 011781601/Metered 09-21-20 to 10-21-20		-206.75
				Invoice 011781601/Metered 09-21-20 to 10-21-20		206.75
11/09/2020	Check	10074	CoServ	Acct: 9000272768/Town of Cross Roads, Town Park, Walmart and Fishtrap Lights		-144.56
				Acct: 9000272768/Walmart and Fishtrap Lights		51.04
				Acct: 9000272768/Town of Cross Roads Lights		68.49
				Acct: 9000272768/Town Park Lights		25.03
11/09/2020	Check	10075	Nichols, Jackson, Dillard, Hager & Smith	Bill 31200 - Attendance at Council Meeting and Executive Session on October 19, 2020		-765.00
				Bill 31200 - Attendance at Council Meeting and Executive Session on October 19, 2020		765.00
11/12/2020	Check	10076	CLC Signs by Design	Invoice 7295/Street Signs for Tipps & Keyes/Installation		-265.00
				Invoice 7295/Street Signs for Tipps & Keyes/Installation		265.00
11/12/2020	Check	10077	P3Works, LLC	Invoice 0002773/Conference Calls reg PID, Preparation of Bond Issuance, PID Model for Reimbursement Agreement Structure, Preliminary A&R SAP, Developers Consultant and Edits and Updates		-2,003.55
				Invoice 0002773/Conference Calls reg PID, Preparation of Bond Issuance, PID Model for Reimbursement Agreement		2,003.55

TOWN OF CROSS ROADS

CHECK DETAIL

November 2020

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
				Structure, Preliminary A&R SAP, Developers Consultant and Edits and Updates		
11/12/2020	Check	10078	Texas Court Clerks Association	Invoice 06202/06360 - Member Renewal for Susan Zambrano and Becky Ross		-110.00
				Invoice 06202/06360 - Member Renewal for Susan Zambrano and Becky Ross		110.00
11/13/2020	Payroll Check	DD	Greg L. Bertrand	Pay Period: 10/15/2020-11/14/2020 October 2020 Court Date		-973.35
				Direct Deposit		-973.35
11/13/2020	Payroll Check	DD	Susan D. Zambrano	Pay Period: 10/31/2020-11/13/2020		-2,327.38
				Direct Deposit		-2,327.38
11/13/2020	Payroll Check	DD	Rebecca Ross	Pay Period: 10/31/2020-11/13/2020		-743.01
				Direct Deposit		-743.01
11/13/2020	Payroll Check	DD	Rebecca Ross	Pay Period: 10/31/2020-11/13/2020		-2,000.00
				Direct Deposit		-2,000.00
11/13/2020	Payroll Check	DD	Donna J. Butler	Pay Period: 10/31/2020-11/13/2020		-1,839.17
				Direct Deposit		-1,839.17
11/13/2020	Payroll Check	DD	Rodney D. Patterson	Pay Period: 10/31/2020-11/13/2020		-1,703.40
				Direct Deposit		-1,703.40
11/13/2020	Payroll Check	DD	Brenda Sanchez	Pay Period: 10/31/2020-11/13/2020		-1,640.66
				Direct Deposit		-1,640.66
11/13/2020	Payroll Check	DD	Brenda Sanchez	Pay Period: 10/31/2020-11/13/2020		-50.00
				Direct Deposit		-50.00
11/13/2020	Payroll Check	DD	Rodney D. Patterson	Pay Period: 10/31/2020-11/13/2020 Vacation Cash Out		-761.01
				Direct Deposit		-761.01

TOWN OF CROSS ROADS

CHECK DETAIL

November 2020

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
11/13/2020	Payroll Check	DD	Donna J. Butler	Pay Period: 10/31/2020-11/13/2020 Vacation Cash Out		-963.67
				Direct Deposit		-963.67
11/13/2020	Payroll Check	DD	Susan D. Zambrano	Pay Period: 10/31/2020-11/13/2020 Vacation Cash Out		-1,238.57
				Direct Deposit		-1,238.57
11/13/2020	Payroll Check	DD	Brenda Sanchez	Pay Period: 10/31/2020-11/13/2020 Vacation Cash Out		-462.22
				Direct Deposit		-462.22
11/13/2020	Payroll Check	DD	Brenda Sanchez	Pay Period: 10/31/2020-11/13/2020 Vacation Cash Out		-50.00
				Direct Deposit		-50.00
11/13/2020	Payroll Check	DD	Rebecca Ross	Pay Period: 10/31/2020-11/13/2020 Vacation Cash Out		-1,122.21
				Direct Deposit		-1,122.21
11/16/2020	Check	10079	Humana Compbenefits Ins Co	Invoice 831011512- December 2020 Vision/Dental/Life		-287.98
				Invoice 831011512- December 2020 Vision/Dental/Life		287.98
11/17/2020	Tax Payment		IRS	Tax Payment for Period: 11/11/2020-11/13/2020 Federal Tax Payment		-5,977.80
				Federal Taxes (941/944)		-5,977.80
11/17/2020	Check	10080	Amanda Escovedo	Invoice 00000072/Clean Town Hall for November 15, 2020		-175.00
				Invoice 00000072/Clean Town Hall for November 15, 2020		175.00
11/17/2020	Check	Transfer	Northeast Police Department	Transfer 2020 Child Safety Fee Funds from Denton County to Northeast Police Dept for National Night Out Safety Program		-2,092.35
				Transfer of 2020 Child Safety Fee Funds from Denton County to Northeast Police Dept for National Night Out Safety Program		-2,092.35
11/19/2020	Check	10081	Billy Joe Lerma	Invoice 168843/168844/168846 - Picked up trash at Pottershop, 377 and Fishtrap, take trash to dump, moved debris from ditches/Got Christmas lights down and cut grass at Town Hall (5)/Cleaned Park, Took out trash at park (3)/ Picked up cones, moved tables(2) and cut grass (3)/Prepared Park for		-2,657.50

TOWN OF CROSS ROADS

CHECK DETAIL

November 2020

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
				Fall Market, cut grass, moved tables, pick up trash.		
				Invoice 168843- Picked up trash at Pottershop, 377 and Fishtrap, take trash to dump, moved debris from ditches		730.00
				Invoice 168843/168846-Got Christmas lights down and cut grass at Town Hall (5)		540.00
				Invoice 168843/168844/168846 -Cleaned Park, Took out trash at park (3)/ Picked up cones, moved tables(2) and cut grass (3)		1,050.00
				Invoice 168843 - Prepared Park for Fall Market, cut grass, moved tables, pick up trash.		337.50
11/24/2020	Check	10082	Blue Cross Blue Shield	Acct: 092928/Medical for 12-1-20 to 1-1-20		-2,499.08
				Medical Coverage for 12-1-20 to 1-1-20		2,148.90
				Dependent Medical Coverage - November		-350.18
11/24/2020	Check	10083	Texas Municipal Retirement System	00321/November 2020 Town of Cross Roads		-5,153.02
				Employee TMRS		-2,465.57
				Employer TMRS		-2,687.45
11/24/2020	Check	10084	Jason R. Pool P.E.	Invoice 09001-100/Services from 4/18/20 to 5/15/20		-
				PZ, Council, Workshop, Committee and Staff Meeting, Preliminary Development Meetings/Questions, Drainage, Tree Ord., Septic Reviews, Culvert Inspection, Retaining wall, Demo, Town Projects/Coordination		15,506.37
				Attwoods Final Plat (precon /grading /meeting /site visits)		10,595.94
				29 Acres Final Plat (lansscaping coordination/ site visit)		-567.62
				Liberty Storage Preliminary Plat (plan pickup/review)		-391.33
				Burger King Civil, Landscape, Technical Site Plat (paving/fire/irrigation site visit/ coordination)		-457.42
				Cross Roads Market (developer/ engineer meeting/ coordination)		-710.87
				Spears Addition Preliminary Plat (plan review)		-450.00
				Vandorp Prelimiary Plat changed to Exemption (Plat review/coordination)		-150.00
				Greenway Tract (vegetation final)		-300.00
				Wedding Venue Final Plat (retaining wall/ landscape/irrigation visit/coordination)		-90.58
				Rosa's Cafe (paving/ storm/ dumpster/erosion site visit)		-690.76
				Modern Pyramid (plan review/coordination, MSUD)		-726.85
						-375.00

TOWN OF CROSS ROADS

CHECK DETAIL

November 2020

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
11/27/2020	Payroll Check	DD	Brenda Sanchez	Pay Period: 11/14/2020-11/27/2020		-1,640.66
				Direct Deposit		-1,640.66
11/27/2020	Payroll Check	DD	Brenda Sanchez	Pay Period: 11/14/2020-11/27/2020		-50.00
				Direct Deposit		-50.00
11/27/2020	Payroll Check	DD	Rodney D. Patterson	Pay Period: 11/14/2020-11/27/2020		-1,703.40
				Direct Deposit		-1,703.40
11/27/2020	Payroll Check	DD	Susan D. Zambrano	Pay Period: 11/14/2020-11/27/2020		-2,327.39
				Direct Deposit		-2,327.39
11/27/2020	Payroll Check	DD	Donna J. Butler	Pay Period: 11/14/2020-11/27/2020		-1,839.17
				Direct Deposit		-1,839.17
11/27/2020	Payroll Check	DD	Rebecca Ross	Pay Period: 11/14/2020-11/27/2020		-743.01
				Direct Deposit		-743.01
11/27/2020	Payroll Check	DD	Rebecca Ross	Pay Period: 11/14/2020-11/27/2020		-2,000.00
				Direct Deposit		-2,000.00

TOWN OF CROSS ROADS

DEPOSIT DETAIL

November 2020

DATE	TRANSACTION TYPE	NUM	CUSTOMER	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
10100 CASH-OPERATING							
11/02/2020	Deposit			Northeast Police Department			3,375.00
				Northeast Police Department	1st Qtr 2020 Accounting Staff Reimbursement Funds		3,375.00
11/04/2020	Deposit		Northeast Municipal Court				881.40
			Northeast Municipal Court		October 2020 Credit Card Reimbursement		881.40
11/04/2020	Deposit			Northeast Police Department			5,161.65
				Northeast Police Department	October 2020 Credit Card Reimbursement		5,161.65
11/04/2020	Deposit						349.92
		75015132	Level 3 Communications		3rd Qtr Franchise Fees		25.92
		47745433	Century Custom Homes Texas Inc.		2345 Forest Hills DR plan review fee Check No. 47745433		-324.00
11/06/2020	Deposit		Mustang SUD				5,656.09
		040100	Mustang SUD		3rd Qtr Franchise Fees		5,656.09
11/10/2020	Deposit						424.65
			J.B. Sandlin Real Estate, Inc.		1700 Oak View CT plan review fee (short \$80.35) Check No. 119475		-199.65
		1528	Sherry Crutsinger		preliminary plat application 2020-1109-01PPLAT Liberty Road Storage Facility Check No. 1528		-225.00
11/13/2020	Deposit						899.92
		0412-5805-4767-5779	Alisa Otto		9940 E US 380 CCO for Ottomatic Threads PayPal: 0412-5805-4767-5779		-119.93
		0423-7824-7084-8521	Envision Architects		US 377 & Liberty Road - Storage Facility in the ETJ Preliminary Plat Application 2020-1109-01PPLAT PayPal: 0423-7824-7084-8521		-540.13
		0424-6827-5887-1789	Monica Johnson		1530 Acmite AVE - application for solar panels PayPal: 0424-6827-5887-1789		-119.93
		0424-8718-5633-4264	Ray Vell		1530 Acmite Avenue permit for patio cover PayPal: 0424-8718-5633-4264		-119.93
11/13/2020	Deposit			State Comptroller			226,067.59
				State Comptroller	November Sales Tax Allocation		226,067.59
11/13/2020	Deposit						6,491.00
		559	be Women's Health		Check No. 559 for 2019 Annual Fire Inspections Invoice		-250.00
		340228	Bloomfield Homes, LP		11251 Norcross DR permit fees Check No. 340228		-3,293.00
		340229	Bloomfield Homes, LP		11201 Pentridge CIR permit fees Check No. 340229		-2,948.00
11/16/2020	Deposit			MDD			60,000.00
				MDD	FY21 1st Qtr Funds to the Town of Cross Roads		60,000.00
11/17/2020	Deposit						1,833.00
		340178	Bloomfield Homes, LP		11601 Cedar Creek DR - plan review fee Check No. 340178		-278.00
		340179	Bloomfield Homes, LP		11700 Norcross DR plan review fee Check No. 340179		-358.00
		340177	Bloomfield Homes, LP		12250 Tanager LN plan review fee Check No. 340177		-403.00
		340176	Bloomfield Homes, LP		11401 Wind Song LN plan review fee Check No. 340176		-369.00
		2940	T&L Septic Services, LLC		2200 Tipps RD septic for barn & possibly future home Check No. 2940		-425.00

TOWN OF CROSS ROADS

DEPOSIT DETAIL

November 2020

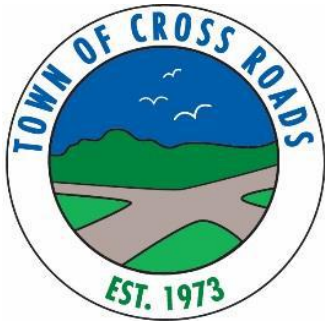
DATE	TRANSACTION TYPE	NUM	CUSTOMER	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
11/17/2020	Deposit						7,242.05
		2759123	WASTE Connections		3rd Qtr (Jul-Sept) Franchise Fees		5,893.41
		2054076		AT&T	3rd Qtr (Jul-Sept) Franchise Fees		455.08
		2055566		Southwestern Bell	3rd Qtr (Jul-Sept) Franchise Fees		752.62
		1521002		Granite Telecommunications	3rd Qtr (Jul-Sept) Franchise Fees		106.06
		75056109	Fusion Telecom of Texas		3rd Qtr (Jul-Sept) Franchise Fees		30.52
		14264047	MCIMETRO Access Transmission Services		3rd Qtr (Jul-Sept) Franchise Fees		4.36
11/19/2020	Deposit						500.10
		0433-6697-6131-8623	Southwest Landscaping Services		901 Moseley RD - irrigation PayPal Receipt ID: 0433-6697-6131-8623		-149.96
		0433-6804-3904-6100	Kristina Bublitz		1700 Oak View DR remaining plan review fee PayPal Receipt ID: 0433-6804-3904-6100		-80.25
		0433-6697-9088-0276	Infinity Contractors		11881 US HWY 380 application for irrigation for Burger King PayPal Receipt ID: 0433-6697-9088-0276		-149.96
		0433-6760-8982-1737	Monica Johnson		1945 Alamandine AVE - solar panels PayPal Receipt ID: 0433-6760-8982-1737		-119.93
11/24/2020	Deposit						335.60
		18552	Ooma, Inc.		3rd Qtr Franchise Fees		2.60
		340724	Bloomfield Homes, LP		11851 Norcross DR plan review fee Check No. 340724		-333.00
11/24/2020	Deposit		Northeast Municipal Court				8,183.89
			Northeast Municipal Court		November NEMC Employee/Judge Reimbursements		8,183.89

TOWN OF CROSS ROADS
Budget vs. Actuals: FY21 Budget - FY21 P&L
October 2020 - November 2020 (Year)

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
1000 Sales Tax Collections	426,443.06	2,100,000.00	-1,673,556.94	20.31%
1004 Beverage Tax Collections	4,265.78	16,000.00	-11,734.22	26.66%
1006 Franchise Tax-Telecom	1,407.79	10,000.00	-8,592.21	14.08%
1008 Franchise Tax- Waste	5,893.41	24,000.00	-18,106.59	24.56%
1010 Franchise Tax-Electric/Gas	474.50	107,000.00	-106,525.50	0.44%
1018 Franchise Tax- Mustang SUD	5,656.09	12,000.00	-6,343.91	47.13%
2000 Development/Platting Permit Fees	909.90	6,000.00	-5,090.10	15.17%
2002 Residential/Commercial Building Permits and Inspections	79,046.63	175,000.00	-95,953.37	45.17%
2004 Septic Permits and Fees	1,325.00	3,000.00	-1,675.00	44.17%
2006 Health Inspection and Fees	275.00	9,000.00	-8,725.00	3.06%
2008 Signs Permit and Fees	715.00	2,000.00	-1,285.00	35.75%
3000 Administrative Fees	150.00	2,500.00	-2,350.00	6.00%
3004 MDD Contribution	60,000.00	240,000.00	-180,000.00	25.00%
3006 Interest Income	780.51	7,000.00	-6,219.49	11.15%
3009 NEMC Personnel Reimbursement	18,385.37	105,000.00	-86,614.63	17.51%
3011 NEPD Personnel Reimbursement	3,375.00	13,500.00	-10,125.00	25.00%
3014 Credit Card Processing Fee	260.50	1,000.00	-739.50	26.05%
Total Income	\$ 609,363.54	\$ 2,833,000.00	-\$ 2,223,636.46	21.51%
Gross Profit	\$ 609,363.54	\$ 2,833,000.00	-\$ 2,223,636.46	21.51%
Expenses				
6001 Accounting and Auditing Fees		4,500.00	-4,500.00	0.00%
6002 Advertising and Promotion	142.63	1,000.00	-857.37	14.26%
6004 Software	6,176.42	25,000.00	-18,823.58	24.71%
6006 Codification Services		1,000.00	-1,000.00	0.00%
6008 Election Costs		14,000.00	-14,000.00	0.00%
6010 TML Insurance	6,842.26	7,500.00	-657.74	91.23%
6012 Legal Fees	9,983.55	12,000.00	-2,016.45	83.20%
6014 Office Expenses	1,067.88	10,000.00	-8,932.12	10.68%
6016 Public Notices/Dues	67.00	1,000.00	-933.00	6.70%
6018 Repair and Maintenance	3,325.38	20,000.00	-16,674.62	16.63%
6020 Vehicles Maintenance	541.07	2,000.00	-1,458.93	27.05%
6022 Training	424.22	5,000.00	-4,575.78	8.48%
6024 Utilities	1,659.04	19,000.00	-17,340.96	8.73%
6028 Lovetts 380 Agreement		85,451.00	-85,451.00	0.00%
6030 Paypal Charge	264.85	1,000.00	-735.15	26.49%
7000 Police Department Services	163,774.00	982,644.00	-818,870.00	16.67%
7002 Interlocal Ambulance	27,830.00	27,830.00	0.00	100.00%
7004 Interlocal Fire	106,250.00	425,000.00	-318,750.00	25.00%
8000 A Park Maintenance	2,785.29	10,000.00	-7,214.71	27.85%
8002 Park Events	507.50	5,000.00	-4,492.50	10.15%
8004 Park Improvement Fund	250.00	5,000.00	-4,750.00	5.00%

8006 Careflite Services		2,500.00	-2,500.00	0.00%
8007 Capital Additions		15,000.00	-15,000.00	0.00%
8008 City of Aubrey Library Fund	13,853.07	21,500.00	-7,646.93	64.43%
8500 Street Materials and Signs	1,657.36	8,000.00	-6,342.64	20.72%
8502 Street and Row Cleanup	5,149.99	40,000.00	-34,850.01	12.87%
8504 Street Contract/Repairs		458,000.00	-458,000.00	0.00%
9000 Engineering Services	10,595.94	75,000.00	-64,404.06	14.13%
9002 Res & Com Building Review & Insp.	612.00	9,000.00	-8,388.00	6.80%
9004 Other Professional Services		1,500.00	-1,500.00	0.00%
9006 Code Enforcement Services		2,000.00	-2,000.00	0.00%
9008 Sanitarian Services		5,000.00	-5,000.00	0.00%
9010 Animal Control	1,150.00	13,800.00	-12,650.00	8.33%
9506 Employee Health Benefits	5,314.78	36,500.00	-31,185.22	14.56%
Payroll Expenses			0.00	
9502 Taxes	6,201.83	35,000.00	-28,798.17	17.72%
9504 Wages	80,902.64	415,000.00	-334,097.36	19.49%
Company Contributions			0.00	
9500 Retirement	6,012.62	31,275.00	-25,262.38	19.23%
Total Company Contributions	\$ 6,012.62	\$ 31,275.00	-\$ 25,262.38	19.23%
Total Payroll Expenses	\$ 93,117.09	\$ 481,275.00	-\$ 388,157.91	19.35%
Total Expenses	\$ 463,341.32	\$ 2,833,000.00	-\$ 2,369,658.68	16.36%
Net Operating Income	\$ 146,022.22	\$ 0.00	\$ 146,022.22	
Other Income				
3500 PASS THROUGH INCOME	0.00		0.00	
Total Other Income	\$ 0.00	\$ 0.00	\$ 0.00	
Net Other Income	\$ 0.00	\$ 0.00	\$ 0.00	
Net Income	\$ 146,022.22	\$ 0.00	\$ 146,022.22	

Monday, Dec 07, 2020 01:23:32 PM GMT-8 - Cash Basis



**MINUTES OF TOWN COUNCIL MEETING
FOR THE TOWN OF CROSS ROADS
LOCATION: VIRTUAL MEETING ONLY
MONDAY, NOVEMBER 16, 2020 AT 7:00 P.M.**

Call to Order – 7:05 P.M.

1. Roll Call: **Mayor Gorton; Council Members Prins, Phillips, Meek, White-Stevens, and Roberson**
2. Mayor's announcements and updates.
Stated Rosa's, Atwoods, and Burger King currently under construction; explained sales tax came in at \$226,067.00; recognized Dan Prins' years of service to the Town of Cross Roads.
3. Council Members' announcements and updates.
4. Citizens Input for Items ON the Agenda
- Cortland McLeod asked that his email be read regarding Item #11
5. Citizens Input for Items NOT on the Agenda
None.
6. Consider and take appropriate action regarding approval of original permit for medical office building at 3800 Steve Smith Way.
Motion to approve with current awnings and with no additional awnings made by Phillips;
Second by White-Stevens;
Roll Call Vote:
Roberson – Yes
White-Stevens – Yes
Meek – Yes
Phillips – Yes
Prins – Yes
Passed unanimously.
7. Consider and take appropriate action on the adoption of Resolution 2020-1116-01 regarding expansion of US 377.
Motion to approve made by Prins;
Second by Phillips;
Roll Call Vote:

Prins – Yes
Phillips – Yes
Meek – Yes
White-Stevens – Yes
Roberson – Yes
Passed unanimously.

8. Consider and take appropriate action on adoption of Resolution 2020-1116-02 regarding Boards, Committees, and Commissions.
Motion to approve with striking of c. and d. in Section 2 made by Prins;
Second by Meek;
Roll Call Vote:
Prins – Yes
Phillips – No
Meek – Yes
White-Stevens – Yes
Roberson – No
Passed 3 to 2.

9. Consider and take appropriate action regarding transfer of Child Safety Funds to the Northeast Police Department.
Motion to approve made by Phillips;
Second by Prins;
Roll Call Vote:
Roberson – Yes
White-Stevens – Yes
Meek – Yes
Phillips – Yes
Prins – Yes
Passed unanimously.

10. Consider and take appropriate action on adoption of Ordinance 2020-1116-01 regarding park opening and closing hours.
Motion for option c. with the caveat for special occasions made by Roberson;
Second by Prins;
Roll Call Vote:
Prins – Yes
Phillips – Yes
Meek – Yes
White-Stevens – Yes
Roberson – Yes
Passed unanimously.

11. Discuss latest update from Comprehensive Plan Update Committee.

12. Discussion of request for information log.

13. Consider and take appropriate action regarding Town financial reports. Pulled from Consent Agenda by Mayor Gorton.
Motion to approve made by Phillips;
Second by Meek;
Roll Call Vote:
Roberson – Yes
White-Stevens – Yes
Meek – Yes
Phillips – Yes
Prins – Yes
Passed unanimously.

CONSENT AGENDA

14. Consider and take appropriate action regarding October 19th Town Council Meeting Minutes.
15. Consider and take appropriate action regarding November 2nd Town Council Meeting Minutes.

Motion to approve Consent Agenda made by Prins;
Second by Phillips;
Roll Call Vote:
Prins – Yes
Phillips – Yes
Meek – Yes
White-Stevens – Yes
Roberson – Yes
Passed unanimously.

RECONVE INTO REGULAR SESSION

16. Consider and take appropriate action on the adoption of Ordinance 2020-1116-02 regarding canvassing the November 3, 2020 Election.
Motion to approve made by Meek;
Second by Prins;
Roll Call Vote:
Prins – Yes
Phillips – Yes
Meek – Yes
White-Stevens – Yes
Roberson – Yes
Passed unanimously.

17. Council requests for future agenda items.
White-Stevens requested discussion of minor plats.

EXECUTIVE SESSION

Removed from the Agenda by Mayor Gorton.

Mayor and Council Members thanked Council Member Prins and Mayor Gorton for their service to the Town and the Council.

Adjourn – 8:25 P.M.

T. Lynn Tompkins, Jr., Town Mayor

Donna Butler, Town Secretary



**MINUTES OF TOWN COUNCIL MEETING AND WORKSHOP
FOR THE TOWN OF CROSS ROADS
LOCATION: VIRTUAL MEETING ONLY
MONDAY, DECEMBER 7, 2020 AT 7:00 P.M.**

1. Call to order – **7:02 P.M.**
Present: Mayor Tompkins; Council Members Meek, Roberson, Phillips, White-Stevens, and Gaalema.
2. Invocation – **Pastor Jeff Kossack said the invocation.**
3. Pledge of Allegiance – **Council Member Roberson said the Pledge.**
4. Mayor Announcements/Updates.
5. Council Member Announcements/Updates.
6. Committee and Commissions Announcements/Updates.
7. Citizens Input for Items NOT on the Agenda.
Council Member Phillips stated the appointment of Mayor Pro-Tem and Town bank signers should have been on the agenda.
8. Citizens Input for Items ON the Agenda.
None.
9. Updates; Discussion of Same.
 - Town Administrator Announcements and Updates – Becky Ross
 - Finance Director – Susan Zambrano
 - Law Enforcement – Chief Edland
 - Building Permits – Rodney Patterson
 - Town Engineer – Jason Pool
10. Discussion regarding plat ordinances.
11. Discussion regarding employee contact log.
12. Discussion regarding Comprehensive Plan Update Committee update.
13. Consider and take action regarding application 2020-1130-02TREE to remove two trees greater than 18 inches DBH located at 9182 Liberty Road.
Motion to approve made by Phillips;
Second by Meek;
Roll Call Vote:
White-Stevens – Yes

Phillips – Yes
Meek – Yes
Gaalema – Yes
Roberson – Yes
Passed unanimously.

14. Discussion of Committees, Boards and Commissions to canvass current members for each established committee, board or commission on intention to continue serving.
15. Consider and take appropriate action regarding Resolution 2020-1207-01 establishing a Public Safety Advisory Board.
Mayor moved to next meeting.
16. Consider and take appropriate action regarding the nomination and appointment of members to the Parks Board.
Mayor moved to next meeting.
17. Notice of TXDOT public meeting regarding US 380:
The Texas Department of Transportation (TxDOT) is conducting a feasibility study for improvements to US 380 from I-35 to the Collin County Line in Denton County, Texas. This notice advises the public that TxDOT will be conducting an online virtual public meeting on the proposed project. **The virtual public meeting materials will be posted to www.keepitmovingdallas.com/US380DentonPM2 on Wednesday December 2, 2020 and will remain available online through the comment period deadline of Thursday, December 17, 2020.**
18. Notice of TXDOT public meeting regarding US 377:
The Texas Department of Transportation (TxDOT) is proposing to widen and reconstruct US 377 from north of BUS 377E to US 380 in Denton County, Texas. This notice advises the public that a draft environmental assessment (EA) is available for public review and that TxDOT will be conducting an online virtual public hearing on the proposed project with an in-person option. The pre-recorded virtual hearing will begin on Thursday, Nov. 19, 2020 at 6 p.m. and remain online through Friday, Dec. 4, 2020 at 11:59 p.m. address indicated above until Friday, Dec 4, 2020 at 11:59 p.m. If you do not have internet access, you may call (214) 320-6628 between the hours of 8 a.m. and 5 p.m., Monday through Friday, to ask questions and access project materials during the project development process. **The virtual public meeting and materials are posted to <http://www.keepitmovingdallas.com/US377> and will remain available online through Friday, December 4, 2020 at 11:59 p.m.**
19. Discussion regarding the nomination of Cross Roads Citizen of the Year for 2020.
20. Discussion regarding the establishment of Cross Roads Community Lifetime Achievement Award.
21. Consider and take appropriate action regarding Resolution 2020-1207-02 appointing a Northeast Police Department Commissioner.
Motion to approve made by Meek;
Second by Roberson;
Roll Call Vote:
Gaalema – Yes
White-Stevens – Yes
Phillips – No

Meek – Yes
Roberson – Yes
Passed 4 to 1.

22. Consider and take appropriate action regarding Resolution 2020-1207-03 designating bank signers to the Northeast Police Department Commission.
Mayor removed from agenda.

RECESS – 8:40 P.M.

EXECUTIVE SESSION – 8:50 P.M.

23. Executive Session: The Council will convene in executive session pursuant to Texas Government Code Sec. 551.074 (Personnel) and Sec. 551.071 (Consultation with Attorney), to deliberate the employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, specifically, the Town Administrator, and to receive legal advice from the Town Attorney regarding the foregoing.

RECONVENE INTO REGULAR SESSION – 10:54 P.M.

24. Take appropriate action on matters discussed in Executive Session.
No action.
25. Council requests for future agenda items.
- White-Stevens – Parks Board appointees and minor plat ordinance.
- Gaalema – status of Market Square

Adjourn – **10:57 P.M.**

T. Lynn Tompkins, Jr.
Town Mayor

Donna Butler
Town Secretary