

## CITY OF VAN ALSTYNE

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

**December 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 and Jennifer Gould.

#### AGENDA

1. Call to Order. *Mayor Riley called the meeting to order at 6:47pm.*
2. Citizens Communications. *Vicky Guess advised City Council and citizens of the work done by the Christmas Town Committee and gifted Mayor and City Council members Christmas Town shirts in advance of their participation in the upcoming parade. Barbie Griffin, Van Alstyne Chamber President, thanked all involved with the Golf Tournament. The Chamber will present seven thousand dollars to the VAISD Special Olympics program on December 11, 2019 at 10:00am.*

#### PUBLIC HEARINGS

3. Conduct a Public Hearing to consider testimony and act upon a request by the owner/agent to replat property situated in the City of Van Alstyne, Grayson County, Texas, being described as Miller's Replat on Taylor, being a replat of Lot 1, Block I of S.L. McKinney's Amended Division of Subdivision No. 1, in Division No. 1, of the O.T.P. of Van Alstyne, Texas as per plat of record in Vol. 183, Pg. 351, D.R.G.C.T. being 0.455 acres of land in the James McKinney Survey, Abstract No. 770. The subject property is generally located on the north side of Taylor Lane between N. Preston Avenue and N. Main Drive. *The Public Hearing opened at 6:51pm. Wayne Jeffers at 576 N Main Dr expressed concern for the current sewer infrastructures ability to accept four more connections as well as increased traffic. James Starnes at 457 N Preston Ave asked what will be done and what number of lots are being proposed to which Len McManus advised that the property is currently one lot. The requestor is seeking to change this to two lots which are currently zoned for duplexes. There being no further public comments, the hearing was closed at 6:56pm.*

#### 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 551.087 [Economic Development Negotiations] regarding: (i) Mantua Development, and (ii) Trussel Tract Development.
- (b) Section 551.074 [Personnel Matters] regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: City Attorney.

*City Council recessed into executive session at 6:57pm.  
City Council reconvened into open session at 7:28pm.*

## OPEN MEETING

### 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 November 12, 2019 regular City Council meeting.
6. Consider and take any action necessary regarding approval of an agreement for legal services with the law offices of Brown & Hofmeister, L.L.P.
7. Consider and take any action necessary regarding approval of the 2019 Certified Tax Roll Values.
8. Consider and take any action necessary regarding authorizing the Mayor to sign a resolution of support for L&E Properties, LLC, and United Ag and Turf LLC and approving a Chapter 380 agreement.
10. Consider and take any action necessary regarding approval of a final plat of property situated in the Extraterritorial Jurisdiction of the City of Van Alstyne, Collin County, Texas, being described as Hudson Estates – Phase 1 being nine residential lots and right-of-way dedication 0.930 acres, totaling 11.843 acres situated in the Mark Roberts Survey, Abstract Number 742. The subject property is generally located on the east side of CR 830, east of CR 1106 and south of FM 3133.

*Robert Jaska made a motion to approve items 5, 6, 7, 8 and 10 listed on the consent agenda. Katrina Arsenault seconded the motion and the motion passed with Robert Jaska, Katrina Arsenault, Ryan Neal and Lee Thomas in favor and Marla Butler abstaining.*

### REGULAR AGENDA (NON-CONSENT)

9. Consider and take any action necessary regarding passage of an ordinance amending Ordinance No. 591 and Ordinance No. 835 amending Section 30-31 of the Van Alstyne Code of Ordinances to amend rules and regulations regarding optional establishment and continuation of the Parks and Recreation Board. *Sue Lynn Voigt spoke on behalf of the Parks and Recreation Board detailing time spent to improve parks and volunteerism to support the City. Mrs. Voigt spoke personally regarding her personal and family support of the City. Lee Thomas acknowledged the work of the board and advised that this is a natural first step in the creation of a Parks and Recreation Department and other actions are likely to follow as the City continues to grow. Katrina Arsenault specified what is in the amendment. Ryan Neal expressed favor for continuing the board as it is needed similar to the CDC Board guiding the CDC Director. Lane Jones advised that this change is facilitated by modification of the Public Works Department. Justin Johnson will head up the parks and facilities department. With the establishment of the community development fee, funds will be available to make improvements. Robert Jaska made a motion to approve the amending ordinance as presented. Lee Thomas seconded the motion and the motion passed with Robert Jaska, Lee Thomas, Ryan Neal and Marla Butler in favor and Katrina Arsenault abstaining.*
11. 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 Miller's Replat on Taylor, being a replat of Lot 1, Block I of S.L. McKinney's Amended Division of Subdivision No. 1, in Division No. 1, of the O.T.P. of Van Alstyne, Texas as per plat of record in Vol. 183, Pg. 351, D.R.G.C.T. being 0.455 acres of land in the James McKinney Survey, Abstract No. 770. The subject property is generally located on the north side of Taylor Lane between N. Preston Avenue

and N. Main Drive. *Ryan Neal asked engineer Len McManus is sewer is a concern in this area to which Mr. McManus advised that the line at Van Alstyne Parkway was recently improved. Jennifer Gould advised that this replat was previously approved by the Planning and Zoning Commission and City Council as the Duncan Replat. The approved Duncan Replat was never filed with the County Clerks office and is therefore required to go back before the Commission and City Council for approval again. Lee Thomas made a motion to approve the proposed replat. Robert Jaska seconded the motion and the motion passed with Lee Thomas, Robert Jaska and Katrina Arsenault in favor and Ryan Neal and Marla Butler opposed.*

12. Consider and take any action necessary regarding suspending continuation of the Parks and Recreation Board. *Robert Jaska made a motion to suspend continuation of the Parks and Recreation Board at this time. Lee Thomas seconded the motion and the motion passed with Robert Jaska, Lee Thomas, Ryan Neal and Marla Butler in favor and Katrina Arsenault abstaining.*
14. Consider and take any action necessary regarding a budget amendment to the Van Alstyne Community Development Corporation fiscal year 2019 – 2020 budget. *Chris Dorak detailed reasoning for the proposed amendment. The CDC plans to add staff to perform administrative functions to allow the Executive Director to get out of the office and perform more specific Community Development related activities. Lee Thomas made a motion to approve the proposed budget amendment as requested. Katrina Arsenault seconded the motion and the motion passed unanimously.*
15. Consider and take any action necessary regarding the Community Development Capital Improvement Program as presented by the Van Alstyne Community Development Corporation. *CDC Executive Director Rodney Williams presented detail on Capital Improvement Projects funded by the Corporation. Ryan Neal made a motion to approve the CDC Capital Improvement Program as presented. Marla Butler seconded the motion and the motion passed unanimously.*
13. Consider and take any action necessary regarding a site plan for United Ag & Turf located at 875 S Henry Hynds Expressway. *Engineer Len McManus detailed the site plan and desire of the developer to get started immediately. Marla Butler made a motion to approve the proposed site plan for United Ag & Turf. Robert Jaska seconded the motion and the motion passed unanimously.*
16. City Manager's Report. *Lane Jones thanked Rodney Williams for his work with and for the United Ag & Turf project and advised that the Planner will start January 6, 2020. Mr. Jones also advised of various projects including discussions with GTUA regarding a new water tower at well 5, across from Grayson College and \$900,000.00 in parks grant application submissions.*
17. Mayor and Council Closing Comments. *Lee Thomas thanked those in attendance and CDC for their work. Ryan Neal thanked those in attendance, staff and the community for their involvement. Marla Butler advised that change is never fund but it is sometimes necessary and suggested everyone check on their neighbors during the holiday season. Robert Jaska thanked those in attendance, citizens, volunteers, small business owners, City staff, encourage everyone to spread Christmas cheer and announced various upcoming community events. Mayor Riley acknowledged a letter received by Mr. Hackler expressing concern for a lack of handicapped parking at community events and advised he will pass the letter to staff for consideration.*
18. Adjournment. *Mayor Riley adjourned the meeting at 8:34pm.*

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Steve Riley, Mayor

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Jennifer Gould, City Clerk