

City of Van Alstyne

MINUTES

City Council Meeting

Grayson College South Campus, 1455 W Van Alstyne Pkwy

Tuesday, November 8, 2022

6:35 PM

Members present: Jim Atchison, Ryan Neal, Marla Butler, Dusty Williams, 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 7:01pm.

II. PRESENTATION

1. Years of service recognition.

Mayor Atchison presented a plaque to Benjamin George in recognition of 5 years of service to the Van Alstyne Library.

III. CITIZENS COMMUNICATIONS

None.

IV. EXECUTIVE SESSION

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.

Council recessed into closed session at 7:05pm.

Council reconvened into open session at 8:47pm.

V. OPEN MEETING

3. 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. 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.
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.
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.
Ryan Neal made a motion to approve items 5 - 9, 11 - 14, and 16 - 22 listed on the consent agenda. Marla Butler seconded the motion. Motion Carried 5 - 0

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

4. Approve minutes from the October 11, 2022 regular meeting.
Lee Thomas made a motion to approve the minutes as presented. Dusty Williams seconded the motion. Motion Carried 4 - 0 (abstained: Katrina Arsenault)
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.
Katrina Arsenault questioned having to purchase water this year as in the past Van Alstyne has sold water. Len McManus advised that this is the first year Van Alstyne has taken more than it's allocation of water and as a result is purchasing from Howe.
Ryan Neal made a motion to approve the resolution as presented. Dusty Williams seconded the motion. Motion Carried 5 - 0
15. Approve advertisement of bids for the construction of the Nunnalee Avenue Improvements and set a bid date of December 20, 2022.
Lane Jones advised that there will be a bid alternative for asphalt roadways due to the price of concrete.
Ryan Neal made a motion to authorize advertisement of bids for Nunnalee Avenue Improvements and set a bid date of December 20, 2022. Lee Thomas seconded the motion. Motion Carried 5 - 0

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)
The Public Hearing opened at 8:57pm. Mayor Atchison made three calls for comments. There being none, the hearing closed at 8:58pm.
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)
Lee Thomas made a motion to approve the ordinance as presented. Dusty Williams seconded the motion. Motion Carried 5 - 0
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)
The Public Hearing opened at 8:59pm. Jim DuBois recommended a requirement for masonry walls to hide wrecked vehicles. The hearing closed at 9:00pm.
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)
Ryan Neal made a motion to approve the request subject to a later ordinance and development agreement. Lee Thomas seconded the motion. Motion Carried 5 - 0
27. City Manager's Report.
Lane Jones provided an update on various city and development projects.
28. Mayor and Council Closing Comments.
Mayor Atchison and Council expressed happy holiday wishes and thanks to Dean Walton for use of the Grayson College facility.
29. Adjournment.
Ryan Neal made a motion to adjourn the meeting at 9:07pm. Katrina Arsenault seconded the motion. Motion Carried 5 - 0

Jim Atchison, Mayor

Jennifer Gould, City Secretary