

CITY OF VAN ALSTYNE

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

**January 14, 2020
6:30 P.M.**

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

Staff present: Lane Jones, David Ritter, Jennifer Gould and Amy Mathews.

AGENDA

1. Call to Order. *Mayor Riley called the meeting to order at 6:30pm.*
2. Invocation. *Recited by Robert Jaska.*
3. Pledges of Allegiance. *US and Texas.*
4. Citizens Communications. *Community Development Director Rodney Williams provided an update on the True Value Hardware and United Ag and Turf projects. Mr. Williams also thanked City Manager Lane Jones for his work on incentives for United Ag and Turf.*

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.

5. 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 551.072 [Real Property] regarding: (i) The Van Alstyne Economic Development Corporation purchase of real property referred to as the Armadillo Project related to Cold Springs Industrial Park.

City Council recessed into closed session at 6:35pm.

City Council reconvened into open session at 6:52pm.

OPEN MEETING

PUBLIC HEARINGS

6. Conduct a Public Hearing to consider testimony on a request by the owner/agent to rezone from Single Family Residential District – 2 (SF – 2) to Two-Family (Duplex) Residential District (TF). The property is legally described as COLLEGE ADDN, BLOCK 16, LOT 101' OF E END OF 4 & 5, more commonly known as 518 Gilcrease St and generally located at the north west corner of Gilcrease St and Texana St. *The Public Hearing opened at 6:53pm. Property owner/agent Boniface Ndungu advised the two-family residence he proposes to construct will improve the neighborhood as he plans to invest approximately two hundred fifty thousand dollars. The hearing closed at 6:57pm.*

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 minutes from the December 10, 2019 Zoning Board of Adjustment and City Council meetings.
8. Consider and take any action necessary regarding passage of an ordinance amending City of Van Alstyne Code of Ordinances Chapter 44, Section 44-10 and 44-252 regarding refunds of utility deposits to allow the City to accept donations for recreation purposes, not to exceed twenty-five dollars per account, from utility deposit refunds.
9. Consider and take any action necessary regarding approval of an ordinance amending Ordinance 854 adopting the City of Van Alstyne Fiscal Year 2019 – 2020 Budget.
10. Consider and take any action necessary regarding passage of an ordinance abandoning a water line easement in Block A of the Red Gant Farms Addition at the north east corner of E. Van Alstyne Pkwy and N. Main Dr.
11. Consider and take any action necessary regarding authorizing advertisement for bids for the Water and Sewer Line Improvement along Dallas Avenue from Shreveport St. to Jefferson St.
12. Consider and take any action necessary regarding authorizing advertisement for bids for the Sewer Line Improvement along Clement Avenue from John Douglas Rd. to Pearl St.

Lee Thomas made a motion to approve items 7, 8, 9, 10, 11 and 12 listed on the consent agenda. Robert Jaska seconded the motion and the motion passed unanimously.

REGULAR AGENDA (NON-CONSENT)

13. Consider and take any action necessary regarding a request by the owner/agent to rezone from Single Family Residential District – 2 (SF – 2) to Two-Family (Duplex) Residential District (TF). The property is legally described as COLLEGE ADDN, BLOCK 16, LOT 101' OF E END OF 4 & 5, more commonly known as 518 Gilcrease St and generally located at the north west corner of Gilcrease St and Texana St. *Lengthy discussion was held regarding the subject neighborhood. Ryan Neal encouraged single family construction to allow for family ownership rather than the addition of rental properties. Robert Jaska made a motion to approve the rezone as requested. Lee Thomas seconded the motion and the motion passed with Robert Jaska, Lee Thomas and Katrina Arsenault in favor and Ryan Neal and Marla Butler opposed.*
14. Consider and take any action necessary regarding a preliminary plat of Sweet Water Creek situated in the Mark Roberts Survey, Abstract Number 742, ETJ of Van Alstyne, Collin County, Texas being a 259.465 acre tract consisting of 841 residential lots, 22 common lots and 57.97 acres of right-of-way dedication. The subject property is generally located south of FM 3133, north of CR 428 and east of CR 830. *Nathan Thompson spoke on behalf of the property owner/agent advising that comments made by the Planning and Zoning Commission has been addressed. Discussion was held regarding utilities, public safety services, floodplain, green space and impact to roadways. City Attorney David Ritter clarified that the preliminary plat process is to verify technical requirements. Any development agreement will come after the plat and is a separate process. Lee Thomas made a motion to approve the proposed preliminary plat. Ryan Neal seconded the motion and the motion passed unanimously.*
15. Consider and take any action necessary regarding a resolution setting a date, time, and place for public hearings on the proposed annexation of certain property by the City of Van Alstyne, Texas:

being an approximate 59.535 acre tract of land in Grayson County, Texas, legally described as a tract of land situated in the J. McKinney Survey, Abstract No. 770, City of Van Alstyne, Grayson County, Texas, the subject tract being a portion of a tract conveyed to L.D. Spence and wife, Ruth Spence, by deed recorded in Volume 841, Page 660 of the Deed Records of Grayson County, Texas; and any right-of-way adjacent to said property; authorizing and directing the City Clerk to have published notice of such public hearings; and directing the preparation of a service plan. *Robert Jaska made a motion to approve the proposed resolution setting public hearings on the proposed annexation for February 11, 2020 and March 3, 2020 at 6:30pm. Lee Thomas seconded the motion and the motion passed unanimously.*

16. City Manager's Report. *Lane Jones introduced City Planner Amy Mathews and provided a report detailing activities of the prior month.*
17. Mayor and Council Closing Comments. *Council members and Mayor Riley thanked those in attendance for their participation, support and expressed gratitude for community involvement as it binds us together.*
18. Adjournment. *Mayor Riley adjourned the meeting at 7:50pm.*

Steve Riley, Mayor

Jennifer Gould, City Clerk