

City of Pilot Point, Texas

Minutes of the August 10, 2020

City Council Meeting

The City Council of the City of Pilot Point, Texas met on this date at 6:30 p.m. for a Regular City Council meeting. City Council members present were Mayor Shea Dane-Patterson, Andy Singleton, Whitney Delcourt, Jim Porter and Matt McIlravy. City Staff members present were City Manager Britt Lusk, Police Chief Tim Conner, Planning and Development Director John Taylor, Finance Manager Lana Ensminger, City Attorney Juli Fort, HR Consultant Kathryn Usrey and Acting City Secretary JoAnn Wright. Councilmember Pearlie Simpson and Dean Cordell were not present.

AGENDA

A. ROLL CALL/CALL TO ORDER

Mayor Dane-Patterson announced a quorum and called the meeting to order at 6:30 pm.

B. PLEDGE TO FLAGS

1. United States of America
2. Texas Flag

Mayor Dane-Patterson led the pledges to the flags.

D. INVOCATION

Pastor Craig Tullis of Pilot Point Church of Christ led the invocation.

E. ITEMS OF COMMUNITY INTEREST

Mayor Dane-Patterson announced the following:

- Pilot Point Opera House has a play coming up.
- Pilot Point schools will be starting.
- PISD Intermediate School Open house coming up.

F. PUBLIC FORUM, PRESENTATIONS AND RECOGNITION:

Public Forum:(Citizens are allowed 3 minutes to speak. If the issue is on the agenda, the City Council may choose to discuss and consider the item. If the issue is not on the agenda, the Council is not permitted by state law to respond to or discuss the item other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry. The Council may request the issue to be placed on a future agenda for action in accordance with state law. This forum is not the appropriate place to address complaints against Public Officials and/or Staff. Complaints of this nature should be made in writing and filed with the City Manager.)

Pilot Point ISD Superintendent Todd Suthard introduced himself and commended City Manager Britt Lusk for his job so far.

G. CONSENT AGENDA

1. Discuss, Consider and possible action on approving the City Council Minutes for the July 13th City Council Meetings.

Mayor Dane-Patterson moved to approve the consent agenda. Councilmember Delcourt seconded the motion. The motion passed unanimously.

H. REGULAR AGENDA

1. **Discuss, consider, and possible action to allow the City Manager to enter into an Interlocal agreement with Pilot Point ISD for the School Liaison Program.**

City Manager Britt Lusk stated this contract is much like last year's contract with the following exceptions:

- A salary increase.
- Benefits
- Training relating to the SRO positions.

- It will be renewed yearly.

Councilmember Singleton moved to approve the SRO contract with the Pilot Point ISD. Councilmember McIlravy seconded the motion. The motion passed unanimously.

2. Discuss, consider and possible action on appointments to city boards.

Acting City Secretary Wright stated there are three applications for places on boards as follows:

- Stephanie Sanchez to fill a place on the Economic Development Foundation.
- Frank Lott to fill a place of the Main Street Advisory Board
- Erin Howard to fill a place on the Museum Advisory Board.

Councilmember Delcourt moved to appoint the positions as presented. Councilmember Singleton seconded the motion. The motion passed unanimously.

3. Discuss, consider and possible action on approving Cole Lane Addition of the Yarbrough Farms.

Capital Projects Manager Kaminski stated the project is coming along however there are some issues with the maintenance bond and City Attorney Messer suggest the City get more clarification on the maintains bonds before The City allows this project to proceed.

City Manager Lusk suggest getting together to get the developer for a special meeting to clear up the maintenance bond issue and questions about suppliers.

Mayor Dane-Patterson moved to table until clarification on maintenance bond and suppliers. Councilmember Singleton seconded the motion. The motion tabled.

4. Discuss, consider and possible action on a resolution authorizing the submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the Main Street Fund and authorizing the Mayor and City Manager to act as the City's authorized representatives in all matters pertaining to the City's participation in the CDBG program.

Planning Development Director Taylor stated this resolution is to approve the application for \$500,000 of grant funds to provide for the replacement of deteriorated sidewalks, installation of ADA compliant ramps and crosswalks, and other ancillary ADA improvements along East Main Street, South Church Street, East Division Street, South Jefferson Street, West Liberty Street and East Liberty Street. Also, as a part of the resolution the City Council directs and designates the Mayor and City Manager as the City's Authorized Representatives to act in all matters in connection with this application.

The resolution further states that the City of Pilot Point is committing \$75,000 as a local cash match for engineering and construction activities in this Main Street project.

Mayor Dane-Patterson moved to a resolution authorizing the submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the Main Street Fund and authorizing the Mayor and City Manager to act as the City's authorized representatives in all matters pertaining to the City's participation in the CDBG program. Councilmember Porter seconded the motion. The motion passed unanimously.

5. Discuss, consider and possible action on a resolution determining that an area of the city contains conditions which are detrimental to the public health, safety and welfare of the community and constitutes a blighted area.

Development Services Director Taylor stated as a requirement of the application for the Community Development Block Grant Sidewalk Project the Council must adopt a resolution identifying an area as blighted.

This resolution states that there are conditions in the Historic district which are detrimental to the public health, safety and welfare of the community stating that the sidewalks are in general disrepair where they exist, but that the lack of sidewalks in an impediment to foot traffic. The current sidewalks are obsolete in that they are undersized and there is a general lack of ADA ramps.

The general area is identified as:

- Beginning at Intersection of Walcott Street and Church Street
- South on Church Street to Division Street West on Division
- Street to Railroad Tracks North on Railroad Tracks to Walcott
- Street East on Walcott Street to Church Street

The specific area under consideration for sidewalk development is identified on the attached map.

Councilmember Delcourt moved to a resolution determining that an area of the city contains conditions which are detrimental to the public health, safety and welfare of the community and constitutes a blighted area. Councilmember Singleton seconded the motion. The motion passed unanimously.

- 6. Hold a Public Hearing on the annexation of property described as: a certain 10.01 ac. tract of land situated in the Peter Gass Survey, Abstract Number 459, Grayson County, Texas and being part of a 62.02 acre tract of land described to Freeman Developers, Inc. in Volume 3421 Page 457 of the Deed Records, Grayson County, Texas and Instrument Number 2004-37191 of the Real Property Records, Denton County, Texas and being a portion of Old Highway 10.**

Mayor Dane-Patterson opened the public hearing at 6:51 pm.

Development Services Director Taylor stated the owner of this property was waiting until he had finished the construction before annexing into the City. The construction is finished, and the owner is now asking to be annexed.

There were no public comments.

Mayor Dane-Patterson closed the public hearing at 6:53pm.

- 7. Discuss, consider and possible action on an ordinance annexing a 10.01 tract generally located north of JC Lane and east of Hwy 377, finding that all legal conditions have been met and that a Service Agreement is included.**

Councilmember Singleton moved to approve the annexation. Councilmember Delcourt seconded the motion. The motion passed unanimously.

- 8. Discuss, consider and possible action on approving a Development Agreement By and Between City of Pilot Point, Texas and Cowboy Center, Ltd.**

Development Services Director Taylor stated as a part of the authorization to create the Municipal Utility District for the Bryson Ranch development the city of Pilot Point and Cowboy Center Ltd. propose the attached Development Agreement.

This agreement includes the following:

1. Right to annex after 100% of all
2. reimbursables are received by the owner from the District
3. Limited purpose annexation of a minimum of 20 acres of commercial land for the sole purpose of collecting sales tax. The city would receive 100% of the city's portion of the sales tax.
4. Convey to the city a 2-acre public safety site and a 10-acre park site both to be developed by the city. The park site commitment may be unnecessary since the park land dedication requirement could result in 106 acres of park land.

Engineer for the project Nathan Tomson presented the development plans.

Attorney for Blue Star Development Mindy Caine made the following points:

- Projects requires that it be annexed when the construction is done.
- The agreement includes 20 acres of commercial land.

- The City will receive 100% of the Sales and Use Taxes.
- The project will be subject to the Cities sub-division regulations.
- There will be two acres for a fire station.
- There will be ten acres of park land,
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In return the City will allow the creation of the Municipal Utility District.

Councilmember Delcourt moved to a Development Agreement by and Between City of Pilot Point, Texas and Cowboy Center, Ltd. Councilmember Singleton seconded the motion. The motion passed unanimously.

9. Discuss, consider and possible action on a Resolution consenting to the Creation of Bryson Ranch Municipal Utility District No. 1.

Councilmember Singleton moved to a resolution consenting to the creation of Bryson Ranch Municipal Utility District No. 1. Councilmember Delcourt seconded the motion. The motion passed unanimously.

10. Discuss, consider and possible action on amending ordinance 407-13-2020 calling a general election.

Acting City Secretary Wright stated that the May General Election was postponed due to COVID-19. In the resolution to postpone the election there were two weeks listed for early voting. Due to social distancing the early voting has been extended to three weeks. This makes it necessary to adopt a new ordinance to include the three weeks of early voting.

Councilmember McIlravy moved to adopt the ordinance for a General Election including all early voting dates. Councilmember Porter seconded the motion. The motion passed unanimously.

11. Discuss, consider and possible action on approving an ordinance amending ordinance 408-13-2020 calling a Special Election.

Acting City Secretary Wright stated that the May Special Election was postponed due to COVID-19. In the resolution to postpone the election there were two weeks listed for early voting. Due to social distancing the early voting has been extended to three weeks. This makes it necessary to adopt a new ordinance to include the three weeks of early voting.

Councilmember Singleton moved to adopt the ordinance for a Special Election including all early voting dates. Councilmember Delcourt seconded the motion. The motion passed unanimously.

12. Discuss, consider and possible action on an agreement and contract with Denton County Elections for a Joint Election.

Acting City Secretary Wright stated Denton County Election Administrator supplies all of the election supplies and voting equipment. When there is another entity involved in the same election, the Denton County Election Administrator coordinates with all districts to use the same equipment for all entities. This provides for the opportunity to split the cost.

Councilmember Porter moved to a resolution to contract with Denton County Election for election equipment. Councilmember McIlravy seconded the motion. The motion passed unanimously.

13. Discuss, consider, and possible action on a resolution placing a proposal on the September 14, 2020 Council Agenda to adopt the 2020 Tax Year Proposed Property Tax Rate equal to \$ 0.803683 per \$ 100 value for the fiscal year beginning October 1, 2020 and ending September 30, 2021.

City Manager Lusk stated that this is the de minimis rate that was discussed in the budget workshop. If we are going to the de minimis rate it must be approved 71 days before the election date, which would be no later than the next council meeting. It does not mean the City will go to that rate. It just means the City would have the option.

Mayor Dane-Patterson moved to a resolution placing a proposal on the September 14, 2020 Council Agenda to adopt the 2020 Tax Year Proposed Property Tax Rate equal to \$

0.803683 per \$ 100 value for the fiscal year beginning October 1, 2020 and ending September 30, 2021.

Councilmember Singleton seconded the motion. The motion passed unanimously.

I. FUTURE AGENDA ITEMS/REQUESTS BY COUNCILMEMBERS TO BE ON NEXT AGENDA

Councilmembers shall not comment upon, deliberate, or discuss any item that is not on the agenda. Councilmembers shall not make routine inquiries about operations or project status on an item that is not posted. Any Councilmember may, however, state an issue and a request that this issue be placed on a future agenda.

522 E Burks St needs to be on the agenda

J. ADJOURN

Mayor Dane-Patterson moved to adjourn at 7:08 pm. Councilmember Singleton seconded the motion. The motion passed unanimously.



Shea Dane-Patterson, Mayor

ATTEST:



Lenette Cox, Acting City Secretary