

CITY OF VAN ALSTYNE

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

September 10, 2019
6:35 P.M.

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

Staff present: Lane Jones, Jennifer Gould and Angela McNeil.

AGENDA

1. Call to Order. *Mayor Riley called the meeting to order at 6:42pm.*
2. Citizens Communications. *Grayson County Precinct 1 Commissioner Jeff Whitmire spoke to the plan to widen US Hwy 75 to six lanes from County Line Rd to FM 902. The expansion should take place in 2024 but may be moved to 2022 in consideration of anticipated growth. Jeff Haffer on S Dallas Ave advised that Van Alstyne is the best place he has lived.*
3. Presentation of Proclamation designating the week of September 17th through 23rd as Constitution Week. *Mayor Riley read the Proclamation designating Constitution Week into record.*

PUBLIC HEARINGS

4. Conduct a Public Hearing to hear comments for or against the proposed 2019 tax rate of \$0.584456 per \$100 of value for the City of Van Alstyne. *The Public Hearing opened at 6:48pm. Angela McNeil detailed the increase in property tax revenue due to added property and increased property valuations. The rate itself decreases. There being no further comments, the hearing closed at 6:50pm.*
5. Conduct a Public Hearing regarding amending the land use assumptions, capital improvement plan and impact fees ordinance. *The Pubic Hearing opened at 6:50pm. Bob Johnson presented detail on the process of producing proposed impact fees, the role of the advisory committee, population growth projections and water and sewer capital improvement plans. There being no further comments, the hearing closed at 7:00pm.*
6. Conduct a Public Hearing to consider testimony on a request by the owner/agent of an approximately 0.4821 acre tract of land to rezone from Commercial District – Office, Light Retail and Neighborhood Services (C – 1) to Single Family Residential District – 84 (SF – 84). The property is described as DIVISIONS VAN ALSTYNE, BLOCK 3, LOT E ½ OF 6, 150X140 more commonly known as 226 N Dallas Avenue. *The Public Hearing opened at 7:03pm. After calls for comments and there being none, the hearing closed at 7:04pm.*
7. Conduct a Public Hearing to consider testimony on a request by the owner/agent of approximately ±12 acres of land to rezone from Commercial District – General (C – 2) to Planned Development (PD). The property is described as approximately ±12 acres of G-0115 BLUNDELL W B A-G0115, ACRES 36 generally located south of West Marshall St east of North Henry Hynds Expressway, north of County Line Road and west of Kelly Lane. *The Public Hearing opened at 7:04pm. Brody Pettit with United Ag & Turf thanked CDC Executive Director Rodney Williams,*

City Manager Lane Jones and engineer Len McManus for their working on the project and detailed the plan for their proposed facility. There being no further comments, the hearing closed at 7:12pm.

8. Conduct a Public Hearing to consider testimony on a request by the owner/agent to replat property situated in the City of Van Alstyne, Grayson County, Texas, being described as the Fejeran Addition being a replat of a portion of Block No. 10, Southside Addition to the City of Van Alstyne, Texas being 0.430 acres in the Ashley McKinney Survey, Abstract No. 851. The subject property is generally located on the south west corner of Houston and S Waco Street and the south east corner of Houston and S Dallas Ave. *The Public Hearing opened at 7:13pm. After calls for comments and there being none, the hearing closed at 7:14pm.*

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.

9. Consider and take any action necessary regarding approval of minutes from the August 13, 2019 regular meeting, August 20, 2019 budget work session meeting and the August 27, 2019 special called meeting.
10. Consider and take any action necessary regarding authorizing the Mayor to sign an interlocal agreement with Grayson County for Emergency Medical Services for fiscal year 2020.
11. Consider and take any action necessary regarding authorizing the Mayor to sign an interlocal agreement with Grayson County for Fire Protection Services for fiscal year 2020.

Ryan Neal made a motion to approve items 9, 10 and 11 on the consent agenda. Robert Jaska seconded the motion and the motion passed unanimously.

REGULAR AGENDA (NON-CONSENT)

12. Consider and take any action necessary regarding approval of an extraterritorial development and infrastructure agreement between SR Van Alstyne Partners and the City of Van Alstyne, Texas as relates to Thompson Farms. *Lee Thomas made a motion to approve the agreement. Robert Jaska seconded the motion and the motion passed unanimously.*
13. Consider and take any action necessary regarding passage of an Ordinance of the City of Van Alstyne, Texas amending Van Alstyne Ordinance Nos. 572, 714 and Van Alstyne's Code of Ordinances Chapter 44 (Utilities), Article V (Impact Fees) regarding impact fees to be assessed by the City of Van Alstyne, Texas; updating the land use assumption and capital improvements plan; modifying impact fees to be assessed by the City of Van Alstyne; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance. *Robert Jaska made a motion to approve the ordinance as presented. Lee Thomas seconded the motion and the motion passed unanimously.*
14. Consider and take any action necessary regarding a request by the owner/agent of an approximately 0.4821 acre tract of land to rezone from Commercial District – Office, Light Retail and Neighborhood Services (C – 1) to Single Family Residential District – 84 (SF – 84). The property is described as DIVISIONS VAN ALSTYNE, BLOCK 3, LOT E ½ OF 6, 150X140 more commonly known as 226 N Dallas Avenue. *Lee Thomas made a motion to approve the rezoning. Marla Butler seconded the motion and the motion passed unanimously.*
15. Consider and take any action necessary regarding a request by the owner/agent of approximately ±12 acres of land to rezone from Commercial District – General (C – 2) to Planned Development (PD). The property is described as approximately ±12 acres of G-0115 BLUNDELL W B A-

G0115, ACRES 36 generally located south of West Marshall St east of North Henry Hynds Expressway, north of County Line Road and west of Kelly Lane. *Robert Jaska made a motion to approve the rezoning. Marla Butler seconded the motion and the motion passed unanimously.*

16. 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 the Fejeran Addition being a replat of a portion of Block No. 10, Southside Addition to the City of Van Alstyne, Texas being 0.430 acres in the Ashley McKinney Survey, Abstract No. 851. The subject property is generally located on the south west corner of Houston and S Waco Street and the south east corner of Houston and S Dallas Ave. *Robert Jaska made a motion to approve the replat. Lee Thomas seconded the motion and the motion passed unanimously.*
17. Consider and take any action necessary regarding a resolution approving an amendment to the Economic Development Corporation fiscal year 2018 – 2019 budget. *EDC President Trent Voigt advised that the proposed amendment allows for the purchase of four acres of land near Industrial Parkway. Funds will be supported by fund balance. Ryan Neal made a motion to approve the amendment. Lee Thomas seconded the motion and the motion passed unanimously.*
18. Consider and take any action necessary regarding approval of the sale of property owned by the Economic Development Corporation being lot 6 of the Cold Springs Industrial Park addition, City of Van Alstyne, County of Grayson, Texas. *EDC President Trent Voigt advised that the Corporation is selling lot 6 to LaCore for expansion of their facilities. Lee Thomas made a motion to approve the sale of lot 6 of the Cold Springs Industrial Park Addition owned by the EDC. Robert Jaska seconded the motion and the motion passed unanimously.*
19. Consider and take any action necessary regarding approval of the Economic Development Corporation's purchase of 4.00 acres being part of G-0201 CREAGER WM A-G0201, ACRES 38.8597, PT OF 41.145 AC TRACT OF WHICH 2.2853 IS IN COLLIN COUNTY generally located at the south east end of S Industrial Parkway. *EDC President Trent Voigt detailed the purchase. Ryan Neal made a motion to approve EDC's purchase 4 acres as stated. Robert Jaska seconded the motion and the motion passed unanimously.*
20. Consider and take any action necessary regarding a resolution approving the Van Alstyne Economic Development Corporation fiscal year 2019 – 2020 budget. *EDC President Trent Voigt advised that the proposed budget was prepared with board input and help from the accountant with conservative revenue projections. Marla Butler questioned the proposed training and legal budget. Mr. Voigt advised that the training proposal provides funding in the event that board members wish to attend the ED conference in Waco. The legal proposal relates to a legal matter of which City Council is aware. Ryan Neal requested quarterly budget updates from the EDC and CDC. Ryan Neal made a motion to approve the fiscal year 2019 – 2020 budget for the EDC as presented. Robert Jaska seconded the motion and the motion passed unanimously.*
21. Consider and take any action necessary regarding a resolution approving the Van Alstyne Community Development Corporation fiscal year 2019 – 2020 budget. *CDC President Chris Dorak detailed the proposed budget. Lee Thomas made a motion to approve the resolution approving the CDC budget for fiscal year 2019 – 2020. Marla Butler seconded the motion and the motion passed unanimously.*
24. City Manager's Report. *City Manager Lane Jones provided a report detailing activities of the prior month.*
22. Consider and take any action necessary regarding appointments to serve on the Community Development Corporation Board of Directors Place 1, Place 3, Place 4 and Place 2. *Ryan Neal made a motion to appoint Wayne Womack, Collin Flynn, David Griffin and Brenda McDonald to*

the CDC Board of Directors. Marla Butler seconded the motion and the motion passed unanimously.

23. Consider and take any action necessary regarding an appointment to serve on the Library Board. *Ryan Neal made a motion to appoint Tiffany Chartier to the Library Board. Marla Butler seconded the motion and the motion passed unanimously.*

25. Mayor and Council Closing Comments. *Katrina Arsenault thanked those in attendance. Ryan Neal thanked staff and expressed excitement for the donut shop and John Deere developments. Marla Butler thanked those at John Deere. Lee Thomas thanked those in attendance and volunteers for their participation. Robert Jaska thanked citizens, volunteers, small business owners, City staff and Chamber of Commerce for their commitment to the community as well as announced various upcoming community events. Mayor Riley encouraged citizen participation and communication with elected officials.*

26. Adjournment. *Mayor Riley adjourned the meeting at 7:59pm.*

Steve Riley, Mayor

Jennifer Gould, City Clerk