

CITY OF VAN ALSTYNE

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

November 10, 2020
6:30 P.M.

Members present: Mayor Jim Atchison, Ryan Neal, Marla Butler, Lee Thomas and Katrina Arsenault.

Staff present: Lane Jones, Robert Jaska, David Ritter and Tiffanie McDaniel.

AGENDA

1. Call to Order. *Mayor Atchison called the meeting to order at 6:31pm.*
2. Invocation. *Recited by Mayor Atchison.*
3. Pledges of Allegiance. *US and Texas.*
4. Citizens Communications. *Danny Perez expressed concern for work being performed by History Maker Homes developing a portion of the Greywood Heights subdivision.*

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 551.087 [Economic Development Negotiations] regarding an agreement between the Van Alstyne Economic Development Corporation and Dreamline Glass Specialties, Inc.
- (b) Texas Gov't Code Section 551.071 [Legal Advice] regarding succession planning and procedures regarding filling vacancies for elected City officials, (Agenda Item 7).

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

City Council reconvened into open session at 7:31pm.

OPEN MEETING

6. Consider and take any action necessary regarding Executive Session items. *No action taken.*
7. Consider appointment to fill a vacancy on the governing body pursuant to Texas Local Government Code 22.010. *Ryan Neal made a motion to appoint Bruce Dawsey to Alderman Place 3. Marla Butler seconded the motion and the motion passed with Ryan Neal, Marla Butler and Katrina Arsenault in favor and no opposing votes. Lee Thomas recused himself from voting.*

PUBLIC HEARINGS

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 Cooper at Sherman Street Addition a replat being out of the James McKinney Survey, Abstract No. 770, being a part of Subdivision No. One (1) a Division No. XI (11) of the Original Town Plat to the Town of Van Alstyne, Texas as per plat of record in Volume 37, Pages 642 and 643, Deed Records, Grayson County, Texas and being the same 0.282 acre tract of land conveyed by Warranty Deed from Angie Enloe to Trevor Morris on June 1, 2020, recorded in Instrument No. 2020-12938, Official Public Records, Grayson County, Texas, creating two residential lots. The subject property is generally located at the north east corner of N Sherman Ln and E Cooper St. *The Public Hearing opened at 7:34pm. David Ritter clarified that the replat will create two lots. Trevor Morris being the owner/agent spoke to the request. There being no further public comments the hearing closed at 7:36pm.*
9. 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 Greywood Heights Addition a replat of Greywood Heights, Lots 11-22, 26-31 Vol. 7, PG. 87, Greywood Heights Sec. 2, Blk 1, Lots 1-8, 15-18, Blk 2, Lots 5-13 Vol 8, PG 70, and Holy Trinity Addition, Lot 2 being 23.132 acres, adding lots 12 – 16 to Block B, an existing 103 lot residential subdivision. The subject property is generally located south of Spence Rd, west of Greywood Drive and east of Sanford Circle. *The Public Hearing opened at 7:36pm. Todd Hensley, representing the property owner, spoke to the request. Danny Perez expressed concern because the proposed replat eliminates a street that was previously proposed. It was clarified by Lee Thomas and David Ritter that all legal requirements of the plat are met so the action of City Council is administrative. Due to recent state legislation creating a “shot clock” action must be taken. There being no further public comments the hearing closed at 8:05pm.*

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. Approval of minutes from the City Council the October 13, 2020 Zoning Board of Adjustment and regular meetings.
11. Approval of an amendment to the existing Chapter 380 Economic Development Performance Agreement between L&E Properties, LLC, United Ag and Turf, LLC and the City of Van Alstyne, Texas.
12. Approval of a proposed Development Agreement by and between VA-136 Investors, LP and the City of Van Alstyne, Texas.
13. Approval of an ordinance amending Ordinance Nos. 854, 861, 865 and 874 amending the City of Van Alstyne Fiscal Year 2020 Budget.
14. Award construction contract to Atkins Brothers Construction for the Dallas Ave Water and Wastewater Improvements from Jefferson St to Shreveport St in the amount of \$429,046.00.
15. Award construction contract to Atkins Brothers Construction for the Clements St Wastewater Improvements from North John Douglas Rd to Pearl St in the amount of \$286,833.00.

Ryan Neal clarified that items 14 and 15 came in under budget. Ryan Neal made a motion to approve items 10-15 listed on the consent agenda. The motion was seconded, and the motion passed unanimously.

REGULAR AGENDA (NON-CONSENT)

16. Passage of a resolution continuing Resolution No. 10-2020-01 and the Mayoral Declaration of a local state of disaster due to a public health emergency in response to the COVID-19 virus outbreak. *Ryan Neal made a motion to pass the resolution as presented. The motion was seconded, and the motion passed with Ryan Neal, Lee Thomas and Katrina Arsenault in favor and Marla Butler opposed.*
17. 1st reading of a resolution approving an economic development agreement between the Van Alstyne Economic Development Corporation and Dreamline Glass Specialties, Inc. for approval of the expenditure of not more than \$20,000.00 of economic development funds.
18. 2nd reading of a resolution approving an agreement between the Van Alstyne Economic Development Corporation and Dreamline Glass Specialties, Inc. for approval of the expenditure of not more than \$20,000.00 of economic development funds.
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 described as Cooper at Sherman Street Addition a replat being out of the James McKinney Survey, Abstract No. 770, being a part of Subdivision No. One (1) a Division No. XI (11) of the Original Town Plat to the Town of Van Alstyne, Texas as per plat of record in Volume 37, Pages 642 and 643, Deed Records, Grayson County, Texas and being the same 0.282 acre tract of land conveyed by Warranty Deed from Angie Enloe to Trevor Morris on June 1, 2020, recorded in Instrument No. 2020-12938, Official Public Records, Grayson County, Texas, creating two lots. The subject property is generally located at the north east corner of N Sherman Ln and E Cooper St. *Ryan Neal made a motion to approve the replat. The motion was seconded, and the motion passed with Lee Thomas, Ryan Neal, Marla Butler and Katrina Arsenault in favor.*
20. 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 Greywood Heights Addition a replat of Greywood Heights, Lots 11-22, 26-31 Vol. 7, PG. 87, Greywood Heights Sec. 2, Blk 1, Lots 1-8, 15-18, Blk 2, Lots 5-13 Vol 8, PG 70, and Holy Trinity Addition, Lot 2 being 23.132 acres, adding lots 12 – 16 to Block B, an existing 103 lot residential subdivision. The subject property is generally located south of Spence Rd, west of Greywood Drive and east of Sanford Circle. *Discussion was held regarding concerns raised by Danny Perez. Lee Thomas made a motion to approve the replat. The motion was seconded, and the motion passed with Lee Thomas, Ryan Neal, Marla Butler and Katrina Arsenault in favor.*
21. Consider and take any action necessary regarding authorizing the Mayor to sign a resolution approving an agreement between the Van Alstyne Economic Development Corporation and Dreamline Glass Specialties, Inc. for approval of the expenditure of not more than \$20,000.00 of economic development funds. *Ryan Neal made a motion to approve the replat. The motion was seconded, and the motion passed with Lee Thomas, Ryan Neal, Marla Butler and Katrina Arsenault in favor.*
22. City Manager's Report. *Lane Jones detailed activities for the prior month.*
23. Mayor and Council Closing Comments. *Mayor and City Council members thanked those in attendance, staff and the community for their input. Marla Butler advised of upcoming community events.*
24. Swearing in of newly appointed City Council member. *Mayor Atchison administered the Oath of Office and Statement of Officer to newly appointed Alderman Place 3, Bruce Dawsey.*

25. Adjournment. *Ryan Neal made a motion to adjourn at 8:33pm. The motion was seconded, and the motion passed with Lee Thomas, Ryan Neal, Marla Butler and Katrina Arsenault in favor.*

Jim Atchison, Mayor

Jennifer Gould, City Clerk