

CITY OF VAN ALSTYNE

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

March 16, 2021
6:30 P.M.

Members present: Mayor Jim Atchison, Ryan Neal, Marla Butler, Bruce Dawsey, Lee Thomas (arriving at 6:39pm) and Katrina Arsenault.

Staff present: Lane Jones, Jennifer Gould, Brian Narvaez, Robert Jaska, Brooks Wilson and Ryan Dockery.

AGENDA

1. Call to Order. *Mayor Atchison called the meeting to order at 6:31pm.*
2. Invocation. *Recited by Ryan Neal.*
3. Pledges of Allegiance. *US and Texas.*
4. Citizens Communications. *None.*
5. Presentation by Van Alstyne Independent School District Superintendent Dr. David Brown regarding the May 1, 2021 Van Alstyne ISD Bond Election. *Dr. Brown presented details of the use of funding proposed for the bond election and the effect on the tax rate.*

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.

6. 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) Texas Gov't Code Section 551.071 [Legal Advice] regarding: (i) future development; (ii) code enforcement; (iii) bond issuance ability; and (iv) EMS support services contract matters.

City Council recessed into executive session at 7:04pm.

City Council reconvened into open session at 8:09pm.

OPEN MEETING

7. Consider and take any action necessary regarding Executive Session items. *No action taken.*

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.

8. Approval of minutes from the February 9, 2021 Zoning Board of Adjustment and regular City Council meetings.

9. Approval of an ordinance declaring unopposed candidates for all open places (Mayor, Alderman, Place 4, and Alderman, Place 5) in the May 1, 2021 general election, declaring the unopposed candidates elected to office, and cancelling the May 1, 2021 general election.
10. Approval of an ordinance declaring an unopposed candidate for Alderman, Place 3 in the May 1, 2021 special election, declaring the unopposed candidate elected to office, cancelling the Alderman Place 3 portion of the special election, only, and leaving all other ballot measures and issues on the May 1, 2021 special election ballot.
11. Passage of a resolution ratifying a lease agreement with Anna United Methodist Church for the facility located at 549 Miller Lane.
12. Passage of an ordinance amending the City of Van Alstyne's Code of Ordinances Section 2-183, city fee schedule adopted, amending water meter deposits.
14. Reject bids received for the Marshall Drive Paving and Utilities Improvements along Marshall Drive from Hopson St. to Henry Hynds Expy on March 11, 2021 and authorize readvertisement for the same.

Lee Thomas made a motion to approve items 8, 9, 10, 11, 12 and 14 listed on the consent agenda. Ryan Neal seconded the motion and the motion passed unanimously.

PUBLIC HEARINGS / REGULAR AGENDA (NON-CONSENT)

13. Approval of a Chapter 380 Economic Development Program and Agreement with Dreamline Construction and Leasing, LLC. *No action taken.*
15. Conduct a public hearing, discuss, and take action on an ordinance regarding the proposed voluntary annexation of certain property by the City of Van Alstyne, Texas, being a tract of land within the extraterritorial jurisdiction (ETJ) of the City of Van Alstyne, Grayson County, Texas, being an approximately 32.4-acre tract of land situated in the James McKinney Survey, Abstract No. 770 and the Charles A Fox Survey, Abstract No. 413, Grayson County, Texas; the subject tract being conveyed by the Elizabeth Selby Trust to Statia Fourrier, recorded in Volume 3058, Page 860 of the Official Public Records, Grayson County, Texas and the rights-of-way adjacent to this property. The subject property is generally located at the northeast corner of East FM 121 (E. Jefferson Street) and N. Lincoln Park Rd. *(Fourrier Tract Annexation) The Public Hearing opened at 8:15pm. A property owner residing near the subject property expressed concern for development plans and requested not to annex. There being no further public comments, the hearing closed at 8:16pm. Lee Thomas made a motion to pass a proposed ordinance annexing the subject property. Ryan Neal seconded the motion and the motion passed unanimously.*
16. Conduct a public hearing, discuss, and take action on an ordinance regarding the proposed voluntary annexation of certain property by the City of Van Alstyne, Texas, being a tract of land within the extraterritorial jurisdiction (ETJ) of the City of Van Alstyne, Grayson County, Texas, being an approximately 10.047-acre tract of land situated in the James McKinney Survey, Abstract No. 770, City of Van Alstyne, Grayson County, Texas and the rights-of-way adjacent to this property. The subject property is located approximately 1,400 feet south of East FM 121 (E. Jefferson Street) and approximately 1,500 feet east of Ballpark Way. *(Harrell Tract Annexation) The Public Hearing opened at 8:18pm. Mayor Atchison made three calls for comments and there being none, the hearing closed at 8:18pm. Brooks Wilson clarified that there is no adjacent right-of-way and identified the area being annexed. Ryan Neal made a motion to pass a proposed ordinance annexing the subject property. Marla Butler seconded the motion and the motion passed unanimously.*

17. Conduct a public hearing, discuss, and take action on an ordinance regarding a proposed text amendment to Chapter 46, "Zoning," Section 46-93, "THOR-Thoroughfare Overlay District," to become Chapter 46, "Zoning," Section 46-93, "Overlay Districts;" to retain Section 46-93, "THOR - Thoroughfare Overlay District" as Section 46-93(A); to add a new overlay district entitled Section 46-93(B), "Historic Downtown Overlay District;" and to renumber other sections of the Zoning Ordinance to accommodate this addition plus correct minor scrivener errors throughout the Zoning Ordinance. *The Public Hearing opened at 8:20pm. Mayor Atchison made three calls for comments and there being none, the hearing closed at 8:20pm. Brooks Wilson advised that the proposed Historic Downtown Overlay District is designed to encourage and create interest in improving the City's historic downtown. Ryan Neal made a motion to pass the proposed ordinance as presented. Marla Butler seconded the motion and the motion passed unanimously.*
18. Consider all matters incident and related to the issuance and sale of "Greater Texoma Utility Authority Contract Revenue Bonds, Series 2021 (City of Van Alstyne Elevated Storage Tank)", including the adoption of an ordinance approving the issuance thereof and the facilities to be constructed or acquired by the Authority. *Bob Johnson of McManus & Johnson Consulting Engineers detailed the need for the 750,000-gallon elevated storage tank. The bond is a Capital Improvement Project and is impact fee eligible. The interest rate is set at 1.2%. Marla Butler made a motion to adopt the ordinance approving the issuance and sale of GTUA Contract Revenue Bonds, Series 2021 and approve all matters incident and related to said issuance. Lee Thomas seconded the motion and the motion passed unanimously.*
19. Consider and take any action necessary regarding passage of a resolution continuing Resolution No. 02-2021-04 and the Mayoral Declaration of a local state of disaster due to a public health emergency in response to the COVID-19 virus outbreak. *Robert Jaska advised that the City is still waiting on funds as reimbursement was delayed due to radio tower issues. The passage of the proposed resolution maintains the emergency declaration but no other mandates. Ryan Neal asked for verification that the continuation of the emergency declaration is necessary to obtain funding. Lee Thomas made a motion to pass the resolution as presented. Bruce Dawsey seconded the motion and the motion passed unanimously.*
20. City Manager's Report. *Lane Jones detailed activities for the prior month and commended the Public Works Department for their heroic efforts during the freeze.*
21. Mayor and Council Closing Comments. *Mayor Atchison and members of City Council expressed thanks to those in attendance, staff, businesses, and citizens for their efforts and announced various up-coming community events.*
22. Adjournment. *Bruce Dawsey made a motion to adjourn the meeting at 8:43pm. Katrina Arsenault seconded the motion and the motion passed unanimously.*

Jim Atchison, Mayor

Jennifer Gould, City Clerk