

City of Van Alstyne

MINUTES

City Council Meeting

City Hall, 152 North Main Dr.

Tuesday, April 12, 2022

6:35 PM

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

Members absent:

Staff present: Lane Jones, Jennifer Gould, Alex Glushko, and David Ritter

I. CALL TO ORDER

Mayor Atchison called the meeting to order at 6:37 PM.

II. CITIZENS COMMUNICATIONS

None.

III. PRESENTATION AND ACTION ITEM

1. Presentation on the City Charter Commission and proposed City Charter submitted for election.

David Ritter presented detail on the Charter creation process, typical Charter content and work done by the Commission.

2. Receive presentation from Hilltop Securities, Inc. regarding proposed Plan of Finance for Van Alstyne Economic Development Corporation Project and take action to approve said Plan of Finance.

Jim Sabonis presented a plan of finance for \$2,595,000 intended for land acquisition.

IV. EXECUTIVE SESSION

3. Texas Gov't Code Section 551.071 [Legal Advice] regarding future development; and Texas Gov't Code Section 551.072 [Real Property Matters] regarding the purchase, exchange, sale, or value of real property.

In accordance with Texas Gov't Code Section 551.071 [Legal Advice] agenda items 8, 17, 18, 19, 20 and 21 were also discussed in executive session.

Council recessed into executive session at 6:57pm.

Council reconvened into open session at 7:55pm.

V. OPEN MEETING

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

VI. 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. Approval of minutes from the March 8, 2022 regular meeting.
6. Approval of a Site Plan for the VAISD High School Phase 1 to approve a new high school building, sports fields, accessory buildings, parking, and fire lanes. The 192.90-acre tract of land is situated in the Asbury Cartwright Survey, Abstract No. 251, Grayson County, Texas, and is generally located on the west side of Collin McKinney Parkway (formerly Cartwright Road) and approximately 2,000 feet south of FM 121 (West Van Alstyne Parkway). (VAISD High School Phase 1 Site Plan)
7. Approval of a Site Plan for the First Baptist Church Phase 1 to approve a new sanctuary with office space, parking, and fire lanes. The 12.52-acre tract of land is a portion of the 20.00-acre tract and is situated in the W. B. Blundell Survey, Abstract No. 115, Grayson County, Texas, and is generally located on the east side of Collin McKinney Parkway and approximately 1,500 feet south of FM 121 (West Van Alstyne Parkway). (First Baptist Phase 1 Site Plan)
9. Passage of a Resolution ratifying the purchase of real property located at 820 N Dallas Ave.
10. Approve award of contract for backup, disaster recovery and business continuity (BCDR) solutions to Grayson Collin Communications in an aggregate amount not to exceed \$69,770.10.
11. Acceptance of fiscal year 2022 quarter 2 Public Funds Investment Report.

David Ritter asked that attorney Jeremy Page be added under staff present on the March 8, 2022 regular meeting minutes.

Lee Thomas made a motion to approve items 5-7 and 9-11 listed on the consent agenda. Katrina Arsenault seconded the motion. Motion Carried 5 - 0

VII. PUBLIC HEARINGS/REGULAR AGENDA (NON-CONSENT)

8. Approval of an Ordinance amending Chapter 32, "Signs and Other Advertising," Article II, "Administration," regarding changes to Section 32-22, "Prohibited Signs," Section 32-23, "Nonconforming Signs," Section 32-24, "Maintenance of Signs and Neglected and Abandoned Signs," Section 32-25, "Removal of Signs in Violation," Section 32-29, "Definitions," and Section 32-30, "Criteria for Permissible Signs." (Sign Ordinance Text Amendment)

Katrina Arsenault made a motion to table action to allow for more discussion.

Marla Butler seconded the motion. Motion Carried 5 - 0

12. Consider and take action on an ordinance providing for the sale and issuance of the City of Van Alstyne, Texas Combination Tax and Revenue Certificates of Obligation, Series 2022 in the amount of \$3,640,000.00; and ordaining other matters relating to the subject.
Jim Sabonis provided a summary of the sale.
Bruce Dawsey made a motion to approve the ordinance as presented. Ryan Neal seconded the motion. Motion Carried 5 - 0
13. Conduct a Public Hearing regarding the proposed annexation of a tract of land within the extraterritorial jurisdiction (ETJ) of the City of Van Alstyne, Grayson County, Texas and described as follows: being an approximately 26.699-acre tract of land being a tract of land situated in the WB Blundell Survey, Abstract No. 115, Grayson County, Texas; the subject tract being conveyed by the Hynds Acres LTD to LAER TRAMS 37 Acre Highway 75 Van Alstyne LLC in a Warranty Deed, recorded in Volume 5962, Page 521 of the Official Public Records, Grayson County, Texas and the right-of-way adjacent to this property. The subject property is generally located on the east side of US 75, the west side of Kelly Lane, and approximately 1,800 feet south of W. Houston Street. (Tinsley Meadows Annexation)
Mayor Atchison provided the correct acreage of 25.699 and opened the Public Hearing at 8:08pm. After three calls for public comment and there being none the hearing closed at 8:09pm.
14. Consider and take action on an Ordinance annexing 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 and described as follows: being an approximately 26.699-acre tract of land being a tract of land situated in the WB Blundell Survey, Abstract No. 115, Grayson County, Texas; the subject tract being conveyed by the Hynds Acres LTD to LAER TRAMS 37 Acre Highway 75 Van Alstyne LLC in a Warranty Deed, recorded in Volume 5962, Page 521 of the Official Public Records, Grayson County, Texas and the right-of-way adjacent to this property. The subject property is generally located on the east side of US 75, the west side of Kelly Lane, and approximately 1,800 feet south of W. Houston Street. (Tinsley Meadows Annexation)
Mayor Atchison provided the correct acreage of 25.699.
Lee Thomas made a motion approve the ordinance as presented. Katrina Arsenault seconded the motion. Motion Carried 5 - 0
15. Conduct a Public Hearing on the proposed rezoning of a 36.702-acre tract of land from an A, Agricultural Zoning District to a PD, Planned Development Zoning District, (with base underlying zoning classifications of SF-65, Single-Family Residential Zoning District and C-2, General Commercial Zoning District). The subject property is situated in the W.B. Blundell Survey, Abstract No. 115, Grayson County, Texas, and is generally located on the west side of Kelly Lane and approximately 1,800 feet south of West Houston Street. (Tinsley Meadows Rezoning)
Mayor Atchison opened the Public Hearing at 8:11pm and made three calls for public comment. There being none the hearing closed at 8:12pm.
16. Consider and take action on an Ordinance rezoning a 36.702-acre tract of land from an A, Agricultural Zoning District to a PD, Planned Development Zoning District, (with base underlying zoning classifications of SF-65, Single-Family Residential Zoning District and C-

2, General Commercial Zoning District). The subject property is situated in the W.B. Blundell Survey, Abstract No. 115, Grayson County, Texas, and is generally located on the west side of Kelly Lane and approximately 1,800 feet south of West Houston Street. (Tinsley Meadows Rezoning)

Jerry Silo with JBI Partners spoke to amenities in the development, lot depth, rear lot setbacks, eighteen percent greenspace provided and tree preservation. Anticipate breaking ground on the ninety home development in July of 2022.

Ryan Neal made a motion to approve the ordinance as presented. Lee Thomas seconded the motion. Motion Carried 5 - 0

17. Conduct a Public Hearing regarding a proposed 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 1.856-acre tract of land situated in the Ashley McKinney Survey, Abstract No. 851, Grayson County, Texas; the subject tract being conveyed by Arthur Saveraid to Jesus Reynaldo Hernandez d/b/a ACO Plumbing & General Construction Co in a Warranty Deed, recorded in Volume 2017, Page 15 of the Official Public Records, Grayson County, Texas and the right-of-way adjacent to this property. The subject property is generally located at the terminus of San Carlos Drive in the Georgetown residential community. (Georgetown Phase 2 Annexation)

Mayor Atchison opened the Public Hearing at 8:22pm. Josh Wells, representing the Georgetown HOA, advised that the owner/agent had not reached out to the HOA regarding joining until after the March 16, 2022 Planning and Zoning Commission meeting. Mr. Wells added that the HOA has received signed documentation from the owner/agent agreeing to build to HOA standards and agreeing to attempt to join. Bill Lytle, representing the owner/agent, advised that they have agreed to the terms of the HOA and will likely exceed HOA building requirements. Mr. Lytle acknowledged that San Carlos Drive being a construction entrance has been a concern but the owner/agent will work issues and concerns out with the city. There being no further public comment the hearing closed at 8:31pm.

18. Consider and take action on an Ordinance annexing a certain tract of land within the extraterritorial jurisdiction (ETJ) of the City of Van Alstyne, Grayson County, Texas and described as follows: being an approximately 1.856-acre tract of land situated in the Ashley McKinney Survey, Abstract No. 851, Grayson County, Texas; the subject tract being conveyed by Arthur Saveraid to Jesus Reynaldo Hernandez d/b/a ACO Plumbing & General Construction Co in a Warranty Deed, recorded in Volume 2017, Page 15 of the Official Public Records, Grayson County, Texas and the right-of-way adjacent to this property. The subject property is generally located at the terminus of San Carlos Drive in the Georgetown residential community. (Georgetown Phase 2 Annexation)

Katrina Arsenault detailed and clarified the timeline of submissions and communications.

Bruce Dawsey made a motion to approve the annexation ordinance as presented. Ryan Neal seconded the motion. Motion Carried 5 - 0

19. Conduct a Public Hearing on the proposed rezoning of a 1.856-acre tract of land from an A, Agricultural Zoning District to a PD, Planned Development Zoning District, (with base underlying zoning classification of SF-65, Single-Family Residential Zoning District). The subject property is situated in the Ashley McKinney Survey, Abstract No. 851, Grayson

County, Texas, and is generally located at the terminus of San Carlos Drive in the Georgetown residential community. (Georgetown Phase 2 Rezoning)

Mayor Atchison opened the Public Hearing at 8:34pm. Mike Drynan expressed concern for San Carlos Drive being used as a construction entrance. Ritchie Rogers expressed concern for a lack of contact with the HOA adding that the developer has previously said he would build to state standards with are below HOA standards. Mr. Rogers also discussed the construction entrance, potential damage to his property, drainage issues and blocking of neighboring driveways during construction. Tenitrus Bethel expressed concern for added construction traffic, the development not being part of the HOA and a lack of communication with the city and HOA during and after prior meetings. Mrs. Bethel added that the owner/agent's promises should be put in writing. Bill Lytle, representing the owner/agent, advised that the developer has signed a letter agreeing to follow HOA guidelines even if not part of the HOA and will have deed restrictions that match the HOA. There being no further public comment the hearing closed at 8:44pm.

20. Consider and take action on an Ordinance rezoning a 1.856-acre tract of land from an A, Agricultural Zoning District to a PD, Planned Development Zoning District, (with base zoning classification of SF-65, Single-Family Residential Zoning District). The subject property is situated in the Ashley McKinney Survey, Abstract No. 851, Grayson County, Texas, and is generally located at the terminus of San Carlos Drive in the Georgetown residential community. (Georgetown Phase 2 Rezoning)

David Ritter detailed the developers recent communications with the HOA adding that documents have been reviewed by the city's legal counsel and could have bearing on the Development Agreement for discussion under agenda item 21. Mr. Ritter recommended that Council move action to the July 12, 2022 meeting to allow for advancement in efforts to join the HOA.

Bruce Dawsey made a motion to table action for 90 days to the July 12, 2022 meeting to allow progress on joining the HOA and work with staff to address concerns discussed. Ryan Neal seconded the motion. Motion Carried 4 - 0 (abstained: Marla Butler)

21. Consider and take action on a Development Agreement between Jesus Reynaldo Hernandez d/b/a ACO Plumbing & General Construction Company and the City of Van Alstyne regarding the development of a 1.856-acre tract of land. The subject property is situated in the Ashley McKinney Survey, Abstract No. 851, Grayson County, Texas. The subject property is generally located at the terminus of San Carlos Drive in the residential community of Georgetown.

Bruce Dawsey made a motion to table action for 90 days to the July 12, 2022 meeting to allow progress on joining the HOA and work with staff to address concerns discussed. Ryan Neal seconded the motion. Motion Carried 4 - 0 (abstained: Marla Butler)

22. City Manager's Report.

Lane Jones summarized the fiscal year 2022 quarter 2 financial report, progress of the fiscal year 2021 audit, construction of the Central Social District Park and the Megatel development. Mr. Jones introduced Alex Glushko as the newly appointed Director of Development Services.

23. Mayor and Council Closing Comments.

Mayor and members of Council thanked attendees, staff and announced upcoming events. Bruce Dawsey expressed appreciation for the opportunity to serve Van Alstyne and Grayson County as County Judge Elect.

24. Adjournment.

Katrina Arsenault made a motion to adjourn the meeting at 9:11p.m. Bruce Dawsey seconded the motion. Motion Carried 5 - 0

Jim Atchison, Mayor

Jennifer Gould, City Clerk