

CITY OF VAN ALSTYNE

MINUTES

City Council Meeting
Van Alstyne City Hall
152 N Main Drive

January 8, 2019
6:35 P.M.

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

Staff present: Lane Jones and Jennifer Gould.

AGENDA

1. Call to Order. *Mayor Riley called the meeting to order at 6:59pm.*
2. Recognition of the Honorable Judge Thomas A. Redwine for 40 years of service in the Van Alstyne Municipal Court. *Mayor Riley presented Judge Thomas A. Redwine with a memento in appreciation for his years of service.*
3. Citizens Communications. *None.*

PUBLIC HEARINGS

4. Conduct a public hearing to consider a request by the owner/agent to replat property situated in the City of Van Alstyne, Grayson County, Texas, being a part of the James McKinney Survey, Abstract No. 770, and being a part of Subdivision 3 of Division Eleven of the Original Town Plat of Van Alstyne, Texas, said Plat being recorded in Volume 27 at Pages 642 and 643 of the Deed Records of Grayson County, Texas. The subject property is generally located at the north east corner of North Sherman Lane and Wayne Ave. *The Public Hearing opened at 7:03pm. Mayor Riley advised that three supporting responses were received from neighboring property owners. There being no further comments, the hearing closed at 7:06pm.*
5. Conduct a public hearing to consider a request by the owner/agent to replat 58.281 acres known as Lots BB-4RR of The Hills of Lone Star, Phase 5/Bear Branch and Lot 25R of The Hills of Lone Star being a replat of Lot BB-4R of The Hills of Lone Star, Phase 5/Bear Branch recorded in Volume 2016, Page 892, CCMR and Lot 25 of The Hills of Lone Star, recorded in Volume Q, Page 631, CCMR James Hefflefinger Survey, Abstract No. 366 Collin County, Texas. The subject property is generally located south of CR 179 and north of CR 177. *The Public Hearing opened at 7:06pm. There being no comments, the hearing closed at 7:07pm.*
6. Conduct a Public Hearing regarding a text amendment which includes, but may not be limited to, amending the Code of Ordinances at Chapter 46 "Zoning," Appendix 1-B Nonresidential Zoning Districts and Area Regulations to reduce the masonry requirement for Manufacturing/Industrial District – Light and Manufacturing/Industrial District – Heavy from 10% to 0%. *The Public Hearing opened at 7:07pm. City Manager Lane Jones detailed the request. There being no further comments, the hearing closed at 7:09pm.*

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.

7. Consider and take any action necessary regarding approval of minutes from the November 13, 2018 regular meeting and the November 27, 2018 special called meeting.
8. Consider and take any action necessary regarding approval of the 2018 Certified Tax Roll Values.
9. Consider and take any action necessary regarding ordering the May 4, 2019 General Election.
10. Consider and take any action necessary regarding approval of a preliminary plat known as Mantua Point, Phase 1 being 90.02 acres out of the J.W. Curtis Survey, Abstract No. 249 (Grayson County) and 1077 (Collin County) and the David Arnspiger Survey, Abstract No. 1526 (Grayson County) and 15 (Collin County) in the City of Van Alstyne, Grayson and Collin counties, Texas.
11. Consider and take any action necessary regarding approval of a preliminary plat for Rolling Ridge being 83.647 acres situated in the William B. Blundell Survey, Abstract No. 116 W.C. Wilson Survey, Abstract No. 1330 David C. Wilson Survey, Abstract No. 1331 in the City of Van Alstyne Extraterritorial Jurisdiction (ETJ), Grayson County, Texas. The subject property is generally located north of Redden Road, south of Blythe Road, east of Jay Road and west of State Highway 5 (N. Waco St).
12. Consider and take any action necessary regarding approval of a site plan for Texana Retail at Lot 1, Block 2 of the J. Umphress Center, Phase 1 replat in the City of Van Alstyne, Grayson County, Texas. The subject property is generally located at the south east corner of N. Henry Hynds Expressway (North U.S. Hwy 75 access road) and Texana Street.
13. Consider and take any action necessary regarding rejection of bids taken October 31, 2018 for the Van Alstyne Shared Use Path Phase 1.
14. Consider and take any action necessary regarding authorizing advertisement for bids to be taken February 5, 2019 for the Van Alstyne Shared Use Path Phase 1.
15. Consider and take any action necessary regarding authorizing advertisement for bids for the Water and Sewer Line Relocation along West Jefferson St. from Dallas St. to Douglas St.
16. Consider and take any action necessary regarding final acceptance and authorizing a final payment for the Blassingame and Greywood Dr. construction project to PaveCon, Inc in the amount of \$60,852.28.
17. Consider and take any action necessary regarding a resolution authorizing the Mayor to sign an Interlocal Agreement for the sale of 12,637,000 gallons of minimum take or pay water capacity in the amount of \$20,471.79 to the City of Anna, Texas.

Lee Thomas made a motion to approve all items listed on the consent agenda. Robert Jaska seconded the motion and the motion passed unanimously.

REGULAR AGENDA (NON-CONSENT)

18. Consider and take any action necessary regarding appointing Maricella Derrick, Sue-Lynn Voigt and Greg Carroll to the Parks and Recreation Board. *Ryan Neal advised that board openings were advertised for thirty days as per the policy recently adopted by City Council. There were three openings and three applicants. Because a quorum of the board could not be made considering the three vacancies, the board did not issue a recommendation to City Council. Ryan Neal made a motion to appoint Maricella Derrick, Sue-Lynn Voigt and Greg Carroll to the Parks and Recreation Board. Marla Butler seconded the motion and the motion passed unanimously.*
19. Consider and take any action necessary regarding a request by the owner/agent to replat property situated in the City of Van Alstyne, Grayson County, Texas, being a part of the James McKinney Survey,

Abstract No. 770, and being a part of Subdivision 3 of Division Eleven of the Original Town Plat of Van Alstyne, Texas, said Plat being recorded in Volume 27 at Pages 642 and 643 of the Deed Records of Grayson County, Texas. The subject property is generally located at the north east corner of North Sherman Lane and Wayne Ave. *Robert Jaska made a motion to approve the replat as requested. Lee Thomas seconded the motion and the motion passed unanimously.*

20. Consider and take any action necessary regarding a request by the owner/agent to replat 58.281 acres known as Lots BB-4RR of The Hills of Lone Star, Phase 5/Bear Branch and Lot 25R of The Hills of Lone Star being a replat of Lot BB-4R of The Hills of Lone Star, Phase 5/Bear Branch recorded in Volume 2016, Page 892, CCMR and Lot 25 of The Hills of Lone Star, recorded in Volume Q, Page 631, CCMR James Hefflefinger Survey, Abstract No. 366 Collin County, Texas. The subject property is generally located south of CR 179 and north of CR 177. *Robert Jaska made a motion to approve the replat as requested. Lee Thomas seconded the motion and the motion passed unanimously.*
21. Consider and take any action necessary regarding a text amendment which includes, but may not be limited to, amending the Code of Ordinances at Chapter 46 “Zoning,” Appendix 1-B Nonresidential Zoning Districts and Area Regulations to reduce the masonry requirement for Manufacturing/Industrial District – Light and Manufacturing/Industrial District – Heavy from 10% to 0%. *Lee Thomas made a motion to approve the text amendment as presented. Ryan Neal seconded the motion and the motion passed unanimously.*
22. City Manager’s Report. *City Manager Lane Jones provided a report detailing activities during the prior month.*
23. Mayor and Council Closing Comments. *Robert Jaska thanked volunteers and small business owners. Ryan Neal expressed excitement for 2019 and what is to come as well as thanked volunteers, small business owners and staff for their care. Mayor Riley thanked volunteers for their willingness to serve.*

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.

24. 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 551.071: [Consultation with Attorney] on contemplated litigation or on a matter in which the duty of the attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding: (i) the Mantua Development, (ii) Trussel tract development, (iii) CCN service areas, and (iv) any and all items listed on the agenda for open session.
- b) Section 551.072: [Real Property] regarding the purchase of property for municipal facilities and parks.

Council recessed into executive session at 7:23pm.

Council reconvened into open session at 8:39pm.

OPEN MEETING

25. Consider and take any action necessary as a result of each item listed in executive session. *No action taken.*
26. Adjournment. *Mayor Riley adjourned the meeting at 8:39pm.*

Steve Riley, Mayor

ATTEST:

Jennifer Gould, City Clerk