

CITY OF VAN ALSTYNE

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

November 9, 2021
6:30 P.M.

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

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

AGENDA

1. Call to Order. *Mayor Atchison called the meeting to order at 6:30pm.*
2. Invocation. *Recited by Ryan Neal.*
3. Pledges of Allegiance. *US and Texas.*
4. Citizens Communications. *None.*

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) Texas Gov't Code Section 551.071 [Legal Advice] regarding: (i) future development; (ii) park land donation; (iii) use of city owned buildings
- (b) Texas Gov't Code Section 551.071 [Litigation/Settlement] regarding (i) proposed opioid litigation settlement.

City Council recessed into executive session at 6:33pm.

City Council reconvened into open session at 7:32pm.

OPEN MEETING

6. Consider and take any action necessary regarding Executive Session items. *Lee Thomas made a motion to authorize the City Manager to prepare a plan to repurpose city buildings. Marla Butler seconded the motion and the motion passed unanimously.*

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. Approval of minutes from the October 12, 2021 regular meeting.

8. Acceptance of fiscal year 2021 quarter 4 Public Funds Investment Report.
9. Approval of change order no. 1 in the amount of \$87,938.16 to Machining & Valve Automation Services LLC for a state contract for the Drinking Water State Revolving Fund project funded through the Greater Texoma Utility Authority (GTUA) for the Water Distribution System Well Site and Disinfection Improvements at Water Well Site No. 1 and authorize supplemental funding in the amount of \$87,938.16 for a total contract amount of \$547,642.16.
10. Approval of a resolution authorizing the Mayor to sign a resolution casting votes to elect candidates to serve as members of the Grayson Central Appraisal District Board of Directors.
11. Approval of a resolution authorizing participation in the proposed opioid settlement of litigations brought by the State of Texas and other jurisdictions against various pharmaceutical companies for their roles in the national opioid crisis and authorizing the City Manager to execute related documents.
12. Approval of a resolution authorizing the Mayor to sign an Interlocal Agreement for the sale of 30,446,800 gallons of minimum take or pay water capacity in the amount of \$107,721.18 to the City of Anna, Texas.
13. Approval of an Ordinance amending Ordinance No. 921 amending the City of Van Alstyne Fiscal Year 2022 Budget.
14. Ratify contract for donation of real estate to the City.

Lee Thomas made a motion to approve items 7 through 14 listed on the consent agenda. Bruce Dawsey seconded the motion and the motion passed unanimously

PUBLIC HEARINGS / REGULAR AGENDA (NON-CONSENT)

15. Conduct a Public Hearing on a request to rezone a 4.50-acre tract of land from a PD, Planned Development Zoning District, with an underlying zoning classification of C-2, General Commercial to a PD, Planned Development Zoning District with an underlying zoning classification of MF, Multi-Family Residential. The subject property is situated in the James McKinney Survey, Abstract No. 770, Grayson County, Texas and is generally located on the south side of Blassingame Road, on the east side of future Longbow Drive. *(The Brooks Phase 2 Rezoning Request)*
The Public Hearing opened at 7:37pm. Mayor Atchison made three calls for public comment. There being none, the hearing closed at 7:37pm.
16. Consider and take action on an Ordinance rezoning a 4.50-acre tract of land from a PD, Planned Development Zoning District, with an underlying zoning classification of C-2, General Commercial to a PD, Planned Development Zoning District with an underlying zoning classification of MF, Multi-Family Residential. The subject property is situated in the James McKinney Survey, Abstract No. 770, Grayson County, Texas and is generally located on the south side of Blassingame Road, on the east side of future Longbow Drive. *(The Brooks Phase 2 Rezoning Request)* *Discussion was held regarding improvements to Blassingame Ave and Texana St. Lee Thomas made a motion to approve the rezoning as proposed. Bruce Dawsey seconded the motion and the motion passed unanimously.*
17. Conduct a Public Hearing on proposed text amendments to Chapter 46, "Zoning", by revising Article II, "Zoning Districts and Regulations", Division 2, "Current Non-Residential Districts" by adding new sections, as follows: Section 46-75, "General Non-Residential Design Regulations", Section 46-76, "Reserved", Section 46-77, "Specific Design Standards for Commercial Buildings", Section 46-78, "Specific Design Standards for Industrial Buildings" and Sections 46-79 to 46- 80,

“Reserved”; and by revising Article III, “Use of Land and Buildings”, Division 3, “Site Plans” by adding a new Section 46-143, “Façade Design Submittal for Non-Residential Buildings and Structures” and to renumber the remaining sections of Division 3. (*Zoning Ordinance Text Amendment: Non-Residential Architectural Standards and Site Plan Submittals*)

The Public Hearing opened at 7:46pm. Interim Planner Brooks Wilson detailed the proposed changes. Mayor Atchison made three calls for public comment. There being none, the hearing closed at 7:47pm.

18. Consider and take action on an Ordinance adopting proposed text amendments to Chapter 46, “Zoning”, by revising Article II, “Zoning Districts and Regulations”, Division 2, “Current Non-Residential Districts” by adding new sections, as follows: Section 46-75, “General Non-Residential Design Regulations”, Section 46-76, “Reserved”, Section 46-77, “Specific Design Standards for Commercial Buildings”, Section 46-78, “Specific Design Standards for Industrial Buildings” and Sections 46-79 to 46- 80, “Reserved”; and by revising Article III, “Use of Land and Buildings”, Division 3, “Site Plans” by adding a new Section 46-143, “Façade Design Submittal for Non-Residential Buildings and Structures” and to renumber the remaining sections of Division 3. (*Zoning Ordinance Text Amendment: Non-Residential Architectural Standards and Site Plan Submittals*) Discussion was held regarding tripartite construction. Lee Thomas suggested reviewing the sign ordinance to make sure nothing conflicts with the proposed changes. Bruce Dawsey made a motion to approve the proposed text amendments. Ryan Neal seconded the motion and the motion passed unanimously.
19. Consider and take action to cancel the December 14, 2021 regular meeting. Marla Butler made a motion to cancel the December 14, 2021 regular meeting. Katrina Arsenault seconded the motion and the motion passed unanimously.
20. City Manager’s Report. Lane Jones detailed progress of Central Social District Park construction and events planned for 2022.
21. Mayor and Council Closing Comments. Mayor Atchison and City Council members expressed happy holiday wishes, excitement for park construction progress and events, and thanked staff. Mayor Atchison provided detail of work taking place with the Charter Commission.
22. Adjournment. Ryan Neal made a motion to adjourn the meeting at 8:11pm. Katrina Arsenault seconded the motion and the motion passed unanimously.

Jim Atchison, Mayor

Jennifer Gould, City Clerk