

A QUORUM OF THE VAN ALSTYNE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION, PARKS AND RECREATION BOARDS AND PLANNING & ZONING COMMISSION MEMBERS MAY OR MAY NOT BE IN ATTENDANCE. NO ACTION BY THESE BOARDS WILL BE TAKEN AT THIS MEETING.

CITY OF VAN ALSTYNE

AGENDA
City Council Meeting
Van Alstyne City Hall
152 N Main Drive

May 14, 2019
6:35 P.M.

(The City Council Meeting will come to order immediately following the Zoning Board of Adjustment Meeting)

Citizens may appear before the City Council to address items not listed on the agenda, in accordance with procedural rules as determined by the meeting Chair and by submitting a "Public Comment Form" to the City Clerk no later than the conclusion of Agenda Item 1 (Call to Order).

A "Public Comment Form" is not necessary when speaking for or against a Public Hearing item.

Persons with disabilities who plan to attend this meeting and who may need assistance should contact Jennifer Gould at (903) 482-5426 at least 48 hours prior to the meeting so that appropriate arrangements can be made. All persons attending shall abide by the City of Van Alstyne Public Meeting Rules of Citizen and Visitor Decorum adopted by Resolution No. 02-2010-01.

Pursuant to Section 551.127, Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.

AGENDA

1. Call to Order.
2. Citizens Communications. *(Not for items listed on this Agenda. Three minutes each. No deliberations with Council. Council may respond with factual information only.)*
3. Presentation of a Proclamation for Motorcycle Safety and Awareness Month, May 2019.

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.

4. 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, and (ii) 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.

OPEN MEETING

5. Consider and take any action necessary as a result of each item listed in executive session.
6. Receive and discuss a presentation regarding Fiscal Year 2019, quarters 1 and 2 Fund Balance Report.

PUBLIC HEARINGS

7. Conduct a Public Hearing regarding adoption of the City of Van Alstyne Water Resources and Emergency Management Plan.
8. Conduct a Public Hearing regarding a request by the owner/agent to replat property situated in the City of Van Alstyne, Grayson County, Texas, being described as a replat of Lot 1 thru Lot 4 of Subdivision 3 of Division XI of the Original Town of Van Alstyne, being 0.689 acres of land in the James McKinney Survey, Abstract No 770, more commonly known as 212 N Sherman Ln.
9. Conduct a Public Hearing regarding the City's intent to purchase various properties known as COLLEGE ADDN, BLOCK 10; and COLLEGE ADDN, BLOCK 10, LOT 1 THRU 9, ACRES 1.3774; and MAIN STREET ADDN, LOT 2, ACRES .086; and G-0770 MCKINNEY JAMES &HRS A-G0770, ACRES 0.84; and G-0851 MCKINNEY ASHLEY A-G0851, ACRES 10.0; and G-0770 MCKINNEY JAMES &HRS A-G0770, ACRES 1.6754 which will require the issuance of combination Tax and Revenue Certificates of Obligation in the amount of approximately \$1,205,000.00.

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.

10. Consider and take any action necessary regarding approval of minutes from the April 9, 2019 regular meeting.
11. Consider and take any action necessary regarding appointing Kim Phillips to serve the remainder of an unexpired term on the Parks and Recreation Board.
12. Consider and take any action necessary regarding approval of revised Van Alstyne Public Library Board bylaws.
13. Consider and take any action necessary regarding approval of an ordinance amending Ordinance No. 824, Section 6 regarding the effective date of term limits for Planning and Zoning Commission members.
14. Consider and take any action necessary regarding a final plat of Mantua Point, Phase 1 being part a tract of land situated in the David Arnsperger Survey, A-1526; J.W. Curtis Survey, A-249; David Arnsperger Survey, A-15; & the J.W. Curtis Survey, A-107 City of Van Alstyne, Grayson County and Collin County, Texas generally located north of Collin County Rd 222, east of Eagle Point Rd, west of U.S. Hwy 75 and south of Cartwright Rd.
15. Consider and take any action necessary regarding a final plat of Lots D1 – D4 & CA-1 The Hills of Lone Star Phase 7D/Northgate being 21.459 acres in the J.W. Haynes Survey, Abstract No. 610, James Hefflefinger Survey, Abstract No. 487, E.T.J. of the City of Van Alstyne, Grayson County, Texas. The subject property is generally located north of Collin County Rd 179 and south of Burke.
16. Consider and take any action necessary regarding a final plat of Lots E1/2, E3 & E4 The Hills of Lone Star Phase 7E/Northgate being 19.31 acres in the J.W. Haynes Survey, Abstract No. 610,

E.T.J. of the City of Van Alstyne, Grayson County, Texas. The subject property is generally located north of Collin County Rd 179 and south of Burke.

17. Consider and take any action necessary regarding approval of a recommendation from the Parks and Recreation Board to return the horse sculpture located in Dorothy Fielder Park to the donator.

REGULAR AGENDA (NON-CONSENT)

18. Receive and discuss a presentation of plan of finance by Hilltop Securities for purchasing properties known as COLLEGE ADDN, BLOCK 10; and COLLEGE ADDN, BLOCK 10, LOT 1 THRU 9, ACRES 1.3774; and MAIN STREET ADDN, LOT 2, ACRES .086; and G-0770 MCKINNEY JAMES &HRS A-G0770, ACRES 0.84; and G-0851 MCKINNEY ASHLEY A-G0851, ACRES 10.0; and G-0770 MCKINNEY JAMES &HRS A-G0770, ACRES 1.6754.
19. Consider and take any action necessary regarding adoption of a Resolution of the City Council of the City of Van Alstyne, Texas, directing publication of notice of intention to issue combination tax and revenue certificates of obligation; and resolving other matters relating to the subject.
20. Discuss, consider and act on a Real Estate Sales Contract between the City of Van Alstyne and First Baptist Church Van Alstyne to purchase 10.0 acres of property generally described as G-0851 MCKINNEY ASHLEY A-G0851, 10.0 ACRES as recorded in Volume 2996, Page 363, Deed Records, Grayson County, Texas.
21. Discuss, consider and act on a Real Estate Sales Contract between the City of Van Alstyne and S6 Ranches LTD to purchase 1.6754 acres of property generally described as G-0770 MCKINNEY JAMES &HRS A-G0770, 1.6754 ACRES as recorded in Volume 5684, Page 877, Deed Records, Grayson County, Texas.
22. Discuss, consider and act on a Real Estate Sales Contract between the City of Van Alstyne and Van Alstyne Chamber of Commerce to purchase 0.926 acres of property generally described as MAIN STREET ADDN, LOT 2, 0.086 ACRES and G-0770 MCKINNEY JAMES &HRS A-G0770, 0.84 ACRES as recorded in Volume 3973, Page 922, Document Number 31825, Deed Records, Grayson County, Texas.
23. Discuss, consider and act on a Real Estate Sales Contract between the City of Van Alstyne and Van Alstyne Independent School District to purchase 6.5 acres+ of property described by Grayson County Appraisal District as GCAD Property ID 168039 (legally described as College Addn, Block 10, Lot 1 thru 9) and GCAD Property ID 168040 (legally described as College Addn, Block 10), more commonly known as 618 West A Denton Drive, Van Alstyne, Grayson County, Texas.
24. Consider and take any action necessary regarding passage of an ordinance repealing Ordinance No. 738 and adopting a Water Resource and Emergency Management Plan for the City of Van Alstyne to promote responsible use of water.
25. 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 described as a replat of Lot 1 thru Lot 4 of Subdivision 3 of Division XI of the Original Town of Van Alstyne, being 0.689 acres of land in the James McKinney Survey, Abstract No 770, more commonly known as 212 N Sherman Ln.
26. Consider and take any action necessary regarding an ordinance rezoning an approximately 38.414-acre tract of land to change the zoning of the property from Agricultural District (A) to Planned Development (PD) based on a request by the owner/agent of said property. A base zoning of Commercial District – Office, Light Retail and Neighborhood Services (C – 1) is requested for 2.422 acres. A base zoning of Commercial District - General (C - 2) is requested for 3.687 acres. Residential zoning is proposed for 32.304 acres. The property is described as being a tract of land situated in the W. Blundell Survey,

Abstract No. 115, and the J. McKinney Survey, Abstract No. 770, City of Van Alstyne, Grayson County, Texas, being part of a tract conveyed to Benton Holdings, L.P. according to the deed recorded in Document No. 2009-00016366 of the Deed Records, Grayson County, Texas. The subject property is generally located east of US Hwy 75, west of Kelly Lane and north of County Line Road.

27. Consider and take any action necessary regarding appointment of a Mayor Pro-Tem.

28. City Manager's Report.

29. Mayor and Council Closing Comments. *Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on the following items: 1) expression of thanks, congratulation or condolences, 2) information about holiday schedules, 3) recognition of individual, 4) reminders about upcoming city events, 5) information about community events and 6) announcements involving an imminent threat to public health and safety.*

30. Adjournment.

I certify that I, Jennifer Gould, posted this agenda on the announcements board located in front of City Hall at 144 N. Main Dr at or before 12:00 p.m. on May 10, 2019.

Jennifer Gould, City Clerk

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the City Council at the date, hour and place given in this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with the attorney for the City regarding any item on this agenda.

§ 551.072 – Discussing purchase, exchange, lease or value of real property.

§ 551.074 – Discussing personnel or to hear complaints against personnel.