

CITY OF VAN ALSTYNE

MINUTES

City Council Meeting

Van Alstyne Community Center
262 N. Preston Ave

July 10, 2018

6:35 P.M.

Members present: Mayor Steve Riley, Ryan Neal, Marla Butler, Robert Jaska, Lee Thomas and Suzon Crowell.

Staff present: Lane Jones, Jennifer Gould, Tim Barnes, Ryan Dockery, Steve White and Judy Kimzey.

AGENDA

1. Call to Order. *Mayor Riley called the meeting to order at 6:44pm.*
2. Citizens Communications. *Barbie Griffin expressed concern for the Parks and Recreation Board meeting as well as her written complaint being provided to Teddie Ann Salmon. Stacey Browning echoed Mrs. Griffin's concern for the Parks and Recreation Board meeting as well as the EDC Executive Director's unwillingness to provide an application for the EDC Board. Brenda McDonald expressed concern for transparency as relates to board openings.*

PUBLIC HEARINGS

3. Conduct a Public Hearing to consider testimony regarding a replat of Lot 10 of The Hills of Lone Star, Phase 2A/Bear Creek as recorded in Volume 2008, Page 298 and Lot 11R of the Final Plat of Lot 11R The Hills of Lone Star, Phase 2A/Bear Creek as recorded in Volume 2011, Page 129 of the Collin County Map Records James Hefflefinger Survey, Abstract No. 366 City of Van Alstyne, Collin County, Texas. This property is generally located south of CR 179 and east of CR 176. *The Public Hearing opened at 6:52pm. Contract City Engineer Len McManus advised that the replat, if approved, will modify the two existing lots into three. The proposed replat complies with all requirements. There being no further public comment the hearing closed at 6:54pm.*
4. Conduct a Public Hearing to consider testimony regarding a replat known as Cold Springs Industrial Park, Phase 2, an addition to the City of Van Alstyne, Grayson County, Texas being a replat of Lot 3 of Cold Springs Industrial Park Vol. 17, Pg. 85, P.R.G.C.T.; and being 7.806 acres in the William Creager Survey, Abstract No. 201 being a total of 11.708 acres. The subject property is generally located south of FM 3133 on the east side of Industrial Parkway. *The Public Hearing opened at 6:54pm. Doyle Burk asked the purpose of the replat and if the replat will affect his property. Economic Development Corporation Executive Director Jodi Carr advised that the replat, if approved, will convert two lots into three. All lots will be part of the industrial park and increase available industrial sites. It was clarified that the replat will not affect Mr. Burk's property. There being no further public comment the hearing closed at 6:59pm.*

CONSENT AGENDA

Items listed on the consent agenda allow the Council to approve all items together without discussion or individual motions. Items may be removed from the consent agenda on the request of any one member of the Council. Removed items will be discussed and action taken immediately after the consent agenda.

5. Consider and take any action necessary regarding minutes from the June 12, 2018 City Council work session meeting and the June 12, 2018 City Council regular meeting.
6. Consider and take any action necessary regarding a resolution requesting FM 121 East closure authorization from TXDOT for the October 13, 2018 Fall-Der-All event.
7. Consider and take any action necessary regarding an ordinance amending Chapter 28, "Offenses", Article II, "Sex Offender Residency Restrictions", Section 28-21, "Definitions", and Section 28-22, "Residence Location Restricted", of the City of Van Alstyne Code of Ordinances as relates to sex offender residency restrictions.

Suzon Crowell made a motion to approve items 5, 6 and 7 listed on the consent agenda. Lee Thomas seconded the motion and the motion passed unanimously.

REGULAR AGENDA (NON-CONSENT)

8. Consider and take any action necessary regarding authorizing advertisement for competitive sealed bids for the sale of real property at 242 East Jefferson Street. *Suzon Crowell suggested a deed restriction to require the appearance of the façade to remain as it is now before the property is put up for sale. Discussion was held regarding what the code allows, how lacking the code is in restricting the "look" of CBD buildings and wording for a deed restriction. City Attorney Julie Fort suggested language to require façade changes be approved by City Council. Ryan Neal made a motion to authorize advertisement for competitive sealed bids for the sale of real property at 242 E Jefferson Street with the addition of terminology as suggested by Mrs. Fort. Marla Butler seconded the motion and the motion passed with Ryan Neal, Marla Butler, Robert Jaska and Suzon Crowell in favor and Lee Thomas opposed.*
9. Consider and take any action necessary pursuant to an agenda request submitted by Parks and Recreation Board Chairman Teddie Ann Salmon regarding problems that are facing our public parks. *Teddie Ann Salmon addressed Council detailing vandalism in city parks. The Parks and Recreation Board is asking the public to help stop the costly trend. Discussion was held regarding possible solutions to stop vandalism and educate the public and youth on the importance of maintaining parks facilities. No action taken.*
10. Consider and take any action necessary regarding a replat of Lot 10 of The Hills of Lone Star, Phase 2A/Bear Creek as recorded in Volume 2008, Page 298 and Lot 11R of the Final Plat of Lot 11R The Hills of Lone Star, Phase 2A/Bear Creek as recorded in Volume 2011, Page 129 of the Collin County Map Records James Hefflefinger Survey, Abstract No. 366 City of Van Alstyne, Collin County, Texas. This property is generally located south of CR 179 and east of CR 176. *Suzon Crowell made a motion to approve the replat as presented. Lee Thomas seconded the motion and the motion passed unanimously.*
11. Consider and take any action necessary regarding a replat known as Cold Springs Industrial Park, Phase 2, an addition to the City of Van Alstyne, Grayson County, Texas being a replat of Lot 3 of Cold Springs Industrial Park Vol. 17, Pg. 85, P.R.G.C.T.; and being 7.806 acres in the William Creager Survey, Abstract No. 201 being a total of 11.708 acres. The subject property is generally located south of FM 3133 on the east side of Industrial Parkway. *Suzon Crowell made a motion to approve the replat as presented. Robert Jaska seconded the motion and the motion passed unanimously.*
12. Consider and take any action necessary regarding removal and/or appointment of members of the Planning and Zoning Commission. *Ryan Neal made a motion to move discussion regarding agenda items twelve and thirteen to executive session. Marla Butler seconded the motion and the motion passed unanimously.*

13. Consider and take any action necessary regarding removal and/or appointment of members of the Parks and Recreation Board.
14. Consider and take any action necessary regarding a resolution approving the Van Alstyne Economic Development Corporation fiscal year 2018 – 2019 budget. *Economic Development Corporation Executive Director Jodi Carr presented the fiscal year 2018 – 2019 budget for consideration. Discussion was held regarding various line item proposals, the marketing plan, debt and the presentation format. Lee Thomas expressed concern for the debt expense coming out of reserves when the reserve balance is an unknown. Lane Jones suggested reviewing the reporting with Eddie Peacock. Robert Jaska made a motion to approve the fiscal year 2018 – 2019 EDC budget as presented. Suzon Crowell seconded the motion and the motion passed with Robert Jaska, Suzon Crowell and Lee Thomas in favor and Ryan Neal and Marla Butler opposed.*
15. Interim City Manager’s Report. *City Manager Lane Jones provided a report detailing activities during the month of June. Mr. Jones also advised of an Enterprise Fund budget work session meeting on July 17th and a Gateway Planning/Mantua Development public meeting on July 24th.*
16. Departmental Reports. *Jennifer Gould provided the Administrative Department statistics for the prior month, Chief Tim Barnes provided Police Department statistics for the prior month, Judy Kimzey provided the Library Department statistics for the prior month, Chief Ryan Dockery provided Fire/EMS Department statistics for the prior month, Steve White provided Public Works Department statistics for the prior month and Len McManus provided an update on various projects.*
17. Mayor and Council Closing Comments. *Suzon Crowell thanked Public Works for keeping the water running as well as Vega Milling and recognized the Library for a great car show. Robert Jaska advised of upcoming community events and thanked volunteers for their service. Ryan Neal thanked Public Works for their work, expressed excitement for development interest and thanked volunteers and Lane Jones. Marla Butler thanked those in attendance and those willing to speak up. Mrs. Butler also thanked Jennifer Gould and all staff for their positive willingness to help and encouraged working together. Mayor Riley thanked citizens for their patience.*

EXECUTIVE SESSION

In accordance with Chapter 551 of the Texas Government Code (Open Meetings Law), the City Council may meet in a closed Executive Session pursuant to applicable laws.

18. All items below for Executive Session:

Pursuant to the following designated sections of Texas Government Code, Annotated, Subchapter 551, the Council will enter into executive session to discuss the following items:

- a) Section 551.087 [Economic Development Negotiations] regarding the use of impact fees.
 - b) Section 551.074 [Personnel Matters to deliberate appointment, employment, evaluation, reassignment, duties, discipline, compensation, resignation or dismissal] regarding the City Manager and employment contract.
 - c) Section 551.071 [Consultation with Attorney] regarding (i) the City Manager employment contract and (ii) use of impact fees.
12. Consider and take any action necessary regarding removal and/or appointment of members of the Planning and Zoning Commission.
 13. Consider and take any action necessary regarding removal and/or appointment of members of the Parks and Recreation Board.

*City Council recessed into executive session at 8:33pm.
City Council reconvened into open session at 9:55pm.*

OPEN MEETING

12. Consider and take any action necessary regarding removal and/or appointment of members of the Planning and Zoning Commission. *Ryan Neal made a motion to appoint Mike Drynan to Alternate Place 2. Marla Butler seconded the motion and the motion failed with Ryan Neal and Marla Butler in favor and Suzon Crowell, Lee Thomas and Robert Jaska opposed. Suzon Crowell made a motion to appoint Tiffany Clum to Place 4, moving from Alternate Place 1. The motion died for lack of a second. Robert Jaska made a motion to table the item to a later date to gain a clearer understanding and inform the public. Lee Thomas seconded the motion and the motion passed unanimously.*
13. Consider and take any action necessary regarding removal and/or appointment of members of the Parks and Recreation Board. *Robert Jaska made a motion to table the item. Suzon Crowell seconded the motion and the motion passed with Robert Jaska, Suzon Crowell, Lee Thomas and Marla Butler in favor and Ryan Neal opposed.*
19. Consider and take any action necessary as a result of each item listed in executive session.
 - b) *Suzon Crowell made a motion to approve an employment contract with Lane Jones with noted amendments effective immediately. Ryan Neal seconded the motion and the motion passed unanimously.*
20. Adjournment. *Lee Thomas made a motion to adjourn the meeting at 10:05pm. Robert Jaska seconded the motion and the motion passed unanimously.*

Steve Riley, Mayor

ATTEST:

Jennifer Gould, City Clerk