



City of Van Alstyne
AGENDA
City Council Meeting
Grayson College South Campus, 1455 W Van Alstyne Pkwy
Tuesday, November 8, 2022
6:35 PM

(The City Council Meeting will come to order immediate following the Zoning Board of Adjustment Meeting)

A QUORUM OF THE VAN ALSTYNE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATIONS, ARCHITECTURAL REVIEW PANEL, AND PLANNING & ZONING COMMISSION MEMBERS MAY BE IN ATTENDANCE. NO ACTION BY THESE BOARDS WILL BE TAKEN AT THIS MEETING.

Citizens may appear before the City Council to address items of public interest, or items listed on the agenda not otherwise set for public hearing, in accordance with procedural rules as determined by the meeting Chair and by submitting a "Public Comment Form" to the City Secretary no later than the conclusion of Agenda Item 1 (Call to Order).

A "Public Comment Form" is not necessary when speaking for or against a Public Hearing item.

Persons with disabilities who plan to attend this meeting and who may need assistance should contact Jennifer Gould at (903)482-5426 at least 48 hours prior to the meeting so that appropriate arrangements can be made. All persons attending shall abide by the City of Van Alstyne Public Meeting Rules of Citizen and Visitor Decorum adopted by Resolution No. 02-2010-01.

Pursuant to Section 551.127, Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology, though a quorum will be present at the physical location. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.

AGENDA

I. CALL TO ORDER

II. PRESENTATION

1. Years of service recognition.

III. CITIZENS COMMUNICATIONS

Communications will be limited to not more than three (3) minutes each. No deliberations with Council. Council may respond with factual information only.

IV. 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.

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:

2. Texas Gov't Code Section 551.071 [Legal Advice] regarding (i) future development; (ii) use of city owned property; (iii) incentivizing existing pole sign removal; (iv) amendments to the Van Alstyne Economic and Community Development Bylaws; (v) amendments to the City Employee Services Agreement with the Van Alstyne Community Development Corporation; and (vi) HR matter.
Also under Texas Gov't Code Section 551.071 (1)(A) regarding pending or contemplated litigation.

V. OPEN MEETING

3. Consider and take any action necessary regarding Executive Session items.

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.

4. Approve minutes from the October 11, 2022 regular meeting.
5. Approve a Memorandum of Understanding with Van Alstyne ISD and Van Alstyne ISD Police Department as per Texas Education Code Section 37.081.
6. Approve cancellation of the December 13, 2022 regular meeting.
7. Approve a resolution amending the bylaws of the Van Alstyne Economic Development Corporation.
8. Approve a resolution amending the bylaws of the Van Alstyne Community Development Corporation.
9. Approve an amendment to the City Employee Services Agreement with the Van Alstyne Community Development Corporation.
10. Approve a resolution authorizing the City Manager to sign an Interlocal Agreement for the purchase of 327,500 gallons of minimum take or pay water capacity in the amount of \$1,123.10 from the City of Howe, Texas.
11. Approve an ordinance amending Ordinance No. 957 amending the City of Van Alstyne Fiscal Year 2022 Budget.
12. Consider all matters incident and related to the issuance and sale of “Greater Texoma Utility Authority Contract Revenue Bonds, Series 2022 (Collin/Grayson Water Transmission Project)” including the adoption of an ordinance approving the issuance thereof and the facilities to be constructed or acquired by such Authority.
13. Approve a resolution authorizing the City Manager to negotiate a professional services agreement with Public Management, Inc., related to acquisition of a grant from the Texas General Land Office (GLO), in order to provide Comprehensive Plan services.
14. Recommend award of the construction contract to Vessels Construction for the Preston Street Sewer Replacement in the amount of \$1,275,276.50.
15. Approve advertisement of bids for the construction of the Nunnalee Avenue Improvements and set a bid date of December 20, 2022.
16. Approve a resolution to annex a 38.3-acre tract of land located on the northwest corner of Redden Road and Waco Street (SH 5), per property owner petition. (Van Alstyne Marketplace Voluntary Annexation)
17. Approve a site plan for a day care expansion (Almost Grandma’s), being a 1.2-acre tract of land located on the southeast corner of Waco Street and Cobb Street. (Almost Grandma’s Site Plan)
18. Approve an ordinance amending a portion of Planned Development-2 (PD-2), in order to allow Mini-Warehouse/Self-Storage as a permitted use, on a 5.5-acre tract of land generally located on the northeast corner of Texana Street and Longbow Street. (Ace Affordable Storage and Office Suites PD-2 Amendment)
19. Approve a development agreement between Texoma Development, Inc. and the City of Van Alstyne regarding the development of a 5.5-acre tract of land, located at the northeast corner of Texana Street and Longbow Street. (Ace Affordable Self Storage and Office Suites Development Agreement)
20. Approve an ordinance rezoning an approximately 83.6-acre tract of land from Single-Family Residential District-72 (SF-72), to Planned Development District (PD) with an underlying zoning designation of Single-Family Residential District-72 (SF-72), in order to modify the roof pitch and masonry

development standards, located on the north side of Redden Road, west of Waco Street (SH 5). (Rolling Ridge PD-SF-72 Rezoning)

21. Approve a development agreement between Rolling Ridge, LLC. and the City of Van Alstyne regarding the development of a 83.6-acre tract of land, located on the north side of Redden Road, west of Waco Street (SH 5). (Rolling Ridge Development Agreement)
22. Receive Planning & Zoning Commission progress report.

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

23. Conduct a Public Hearing regarding a request to annex a 3.1-acre tract of land located on the north side of FM 121, east of Jim Jones Road, per landowner petition. (Billingsley Tract Voluntary Annexation)
24. Consider and act upon an ordinance annexing a 3.1-acre tract of land located on the north side of FM 121, east of Jim Jones Road. (Billingsley Tract Voluntary Annexation)
25. Conduct a Public Hearing regarding a request to rezone a 3.1-acre tract of land from Agricultural District (A), (subject to the associated voluntary annexation petition, A-22-005), to Commercial District-General (C-2), located on the north side of FM 121, east of Jim Jones Road (Billingsly Tract C-2 Rezoning)
26. Consider and act upon a request to rezone a 3.1-acre tract of land from Agricultural District (A), (subject to the associated voluntary annexation petition, A-22-005), to Commercial District-General (C-2), located on the north side of FM 121, east of Jim Jones Road (Billingsly Tract C-2 Rezoning)
27. City Manager's Report.
28. Mayor and Council Closing Comments.
Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on the following items: 1) expression of thanks, congratulations or condolences, 2) information about holiday schedules, 3) recognition of individual, 4) reminders about upcoming city events, 5) information about community events and 6) announcements involving an imminent threat to public health and safety.
29. Adjournment.

I certify that I, Jennifer Gould, posted this agenda on the announcements board located in front of City Hall at 144 N. Main Dr. at or before 6:00 p.m. on November 4, 2022.

Jennifer Gould, City Secretary/ACM

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the City Council at the date, hour and place given in this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

- § 551.071 - Private consultation with the attorney for the City regarding any item on this agenda.
- § 551.072 - Discussing purchase, exchange, lease or value of real property.
- § 551.074 - Discussing personnel or to hear complaints against personnel.