

**City of Van Alstyne**

MINUTES

**City Council Meeting**

City Hall, 152 North Main Dr.

**Tuesday, May 10, 2022**

**6:30 PM**

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

*Members absent: Bruce Dawsey*

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

**I. CALL TO ORDER**

*Mayor Atchison called the meeting to order at 6:30 PM.*

**II. INVOCATION**

*Recited by Ryan Neal.*

**III. PLEDGES OF ALLEGIANCE**

*U.S. and Texas*

**IV. CITIZENS COMMUNICATIONS**

*None.*

**V. EXECUTIVE SESSION**

1. Texas Gov't Code Section 551.071 [Legal Advice] regarding Items 15 and 16: substandard building hearing for 157 W. Jefferson Street (aka 103 W. Jefferson Street).

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

*Council reconvened into open session at 6:47pm.*

**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.*

2. Approval of minutes from the April 5, 2022 and April 25, 2022 special called meetings and the April 12, 2022 zoning board of adjustment and regular meetings.

3. Accept and approve transfer of Certificate of Convenience and Necessity ("CCN") from South Grayson Special Utility District to the City of Van Alstyne per the Risland Mantua Development Agreement.

6. Approval of an ordinance amending Chapter 42, "Traffic And Vehicles," Article II, "Traffic Schedules," Division 3, "Parking," Section 42-82 "Parking Schedule," by adding regulations

for Main Street. (Main Street 2-Hour Parking)

7. Authorize advertisement for bids for Hurricane Creek Drainage and Utilities construction and set a bid date of June 3, 2022.
8. Authorize advertisement for bids for improvements to the High School Lift Station located at 1722 N Waco Street.
9. Authorize advertisement for bids for the construction of the Downtown Streets Renovation Project, Phase 1 - Parking and Drainage Improvements.
10. Approval of a resolution approving amended Van Alstyne Public Library Board bylaws.  
*Katrina Arsenault made a motion to approve items 2, 3 and 6 - 10 listed on the consent agenda. Lee Thomas seconded the motion. Motion Carried 4 - 0 (absent: Bruce Dawsey)*

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

4. Consider and take action on an ordinance amending to the Subdivision Ordinance, Article XI, "Construction and Improvements," Section 38-300, "General Plans and Specifications; Inspection," subsection (b), in order to provide for a reduced construction inspection fee for certain governmental and public entities.  
*Marla Butler asked if churches and nonprofit organizations may be added to the list of those who pay 1.5%. City Attorney David Ritter advised it best to leave the lesser rate to governmental type organizations only.*  
*Lee Thomas made a motion to approve the ordinance as presented. Katrina Arsenault seconded the motion. Motion Carried 4 - 0 (absent: Bruce Dawsey)*
5. Approval of an ordinance amending Van Alstyne Code of Ordinances Section 2-183 regarding construction inspection fees.  
*Ryan Neal made a motion to approve the ordinance as presented. Lee Thomas seconded the motion. Motion Carried 4 - 0 (absent: Bruce Dawsey)*
11. Consider and any action necessary authorizing the City Manager to sign an electric service agreement with TXU Energy for a sixty-month term.  
*No action taken. Item postponed to May 17, 2022 special called meeting by unanimous consent.*
12. Approve amendment to emergency medical services fees, the addition of a private pay discount and payment plan options.  
*Katrina Arsenault made a motion to approve the proposed amendment to emergency medical services fees. Lee Thomas seconded the motion. Motion Carried 4 - 0 (absent: Bruce Dawsey)*
13. Conduct a Public Hearing on a proposed text amendment to Chapter 46, "Zoning," Article

IV, "Parking, Loading, and Stacking," Section 46-161, "Parking Regulations," by amending subsection 46-161(b), entitled "Special off-street parking provisions, residential districts," by amending subsection 46-161(k), entitled "Special off-street parking regulations," establishing and clarifying regulations, and by making associated grammatical and numerical changes that do not affect regulations. (Parking Text Amendment)

*Mayor Atchison opened the Public Hearing at 7:08pm. Alex Glushko detailed the proposed changes. After three calls for public comment and there being none the hearing closed at 7:09pm.*

14. Consider and take action on an ordinance amending Chapter 46, "Zoning," Article IV, "Parking, Loading, and Stacking," Section 46-161, "Parking Regulations," by amending subsection 46-161(b), entitled "Special off-street parking provisions, residential districts," by amending subsection 46-161(k), entitled "Special off-street parking regulations," establishing and clarifying regulations, and by making associated grammatical and numerical changes that do not affect regulations. (Parking Text Amendment)

*Katrina Arsenault expressed concern for the changes to parking of trailers and the like in side and rear yards as it will require an improved surface and fencing.*

*Marla Butler made a motion to table action on the item. Katrina Arsenault seconded the motion. Motion Tabled 3 - 1 (opposed: Lee Thomas) (absent: Bruce Dawsey)*

15. Conduct a Public Hearing regarding an unsafe building in accordance the City of Van Alstyne Code Chapter 8, Article I – III and Chapter 214 of the Texas Local Government Code, in order to determine if the structure(s) are dangerous and order the structure(s) on the Property to be secured, vacated, removed, repaired or demolished. The tract of land is generally located on the south side of W. Jefferson Street, between S. Waco Street and S. Dallas Avenue, 103 W. Jefferson Street (aka 157 W. Jefferson Street). (103 / 157 W. Jefferson Street Unsafe Building)

*Mayor Atchison opened the Public Hearing at 7:35pm. After three calls for public comment and there being none the hearing closed at 7:36pm.*

16. Consider and take action upon an order for an unsafe building in accordance the City of Van Alstyne Code Chapter 8, Article I – III and Chapter 214 of the Texas Local Government Code, in order to determine if the structure(s) are dangerous and order the structure(s) on the Property to be secured, vacated, removed, repaired or demolished. The tract of land is generally located on the south side of W. Jefferson Street, between S. Waco Street and S. Dallas Avenue, 103 W. Jefferson Street (aka 157 W. Jefferson Street). (103 / 157 W. Jefferson Street Unsafe Building)

*David Ritter advised that this is considered a hearing under the Local Government Code and City Code. Alex Glushko detailed notice to the property owner and the status of the structure. A demolition permit is active until July 18, 2022. Discussion was held regarding the property owner's intent to demolish. David Ritter clarified the order as presented by staff. Mayor Atchison identified that evidence provided is entered into record.*

*Ryan Neal made a motion to approve the order as written with one change to the first page to indicate that the property owner did not appear. Katrina Arsenault seconded the motion. Motion Carried 4 - 0 (absent: Bruce Dawsey)*

17. Mayor and Council Closing Comments.

*Mayor and Council expressed appreciation for recent events in the Central Social District adding that it is great to see the community gathered. Mayor Atchison invited all to attend the third annual Coffee with Cops on June 18th.*

18. City Manager's Report.

*Lane Jones thanked the Chamber of Commerce, Municipal Events Coordinator and Public Works staff for their work at the Central Social District, detailed ongoing development and advised that staff is beginning to work on the fiscal year 2023 budget.*

19. Adjournment.

*Katrina Arsenault made a motion to adjourn the meeting at 7:58pm. Marla Butler seconded the motion. Motion Carried 4 - 0 (absent: Bruce Dawsey)*

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Jim Atchison, Mayor

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Jennifer Gould, City Secretary