

# Collin County

## Mutual Boundary and City Road Upgrade Costs

City	Road	County	Shared	City	Total Miles	Column A	Column B	Column A	Precinct
						City Cost to pave shared segment only	City Cost to pave City portion only	+	
Lowry Crossing	CR400	1.22	0.34		1.56	\$11,130.24	\$0.00	\$11,130.24	3
Lowry Crossing	CR401	0.44	1	0.16	1.6	\$32,736.00	\$43,676.16	\$76,412.16	3
Lowry Crossing	CR403	0.546		0.284	0.83	\$0.00	\$77,525.18	\$77,525.18	3
<b>Total</b>		<b>2.206</b>	<b>1.34</b>	<b>0.444</b>	<b>3.99</b>	<b>\$43,866.24</b>	<b>\$121,201.34</b>	<b>\$165,067.58</b>	

4/5/2012



# COLLIN COUNTY

Public Works Department  
700 A. Wilmeth Road  
McKinney, Texas 75069  
www.collincountytx.gov  
972-548-3700 (Phone)  
972-548-3754 (Fax)

Date: April 26, 2012  
To: Judge Self and Commissioner's Court  
From: Jon Kleinheksel, Director of Public Works   
Re: City of Lowry Crossing Mutual Boundary roads

The Lowry Crossing City Council has requested a payment plan to compensate Collin County for proposed road construction services. The amount of \$787,492.58 will be repaid at 3.5% interest over the course of 10 years (see attachment for amortization schedule). Of this sum, only \$165,067.55 is designated for mutual boundary projects. The remaining balance of \$622,425.03 has been earmarked for municipal road projects 100% within the city limits.

Since these contemplated city projects have not been budgeted by Public Works, this course will have a dramatic impact on the Road & Bridge budget. The pertinent roads are as follows:

#### Mutual Boundary

CR403  
CR401  
CR400 (from CR401 eastward)

#### 100% City Road Projects

CR400 (from CR401 westward)  
CR984  
Chapel Ln  
Cottrell Ln  
Highridge Cir  
Highridge Ln  
Highridge Farms Rd (cul-de-sac)  
Langston Ln  
May Trail  
Ridgeway Ct  
Sunridge Ln

Public Works requests Commissioners' Court consideration and approval to adopt the Lowry Crossing payback plan to improve the agreed upon roads. If you have any questions, please do not hesitate to contact me and I will respond accordingly.

# Payment Plan

## Inputs

Loan Amount	\$787,492.58	
Annual Interest Rate	3.50%	
Amortization Period	120	months
# of Regular Payments	120	months
Begin Date	5/1/2012	

## Summary

Total Payments	\$ 934,462.62
Total Interest Paid	\$ 146,970.04

## Assumptions

\* Interest compounds monthly

\* Annual Payments:

FY 2012	38,935.95
FY 2013	93,446.28
FY 2014	93,446.28
FY 2015	93,446.28
FY 2016	93,446.28
FY 2017	93,446.28
FY 2018	93,446.28
FY 2019	93,446.28
FY 2020	93,446.28
FY 2021	93,446.28
FY 2022	54,510.15

## Amortization Schedule

	Month	Date	Payment	Interest	Principal	Balance	
		5/1/2012	-	-	-	\$ 787,492.58	
	1	6/1/2012	7,787.19	2,296.85	5,490.34	782,002.24	
	2	7/1/2012	7,787.19	2,280.84	5,506.35	776,495.89	
	3	8/1/2012	7,787.19	2,264.78	5,522.41	770,973.48	
	4	9/1/2012	7,787.19	2,248.67	5,538.52	765,434.96	
FY 2012	38,935.95	5	10/1/2012	7,787.19	2,232.52	5,554.67	759,880.29
		6	11/1/2012	7,787.19	2,216.32	5,570.87	754,309.42
		7	12/1/2012	7,787.19	2,200.07	5,587.12	748,722.30
		8	1/1/2013	7,787.19	2,183.77	5,603.42	743,118.88
		9	2/1/2013	7,787.19	2,167.43	5,619.76	737,499.12
		10	3/1/2013	7,787.19	2,151.04	5,636.15	731,862.97
		11	4/1/2013	7,787.19	2,134.60	5,652.59	726,210.38
		12	5/1/2013	7,787.19	2,118.11	5,669.08	720,541.30
		13	6/1/2013	7,787.19	2,101.58	5,685.61	714,855.69
		14	7/1/2013	7,787.19	2,085.00	5,702.19	709,153.50
		15	8/1/2013	7,787.19	2,068.36	5,718.83	703,434.67
		16	9/1/2013	7,787.19	2,051.68	5,735.51	697,699.16
FY 2013	93,446.28	17	10/1/2013	7,787.19	2,034.96	5,752.23	691,946.93
		18	11/1/2013	7,787.19	2,018.18	5,769.01	686,177.92
		19	12/1/2013	7,787.19	2,001.35	5,785.84	680,392.08
		20	1/1/2014	7,787.19	1,984.48	5,802.71	674,589.37
		21	2/1/2014	7,787.19	1,967.55	5,819.64	668,769.73
		22	3/1/2014	7,787.19	1,950.58	5,836.61	662,933.12
		23	4/1/2014	7,787.19	1,933.55	5,853.64	657,079.48
		24	5/1/2014	7,787.19	1,916.48	5,870.71	651,208.77
		25	6/1/2014	7,787.19	1,899.36	5,887.83	645,320.94
		26	7/1/2014	7,787.19	1,882.19	5,905.00	639,415.94
		27	8/1/2014	7,787.19	1,864.96	5,922.23	633,493.71
		28	9/1/2014	7,787.19	1,847.69	5,939.50	627,554.21
FY 2014	93,446.28	29	10/1/2014	7,787.19	1,830.37	5,956.82	621,597.39
		30	11/1/2014	7,787.19	1,812.99	5,974.20	615,623.19

		<b>Month</b>	<b>Date</b>	<b>Payment</b>	<b>Interest</b>	<b>Principal</b>	<b>Balance</b>
		31	12/1/2014	7,787.19	1,795.57	5,991.62	609,631.57
		32	1/1/2015	7,787.19	1,778.09	6,009.10	603,622.47
		33	2/1/2015	7,787.19	1,760.57	6,026.62	597,595.85
		34	3/1/2015	7,787.19	1,742.99	6,044.20	591,551.65
		35	4/1/2015	7,787.19	1,725.36	6,061.83	585,489.82
		36	5/1/2015	7,787.19	1,707.68	6,079.51	579,410.31
		37	6/1/2015	7,787.19	1,689.95	6,097.24	573,313.07
		38	7/1/2015	7,787.19	1,672.16	6,115.03	567,198.04
		39	8/1/2015	7,787.19	1,654.33	6,132.86	561,065.18
		40	9/1/2015	7,787.19	1,636.44	6,150.75	554,914.43
<b>FY 2015</b>	<b>93,446.28</b>	41	10/1/2015	7,787.19	1,618.50	6,168.69	548,745.74
		42	11/1/2015	7,787.19	1,600.51	6,186.68	542,559.06
		43	12/1/2015	7,787.19	1,582.46	6,204.73	536,354.33
		44	1/1/2016	7,787.19	1,564.37	6,222.82	530,131.51
		45	2/1/2016	7,787.19	1,546.22	6,240.97	523,890.54
		46	3/1/2016	7,787.19	1,528.01	6,259.18	517,631.36
		47	4/1/2016	7,787.19	1,509.76	6,277.43	511,353.93
		48	5/1/2016	7,787.19	1,491.45	6,295.74	505,058.19
		49	6/1/2016	7,787.19	1,473.09	6,314.10	498,744.09
		50	7/1/2016	7,787.19	1,454.67	6,332.52	492,411.57
		51	8/1/2016	7,787.19	1,436.20	6,350.99	486,060.58
		52	9/1/2016	7,787.19	1,417.68	6,369.51	479,691.07
<b>FY 2016</b>	<b>93,446.28</b>	53	10/1/2016	7,787.19	1,399.10	6,388.09	473,302.98
		54	11/1/2016	7,787.19	1,380.47	6,406.72	466,896.26
		55	12/1/2016	7,787.19	1,361.78	6,425.41	460,470.85
		56	1/1/2017	7,787.19	1,343.04	6,444.15	454,026.70
		57	2/1/2017	7,787.19	1,324.24	6,462.95	447,563.75
		58	3/1/2017	7,787.19	1,305.39	6,481.80	441,081.95
		59	4/1/2017	7,787.19	1,286.49	6,500.70	434,581.25
		60	5/1/2017	7,787.19	1,267.53	6,519.66	428,061.59
		61	6/1/2017	7,787.19	1,248.51	6,538.68	421,522.91
		62	7/1/2017	7,787.19	1,229.44	6,557.75	414,965.16
		63	8/1/2017	7,787.19	1,210.32	6,576.87	408,388.29
		64	9/1/2017	7,787.19	1,191.13	6,596.06	401,792.23
<b>FY 2017</b>	<b>93,446.28</b>	65	10/1/2017	7,787.19	1,171.89	6,615.30	395,176.93
		66	11/1/2017	7,787.19	1,152.60	6,634.59	388,542.34
		67	12/1/2017	7,787.19	1,133.25	6,653.94	381,888.40
		68	1/1/2018	7,787.19	1,113.84	6,673.35	375,215.05
		69	2/1/2018	7,787.19	1,094.38	6,692.81	368,522.24
		70	3/1/2018	7,787.19	1,074.86	6,712.33	361,809.91
		71	4/1/2018	7,787.19	1,055.28	6,731.91	355,078.00
		72	5/1/2018	7,787.19	1,035.64	6,751.55	348,326.45
		73	6/1/2018	7,787.19	1,015.95	6,771.24	341,555.21
		74	7/1/2018	7,787.19	996.20	6,790.99	334,764.22
		75	8/1/2018	7,787.19	976.40	6,810.79	327,953.43
		76	9/1/2018	7,787.19	956.53	6,830.66	321,122.77
<b>FY 2018</b>	<b>93,446.28</b>	77	10/1/2018	7,787.19	936.61	6,850.58	314,272.19
		78	11/1/2018	7,787.19	916.63	6,870.56	307,401.63
		79	12/1/2018	7,787.19	896.59	6,890.60	300,511.03
		80	1/1/2019	7,787.19	876.49	6,910.70	293,600.33

		<b>Month</b>	<b>Date</b>	<b>Payment</b>	<b>Interest</b>	<b>Principal</b>	<b>Balance</b>
		81	2/1/2019	7,787.19	856.33	6,930.86	286,669.47
		82	3/1/2019	7,787.19	836.12	6,951.07	279,718.40
		83	4/1/2019	7,787.19	815.85	6,971.34	272,747.06
		84	5/1/2019	7,787.19	795.51	6,991.68	265,755.38
		85	6/1/2019	7,787.19	775.12	7,012.07	258,743.31
		86	7/1/2019	7,787.19	754.67	7,032.52	251,710.79
		87	8/1/2019	7,787.19	734.16	7,053.03	244,657.76
		88	9/1/2019	7,787.19	713.59	7,073.60	237,584.16
FY 2019	93,446.28	89	10/1/2019	7,787.19	692.95	7,094.24	230,489.92
		90	11/1/2019	7,787.19	672.26	7,114.93	223,374.99
		91	12/1/2019	7,787.19	651.51	7,135.68	216,239.31
		92	1/1/2020	7,787.19	630.70	7,156.49	209,082.82
		93	2/1/2020	7,787.19	609.82	7,177.37	201,905.45
		94	3/1/2020	7,787.19	588.89	7,198.30	194,707.15
		95	4/1/2020	7,787.19	567.90	7,219.29	187,487.86
		96	5/1/2020	7,787.19	546.84	7,240.35	180,247.51
		97	6/1/2020	7,787.19	525.72	7,261.47	172,986.04
		98	7/1/2020	7,787.19	504.54	7,282.65	165,703.39
		99	8/1/2020	7,787.19	483.30	7,303.89	158,399.50
		100	9/1/2020	7,787.19	462.00	7,325.19	151,074.31
FY 2020	93,446.28	101	10/1/2020	7,787.19	440.63	7,346.56	143,727.75
		102	11/1/2020	7,787.19	419.21	7,367.98	136,359.77
		103	12/1/2020	7,787.19	397.72	7,389.47	128,970.30
		104	1/1/2021	7,787.19	376.16	7,411.03	121,559.27
		105	2/1/2021	7,787.19	354.55	7,432.64	114,126.63
		106	3/1/2021	7,787.19	332.87	7,454.32	106,672.31
		107	4/1/2021	7,787.19	311.13	7,476.06	99,196.25
		108	5/1/2021	7,787.19	289.32	7,497.87	91,698.38
		109	6/1/2021	7,787.19	267.45	7,519.74	84,178.64
		110	7/1/2021	7,787.19	245.52	7,541.67	76,636.97
		111	8/1/2021	7,787.19	223.52	7,563.67	69,073.30
		112	9/1/2021	7,787.19	201.46	7,585.73	61,487.57
FY 2021	93,446.28	113	10/1/2021	7,787.19	179.34	7,607.85	53,879.72
		114	11/1/2021	7,787.19	157.15	7,630.04	46,249.68
		115	12/1/2021	7,787.19	134.89	7,652.30	38,597.38
		116	1/1/2022	7,787.19	112.58	7,674.61	30,922.77
		117	2/1/2022	7,787.19	90.19	7,697.00	23,225.77
		118	3/1/2022	7,787.19	67.74	7,719.45	15,506.32
		119	4/1/2022	7,787.19	45.23	7,741.96	7,764.36
		120	5/1/2022	7,787.19	22.65	7,764.54	-0.18
FY 2022	<b>54,510.15</b>	<b>121</b>	<b>6/1/2022</b>	<b>-0.18</b>	<b>0.00</b>	<b>-0.18</b>	<b>0.00</b>

## Jon Kleinheksel

---

**From:** Janis Cable <jcable@lowrycrossingtexas.org>  
**Sent:** Monday, April 09, 2012 2:33 PM  
**To:** Jon Kleinheksel; Joe Jaynes  
**Subject:** Lowry Crossing Roads Approval for Commissioners' Court

At the 4/3/12 Lowry Crossing City Council meeting, the council voted unanimously to approve the following:

"Jim Westendorf made a motion to authorize presentation to Collin County Commissioners' Court requesting a bond for a total of \$787,492.58 with a 10-year payout, with a city prioritized work schedule, pending review and acceptance of an agreement; second by Lee Van Lanen. Motion passed unanimously."

The Roads include:

	2 Course Chipseal	Council Approved
CR403	\$ 77,525.18	3/6/2012
CR401	\$ 76,412.16	3/6/2012
CR400 (from 401 East)	\$ 11,130.24	3/6/2012
CR400 (Lowry Only)*	\$ 248,182.00	4/3/2012
CR984	\$ 15,443.00	4/3/2012
Chapel Lane	\$ 11,500.00	4/3/2012
Cottrell Lane	\$ 33,600.00	4/3/2012
Highridge Circle	\$ 13,900.00	4/3/2012
Highridge Lane	\$ 151,800.00	4/3/2012
Highridge Farms Rd cul-de-sac	\$ 12,800.00	4/3/2012
Langston Lane	\$ 39,600.00	4/3/2012
May Trail	\$ 34,400.00	4/3/2012
Ridgeway Court	\$ 14,300.00	4/3/2012
Sunridge Lane	\$ 46,900.00	4/3/2012

<b>TOTAL</b>	<b>\$ 787,492.58</b>	
--------------	----------------------	--

Please let me know if you have any questions. Also, should someone from Lowry Crossing plan to attend the Comm. Court when this is on the agenda?

Janis Cable  
City Secretary  
[jcable@lowrycrossingtexas.org](mailto:jcable@lowrycrossingtexas.org)

City of Lowry Crossing  
1405 S. Bridgefarmer Rd.  
Lowry Crossing, TX 75069  
972.542.8678

1) **Call to Order**

The meeting was called to order at 7:00 p.m. by Mayor Derek Stephens.

2) **Pledge of Allegiance**

Mayor Stephens led the Pledge of Allegiance.

3) **Roll Call**

In attendance were Council members Patty Smith, Jim Westendorf, Leonard Lewis, Laura Jones, Lee Van Lanen and Mayor Stephens; also present was John Hill, City Attorney, and Janis Cable, City Secretary.

4) **Discussion, consideration, and action to approve the consent items:  
Meeting minutes of March 6, 2012; and Financial Statements and Permits for March 2012.**

Lee Van Lanen made a motion to approve the consent items; second by Leonard Lewis. Motion passed unanimously.

5) **Presentation/Comments by Citizens**

None

6) **Recognition of Individuals by Mayor and Council**

Mayor Stephens thanked the fire department for hosting the Easter Egg Hunt for the citizens.

7) **Business Items**

**A. Update from Mayor Stephens on CCAD meeting.**

Mayor Stephens shared highlights of the Appraisal District meeting he recently attended. Home values have decreased 33% nationally since the 2006 peak, but only 4% locally from last year. They believe we are about four years away from full recovery. Lowry Crossing had the lowest foreclosure rate in Collin County. The full report will be available at City Hall.

**B. Presentation on Economic Development Corporation. [Munson]**

Marta Munson reviewed a document she had prepared outlining the duties and responsibilities of an Economic Development Corporation. Since the EDC is not formed at this point and has no funds or responses to all challenges, the task force group identified a potential project (with low or no-cost) in response to the survey to improve the city image with small pocket parks.

**C. Discussion, consideration, and action to adopt Resolution 64 approving Certificate of Formation for the Lowry Crossing Economic Development Corporation.**

Jim Westendorf made a motion to adopt Resolution 64 approving Certificate of Formation for the Lowry Crossing Economic Development Corporation; second by Leonard Lewis. Motion passed unanimously.

**D. Discussion, consideration, and action on next steps regarding amendments to the Fire Code.**

Laura Jones offered to review the amendments Collin County adopted to the fire code to ensure there are no conflicts with our present ordinance and make recommendation at the May meeting.

**E. Discussion, consideration, and action on open roads and road repairs.**

Jim Westendorf made a motion to authorize presentation to Collin County Commissioners requesting a bond for a total of \$787,492.58 with a 10-year payout, with a city prioritized work schedule, pending review and acceptance of an agreement; second by Lee Van Lanen. Motion passed unanimously.

**F. Discussion, consideration, and possible action to rename County roads 401, 400, 403 and 984.**

Lee Van Lanen made a motion to approve renaming CR401 as Simpson Road, CR400 as Myrick Lane, and CR403 as Dowdy Road; second by Leonard Lewis. Motion passed unanimously. CR984 will be addressed next month after receiving citizen input on naming suggestions.

**G. Discussion, consideration and action to increase or maintain CPI rates for telecommunications Right-of Way access lines.**

Leonard Lewis made a motion to maintain the CPI rates for telecommunications Right-of Way access lines; second by Jim Westendorf. Motion passed unanimously.

**H. Discussion, consideration and action to approve Fire Department contract and/or payment.**

Mayor Stephens reviewed an update to Section 5 of the contract, Leonard Lewis still had concerns with the wording. Chief Heitman reviewed the budget line by line with the Council to provide information and justification on increases. Also, he will check with the FD on their willingness to contract with a lower amount.

Citizens that spoke in favor of contracting with the Fire Department: Marta Munson, Gary Cable, John Munson, Cindy Pullins, Pete Christian.

Current Councilmember position:

Van Lanen - Spend all money and then come to the City.

Jones - Threat to suspend services, FD owes apology to citizens. [Chief Heitman apologized].

Lewis - Would prefer to see FD leadership be citizens. Future financial requests to meet specific needs. [FD leadership is elected position by members many of are LC residents.]

Westendorf - Financials - \$300K question. Get budget in reasonable format.

Smith - Updated budget with revenue and expenses. Concern of overpaying. Threat to suspend service. Like to see leadership live in fire district.

Action: Send financial updates two weeks before Council meeting for review.

**8) Update by City Secretary regarding April 14th clean up, new seasonal business.**

Janis reported that April 14th is a community clean up day in conjunction with the Great American Clean-up and Keep Texas Beautiful from 8 to noon. There will be a summer business, Pink Penguin Sno Shack, will be opening at 380 and Bridgefarmer Road.

**9) Adjournment**

The meeting was adjourned at 9:20 p.m.

Approve and attest this 1st day of May, 2012.

  
\_\_\_\_\_  
Janis Cable, City Secretary

  
\_\_\_\_\_  
Derek Stephens, Mayor

## Jon Kleinheksel

---

**From:** Janis Cable <jcable@lowrycrossingtexas.org>  
**Sent:** Wednesday, April 11, 2012 10:52 AM  
**To:** Jon Kleinheksel; Ronald Anderson  
**Cc:** 'JIM WEST'  
**Subject:** New Bid for Bridgefarmer Road

Gentlemen,

Based on information discussed in the transportation meeting with the Commissioners yesterday, could you please rebid bringing Bridgefarmer Road up to county standards?

Thank you!

Janis Cable  
City Secretary  
[jcable@lowrycrossingtexas.org](mailto:jcable@lowrycrossingtexas.org)

City of Lowry Crossing  
1405 S. Bridgefarmer Rd.  
Lowry Crossing, TX 75069  
972.542.8678

## Jon Kleinheksel

---

**From:** Jon Kleinheksel  
**Sent:** Tuesday, August 07, 2012 2:49 PM  
**To:** Janis Cable (jcable@lowrycrossingtexas.org)  
**Subject:** FW: New ILA  
**Attachments:** Interlocal template for road work to be paid under payment plan (revised 8-01-12).doc

Janis~

Any questions holler.... Also, I will get you all the particular's that accompany EXHIBIT "B" prior to your next Council meeting..

Jon