

STATE OF TEXAS  
COUNTY OF DENTON  
TOWN OF DOUBLE OAK

The Double Oak Town Council met in a regular session at 7:00 p.m. November 4, 2019 at the Double Oak Town Hall, located at 320 Waketon Road with the following members present to-wit:

Mike Donnelly	Mayor
Scott Whisenhunt	Mayor Pro-Tem
Joe Dent	Deputy Mayor Pro-Tem
Anita Nelson	Council Member
Billie Garrett	Council Member
Von Beougher	Council Member

Also, in attendance were Town Secretary Eileen Kennedy, Assistant Town Secretary Lynn Jones Police Chief Derrick Watson and Town Engineer Brian Haynes.

Mayor Donnelly called the meeting to order at 7:00 p.m.

Mayor Pro-Tem Whisenhunt gave the invocation and Deputy Mayor Pro-Tem Dent led the pledge of allegiance to the American and Texas flags.

II. Citizens comments

None

III. Consent Agenda

1. Consideration and action on minutes of October 21, 2019

Motion Nelson, Dent second to approve the consent agenda as presented.

AYE:	Garrett, Dent, Nelson, Beougher, Whisenhunt
ABSTAIN:	None
NAY:	None

MOTION PASSED

IV. Mayor, Council Members and Staff reports:

2. Mayor and Council

None

3. Public Works - Code Enforcement – Animal Control

PW-The Mayor reported the culvert work on Kings Road has been completed by Double Oak Concrete. Reflectors installed on road at Timberleaf and Cedarcrest. A couple more residents have agreed to ROW easements on Waketon Road.

Town engineer Brian Haynes gave a brief report on the Waketon Road Reconstruction project.

4. Administration

Town Secretary Eileen Kennedy reported that Town Auditor Carl Deaton will be conducting the annual audit the week of 11<sup>th</sup>.

5. Public Safety

DOPD-Chief Derrick Watson introduced Eric Tolliver as the newest police officer

DOVFD-Chief Scott Whisenhunt reported all quiet around town.

6. Road and Drainage Committee

None

V. New business agenda (consideration and action):

7. Discussion, consideration and action on a presentation by Toll Brothers regarding the Vickery Park development in Copper Canyon.

Mike Boswell, Toll Brothers, had handouts of the concept plan along with photos of fencing material they will use\* for Vickery Park in Copper Canyon. Mr. Boswell introduced Manny Rios as the point of contact on the site.

Several residents asked to speak and ask questions to Mr. Boswell. The following citizens spoke:

Marty Robbins, 801 Cross Timbers  
Leonard Lopez, 701 Cross Timbers  
Jeff Graves, 250 Simmons  
Paula Cotton, 170 Highview  
Michael Lee, 700 Cross Timbers  
Ted Gruenloh, 102 Tanglewood  
Nancy Gilmer, 740 Cross Timbers  
Patrick Johnson, 160 Forest Park  
Richard Harwell, 120 Highview  
Linda Blesch, 110 Tanglewood

\* copy attached and made a part of these minutes

Jo Ann Jenkins, 120 Tanglewood  
Mark Rose, 308 East Carruth  
Curtis Glover, 170 Double Oaks Dr

At this time the Mayor adjourned the meeting at 8:25 p.m.

The Mayor reopened the meeting at 8:39 p.m.

8. Discussion, consideration and action on fiscal year 2019-2020 crack seal street program.

Mayor Donnelly referred to a proposal from Midway Sealcoating\* for crackseal on eleven roads. He also commented on an email from Gary Goodman\*, chairman of the Roads & Drainage Committee, listing the order in which roads needed to be crack sealed given the \$35,000 budget for crack sealing.

Motion Whisenhunt, Beougher second, to approve Midway Sealcoating to crack seal Shady Oaks Ln., Brown Cliff, Pepperport, Plantation Ln., Kings Road, and Oakview in an amount not to exceed \$40,000.

AYE: Beougher, Garrett, Dent, Whisenhunt, Nelson,  
ABSTAIN: None  
NAY: None

#### MOTION PASSED

9. Discussion, consideration and action on the report from the Investment Committee.

The Investment Report\* at 2018-2019 year-end was presented to the council.

Motion Nelson, second Dent to accept the Investment Report as presented.

AYE: Dent, Whisenhunt, Nelson, Garrett, Beougher  
ABSTAIN: None  
NAY: None

#### MOTION PASSED

10. Discussion, consideration and action on town council committee and liaison list.

Council Member Garrett asked to be liaison for the Planning and Zoning Commission.

No further action was taken.

\* copy attached and made a part of these minutes

11. Discussion, consideration and action on a quote from Knickerbocker for restroom partitions.

Council Member Nelson recommended we use Knickerbocker Partition Corporation to replace the partitions in the men's and ladies' restrooms.

Motion Dent, second Beougher to use Knickerbocker Partition Corporation to replace the restroom partitions with stainless steel in an amount not to exceed \$3,500.

AYE: Whisenhunt, Nelson, Garrett, Beougher, Dent  
ABSTAIN: None  
NAY: None

MOTION PASSED

12. Discussion, consideration and action on Town Hall repairs and renovations.

Deputy Mayor Pro-Tem Dent reported the lighting in and around Town Hall was nearing completion. Dent also said he had all the equipment to consolidate the outside timer panel from five timers to one.

Council Member Nelson reported the chairs for the conference room and council came in under budget.

Mayor Donnelly said the front door and the two crash doors on the east side of the building were being replaced. All the doors will have new brush nickel hardware.

No action was taken.

13. Discussion and consideration on a new proposed ordinance regarding portable storage containers.

Curtis Glover, 170 Double Oaks Dr, asked if people that sustained fire or water damage to their homes if exceptions would be granted to the length of time the portable storage containers would be allowed. Mayor Donnelly assured Mr. Glover that considerations would be made on extenuating circumstances, but the standard time length would be 45 days.

Phyllis Meyerson, 133 East View Court, asked if a resident need more time, who would they contact. Mayor Donnelly said when the ordinance is adopted and rules set in place, residents would contact staff.

14. Discussion and consideration on proposed amendment to the Code of Ordinance regarding accessory buildings and home additions.

Mayor Donnelly said the ordinance regarding accessory buildings and home additions should go before the Planning and Zoning Commission with input from Council. The Mayor asked Assistant Town Secretary Lynn Jones to check with other cities on their process for accessory buildings and home additions and report back in January.

No action was taken.

15. Citizens comments

None

16. Council – staff announcements and comments:

- Brian Shults will celebrate his 12-year anniversary with Double Oak November 12
- Clint Murphy will celebrate his 5-year anniversary with Double Oak November 25
- Election Day November 5 voting at Town Hall from 7:00 am to 7:00 pm
- DOWC annual auction November 12 benefiting the DOVFD
- Town Hall will be closed Monday, November 11, in observance of Veteran's Day
- Christmas Tree lighting is Monday December 2 at 6:00 pm

DOVFD will have the Santa Run through town on December 8<sup>th</sup>.

17. Adjournment

With no further business to come before Council, motion Garrett, second Whisenhunt, the meeting adjourned at 9:27 p.m.

*Eileen Kennedy*

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Town Secretary

*Mike Donnelly*

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Mayor





**LEGEND**

- 5' MINIMUM WIDTH CONCRETE COMMUNITY TRAIL
- 5' TUBULAR STEEL FENCE
- 5' TUBULAR STEEL FENCE WITH MASONRY COLUMN
- 6' MAX. BOARD ON BOARD CEDAR FENCE WITH METAL POST



<p><b>TOWN OF COPPER CANYON, DENTON COUNTY, TEXAS</b></p> <p><b>Toll Brothers</b> AMERICA'S LUXURY HOME BUILDER</p> <p><b>TBG</b> <b>HUITT-ZOLLARS</b></p> <p>March 20, 2019</p> <p><small>The information shown is based on the best information available and is subject to change without notice.</small></p>	<p><b>Location Map</b></p>	<p><b>Development Team</b></p> <table border="0"><tr><td><b>Owner / Developer:</b> TOLL BROTHERS 2555 SW Grapevine Pkwy, Ste 100, Grapevine, Texas 76051 Contact: Mike Boswell Phone: 817-329-7973 Email: mboswell@tollbrothersinc.com</td><td><b>Engineer / Surveyor:</b> HUITT-ZOLLARS 1717 McKinney Avenue, Suite 1400, Dallas, Texas 75202 Contact: Kevin Carlson Phone: (214) 871-3311 Email: kcarlson@Huitt-Zollars.com</td><td><b>Planner / Landscape Architect:</b> TBG PARTNERS INC. 2001 Bryan Street, Suite 1450, Dallas, TX 75201 Contact: Mark Meyer Phone: 214-744-0757 Email: Mark.Meyer@tbgpartners.com</td></tr></table>	<b>Owner / Developer:</b> TOLL BROTHERS 2555 SW Grapevine Pkwy, Ste 100, Grapevine, Texas 76051 Contact: Mike Boswell Phone: 817-329-7973 Email: mboswell@tollbrothersinc.com	<b>Engineer / Surveyor:</b> HUITT-ZOLLARS 1717 McKinney Avenue, Suite 1400, Dallas, Texas 75202 Contact: Kevin Carlson Phone: (214) 871-3311 Email: kcarlson@Huitt-Zollars.com	<b>Planner / Landscape Architect:</b> TBG PARTNERS INC. 2001 Bryan Street, Suite 1450, Dallas, TX 75201 Contact: Mark Meyer Phone: 214-744-0757 Email: Mark.Meyer@tbgpartners.com	<p><b>General Note</b></p> <p>BEING 88.1 ACRES 88.1± ACRES OUT OF THE T. &amp; P.R.R. SURVEY, ABSTRACT NO. 1298, DENTON COUNTY, TEXAS. LOCATED GENERALLY AT THE SOUTHEAST CORNER OF FM 407 (JUSTIN ROAD), AND TANGLEWOOD DRIVE.</p> <p>Disclaimer: This is a conceptual rendering depicting how this property may be developed. The owner reserves the right to make changes to this concept subject to approval of the Town of Copper Canyon.</p>	<p><b>CONCEPT PLAN FOR VICKERY PARK 88.1 ACRES</b></p> <p>ZONING CASE #</p> <p>(PAGE 2 OF 3)</p>
<b>Owner / Developer:</b> TOLL BROTHERS 2555 SW Grapevine Pkwy, Ste 100, Grapevine, Texas 76051 Contact: Mike Boswell Phone: 817-329-7973 Email: mboswell@tollbrothersinc.com	<b>Engineer / Surveyor:</b> HUITT-ZOLLARS 1717 McKinney Avenue, Suite 1400, Dallas, Texas 75202 Contact: Kevin Carlson Phone: (214) 871-3311 Email: kcarlson@Huitt-Zollars.com	<b>Planner / Landscape Architect:</b> TBG PARTNERS INC. 2001 Bryan Street, Suite 1450, Dallas, TX 75201 Contact: Mark Meyer Phone: 214-744-0757 Email: Mark.Meyer@tbgpartners.com					





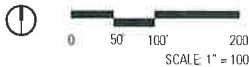
PRODUCT SUMMARY

100' X 150'	71
62' X 120'	154
TOTAL	225

LEGEND

- 01 GREEN BUFFER
- 02 ENTRY POND / DETENTION
- 03 GATE HOUSE
- 04 GATED EXIT
- 05 RECREATIONAL TRAIL HEAD
- 06 TREE CANOPY
- 07 SAVE EXISTING TREES - NO GRADE EASEMENT
- 08 STORM WATER MANAGEMENT
- 09 POND LOOKOUT

1 LOT WILL BE LESS THEN 120' DEEP PER PD



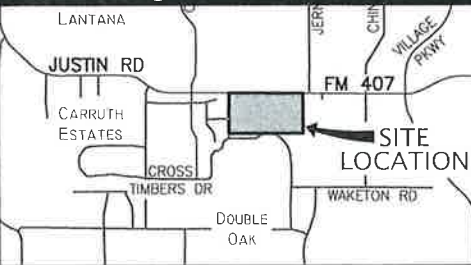
TOWN OF COPPER CANYON,  
DENTON COUNTY, TEXAS



March 20, 2019

The information shown is based on the best information available and is subject to change without notice.

Location Map



Development Team

**Owner / Developer:**  
TOLL BROTHERS  
2555 SW Grapevine Pkwy, Ste 100,  
Grapevine, Texas 76051  
Contact: Mike Boswell  
Phone: 817-329-7973  
Email: mboswell@tollbrothersinc.com

**Engineer / Surveyor:**  
HUITT-ZOLLARS  
1717 McKinney Avenue, Suite 1400,  
Dallas, Texas 75202  
Contact: Kevin Carlson  
Phone: (214) 871-3311  
Email: kcarlson@Huitt-Zollars.com

**Planner / Landscape Architect:**  
TBG PARTNERS INC.  
2001 Bryan Street, Suite 1450,  
Dallas, TX 75201  
Contact: Mark Meyer  
Phone: 214-744-0757  
Email: Mark.Meyer@tbgpartners.com

General Note

BEING 88.1 ACRES 88.1± ACRES OUT OF THE T. & P.R.R. SURVEY, ABSTRACT NO. 1298, DENTON COUNTY, TEXAS. LOCATED GENERALLY AT THE SOUTHEAST CORNER OF FM 407 (JUSTIN ROAD), AND TANGLEWOOD DRIVE.

Disclaimer: This is a conceptual rendering depicting how this property may be developed. The owner reserves the right to make changes to this concept subject to approval of the Town of Copper Canyon.

CONCEPT PLAN  
FOR  
**VICKERY PARK**  
88.1 ACRES

ZONING CASE #



## Eileen Kennedy

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**From:** Mike Boswell <mboswell@tollbrothers.com>  
**Sent:** Friday, November 1, 2019 2:00 PM  
**To:** Eileen Kennedy  
**Cc:** 'Donna Welsh'; Manny Rios  
**Subject:** Fencing

Eileen:

I am attaching the photos of our fence material use on our perimeters.

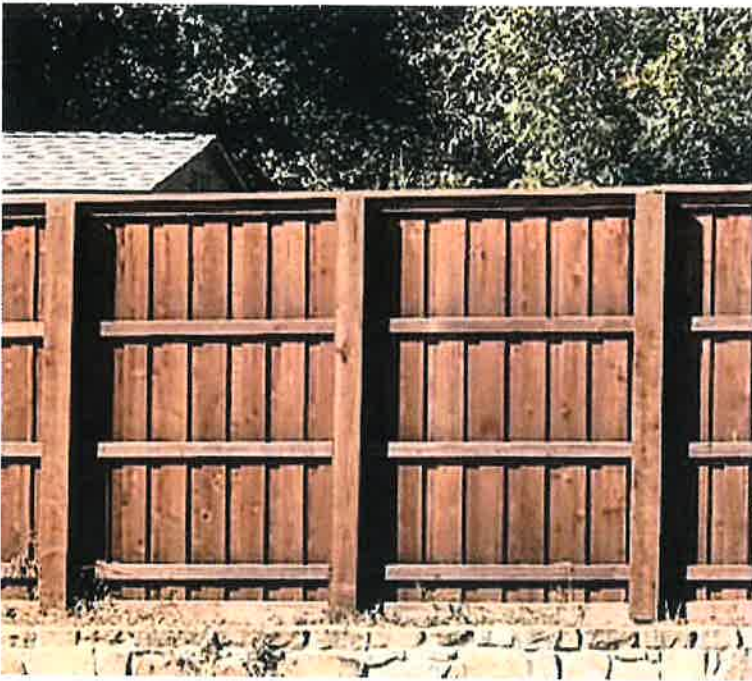
Board on board fence (with steel posts):

Outside



Inside





Tubular steel fence:



**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



P.O. Box 180953 Arlington, TX 76096

817-467-7003 / F817-465-1665

www.midwaysealcoating.com

## Proposal

August 21, 2019

City of Double Oak  
ATTN: Mike Donnelly  
Double Oak, TX  
214-448-9337  
[mtefm@yahoo.com](mailto:mtefm@yahoo.com)  
[ekennedy@double-oak.com](mailto:ekennedy@double-oak.com)  
[ljones@double-oak.com](mailto:ljones@double-oak.com)

City of Double Oak streets

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### Crackseal

Clean cracks as necessary by blowing debris. Place crack fill material in cracks and squeegee as necessary to cover cracks using Crafcro Type III material. Allow to cure and open to traffic.

Shady Oaks Lane	-	\$2,532.00
Brown Cliff	-	\$3,797.00
Pepperport	-	\$3,797.00
Plantation Lane	-	\$1,350.00
Kings Road	-	\$24,750.00
Meadow Knoll	-	\$7,594.00
Oakview	-	\$2,532.00
Cross Timber	-	\$4,500.00
South Forest and North Forest		\$7,594.00
Trailing Oaks	-	\$2,025.00
Willow Oaks	-	\$1,350.00

Note:

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<b>Total</b>	<b>\$61,821.00</b>
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\*\* PLUS: APPLICABLE SALES TAX / RESALE CERTIFICATE. \*\*

By signing this document, both parties acknowledge to have read, understand & agree to the above.  
I have read and agree with the terms and conditions of this contract.

Signed

Lawrence Otto

## Eileen Kennedy

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**From:** Gary Goodman <garyindoubleoak@verizon.net>  
**Sent:** Friday, October 25, 2019 7:18 PM  
**To:** nan.bowen09@gmail.com; dickcook@tx.rr.com; jeff@ccm-eng.com; garyjill44@verizon.net; bhaynes@half.com; anitanelson@tx.rr.com; aww@awwills.com; Lynn Jones  
**Cc:** Eileen Kennedy; mtefm@yahoo.com; Lynn Jones  
**Subject:** Re: Midway estimate

After discussion with Mayor Donnelly, the problem is not with our ordering, but with the ordering imposed by the values given in the Midway costs.

1	Shady Oaks Lane	\$2,532.00
2	Brown Cliff -\$3,797.00	\$3,797.00
3	Pepperport -\$3,797.00	\$3,797.00
4	Plantation Lane -\$1,350.00	\$1,350.00
5	Kings Road -\$24,750.00	\$24,750.00
6	Meadow Knoll -\$7,594.00	\$7,594.00
7	Oakview -\$2,532.00	\$2,532.00
8	Cross Timber -\$4,500.00	\$4,500.00
9	South Forest and North Forest	\$7,594.00
10	Trailing Oaks -\$2,025.00	\$2,025.00
11	Willow Oaks - \$1,350.00	\$1,350.00

Namely, there appears to be two possibilities, given that our budget is \$35,000.

1. Do King's Road and #1, #2, and #3, or
  2. Leave King's Road for next year, and do items #1 thru #9 and #11 this year.
- Whatever doesn't get done this year will be placed on the list for next year.

I slightly prefer #1.

Please send me your preference by 11:59 pm this Sunday so the committee can give its recommendation to the Town Council.

Thanks for all your work,  
Gary

-----Original Message-----

From: Gary Goodman <garyindoubleoak@verizon.net>  
To: ekennedy <ekennedy@double-oak.com>; mtefm <mtefm@yahoo.com>  
Cc: nan.bowen09 <nan.bowen09@gmail.com>; dickcook <dickcook@tx.rr.com>; jeff <jeff@ccm-eng.com>; garyjill44 <garyjill44@verizon.net>; garyindoubleoak <garyindoubleoak@verizon.net>; bhaynes <bhaynes@half.com>; anitanelson <anitanelson@tx.rr.com>; aww <aww@awwills.com>; Ljones <Ljones@double-oak.com>; ekennedy <ekennedy@double-oak.com>  
Sent: Fri, Oct 25, 2019 11:55 am  
Subject: Re: Midway estimate

Mayor Donnelly, Eileen,

In our May 16, 2019 meeting, the R&D Committee prepared it's recommendation for roads to be reconstructed and roads to be crack sealed (see enclosure). These roads were listed in priority order and I doubt if that order would change much if re were to redo the evaluation. I will consult with committee members to see if they believe a redo is warranted.

In Harmony,  
Gary



**Investment Inventory Report  
@ September 30, 2019**

**PURCHASE DATE    MATURITY DATE**

**CERTIFICATE OF DEPOSIT**

04/16/13	12/04/20	DATCU	
04/12/13	04/12/20	INDEPENDENT BANK	
02/18/13	02/18/20	INDEPENDENT BANK	
<b>CD TOTAL</b>			

YIELD	BEGINNING BOOK	BALANCE @ 09/30/18	EARNINGS @ END 09/30/19	BALANCE @ 09/30/19	% of TOTAL PORTFOLIO
0.650%	200,133	206,007	3430	209,436	
0.600%	25,000	25,556	154	25,710	
0.30%	201,855	204,698	615	205,313	
	<b>426,988</b>	<b>436,261</b>	<b>4,198</b>	<b>440,459</b>	<b>34%</b>

**Demand Accounts**

Independent Bank - Money Market  
Independent Bank - Checking  
Independent Bank - Police LEOSE  
Independent Bank - John B. Wright Park Fund  
Independent Bank - Police Chapter 59  
Independent Bank - Petty Cash  
DATCU

YIELD	BALANCE @ 09/30/18	Change	BALANCE @ 09/30/19	% of TOTAL PORTFOLIO
0.450%	776,177	154,560	930,737	
0.450%	-94,122	-8,820	-102,942	
0.440%	186	1,086	1,272	
0.410%	349	1	350	
0.000%	9	-1	8	
0.000%	499	1	500	
0.250%	2,309	530	2,839	
	<b>685,408</b>	<b>147,356</b>	<b>832,764</b>	<b>65%</b>
	<b>1,121,668</b>	<b>151,554</b>	<b>1,273,223</b>	<b>100%</b>

This report is in compliance with the Investment Policy and strategies as approved and the Public Funds Investment Act.

  
\_\_\_\_\_  
Treasurer

  
\_\_\_\_\_  
Town Secretary