

City of Pilot Point, Texas

Minutes of the May 13, 2021

City Council Meeting

The City Council of the City of Pilot Point, Texas met on this date at 6:30pm Regular Meeting. City Council members present were Mayor Shea Dane Patterson, Mayor Pro Tem Matt McIlravy, Councilmembers Mary Rawls, and Elizabeth Jones. City Staff members present were City Manager Britt Lusk, Police Chief Tim Conner, Development Services Director John Taylor, Finance Director Michele Sanchez, EDC Director Denise Morris, Main Street Manager Wendy Haun, Capital Projects Manager Matt Kaminski, Public Works Director Trent Vandagriff, and City Secretary Lenette Cox. Brenda McDonald and Marie Johnson of Messer, Fort, & McDonald Law Firm were also in attendance

AGENDA

A. VIDEO CONFERENCE

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B. ROLL CALL/CALL TO ORDER

Mayor Dane -Patterson called the meeting to order at 6:30pm and conducted roll call.

Place 1 Mario Cisneros – Absent

Place 2 Brian Ingram – Absent

Place 3 Mary Rawls – Present

Place 4 Elizabeth Jones – Present

Place 5 Dean Cordell – Absent

Place 6 Matt McIlravy – Present

Mayor Shea Dane-Patterson – Present

C. PLEDGE TO FLAGS

1. United States of America
2. Texas Flag

*Honor the Texas Flag, I pledge allegiance to thee,
Texas, one state under God, one and indivisible*

D. INVOCATION

Mayor Pro Tem Matt McIlravy led the invocation.

E. ITEMS OF COMMUNITY INTEREST

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.)*

1. Proclamation recognizing May 2021 as Mental Health Month and May 7, 2021 as Children's Mental Health Awareness Day.

Mayor Dane-Patterson read the Proclamation.

Alisa Quimby thanked the City Council for bringing mental health awareness to Pilot Point.

2. Presentation of Texas Film Friendly Certification.

Kim LeBlanc of the Texas Film Commission virtually presented the Film Friendly Community Certificate to Pilot Point. EDC Director Morris presented the certificate to Mayor Dane-Patterson.

G. CONSENT AGENDA

1. Discuss, consider, and possible approval of the April 22, 2021 City Council Regular Meeting minutes and the May 11, 2021 City Council Special Meeting minutes.
2. Discuss, consider and possible action on approving a Resolution of the City Council of the City of Pilot Point, Texas authorizing and approving the employment contract extension of Britt Lusk to serve as City Manager for the City of Pilot Point for an additional year and providing an effective date.

RESOLUTION 2021-06-503

3. Discuss, consider, and possible action on the approval of a resolution approving the financing of an ambulance with PointBank of Pilot Point, TX in the amount of \$280,669.49 for the purchase of one (1) ambulance for the Pilot Point Fire Rescue Department, and authorize the City Manager to sign the agreement.

RESOLUTION 2021-06-504

4. Discuss, consider, and possible action on the approval of Pay Application #7 of the Police Station Bond Project.
5. Discuss, consider, and possible action on approval of Pay Application #14 for the Fire Station Bond Project.

Mayor Pro Tem McIlravy moved to approve the Consent Agenda. Councilmember Rawls seconded the motion. The motion passed.

Ayes: Mayor Dane-Patterson, Mayor Pro Tem McIlravy, Councilmembers Rawls and Jones

Absent: Councilmembers Cisneros, Ingram, and Cordell

H. REGULAR AGENDA

1. **Discuss, consider, and possible action on the 2019/2020 Annual Financial Report presented by the City's independent external auditor, William Spore, P.C.**

Mayor Dane-Patterson announced this item would be removed from the agenda because the report was not ready to be presented.

2. **Discuss, consider, and possible action authorizing closure of Charcut St. on Friday, June 4, 2021.**

Main Street Director Haun stated this was for a summer concert that St. Thomas Aquinas Catholic Church has planned.

Mayor Pro Tem McIlravy made a motion to authorize the closure of Charcut St. on Friday, June 4, 2021. Councilmember Jones seconded the motion. The motion passed.

Ayes: Mayor Dane-Patterson, Mayor Pro Tem McIlravy, Councilmembers Rawls and Jones

Absent: Councilmembers Cisneros, Ingram, and Cordell

3. **Discuss, consider, and possible action on approving a Resolution for the temporary closure of Liberty Street and Business Loop 377 in the Historic Downtown District of Pilot Point, Texas during various 2021 events.**

RESOLUTION 2021-06-502

Main Street Director Haun stated this Resolution would encompass all the necessary street closures for 2021 events.

Mayor Pro Tem McIlravy moved to approve Resolution 2021-06-502. Councilmember Jones seconded the motion. The motion passed.

Ayes: Mayor Dane-Patterson, Mayor Pro Tem McIlravy, Councilmembers Rawls and Jones

Absent: Councilmembers Cisneros, Ingram, and Cordell

4. Hold a Public Hearing on the Impact Fee Study and the Assessable Impact Fees

Mayor Dane-Patterson opened the Public Hearing at 7:27pm. John Atkins of Kimley Horn stated this would be the meeting that City Council would recommend the impact fees they would like to have adopted at the May 27, 2021 City Council meeting.

Mayor Dane-Patterson closed the Public Hearing at 7:52pm.

Mayor Pro Tem McIlravy made a motion to recommend 100% of allowed impact fees for water and wastewater, and 75% of allowed impact fees for roadways. Councilmember Jones seconded the motion. The motion passed.

Ayes: Mayor Dane-Patterson, Mayor Pro Tem McIlravy, Councilmembers Rawls and Jones

Absent: Councilmembers Cisneros, Ingram, and Cordell

5. Discuss, consider and possible action on a Development Agreement with Lone Star Imperial Properties LLC and the City of Pilot Point.

Development Services Director Taylor stated this is a 14.42 acre property located within Denton County and Grayson County which the developer is hoping to initially build three duplex units and also annex the property into the City of Pilot Point.

Mayor Pro Tem McIlravy moved to approve the Development Agreement with Lone Star Imperial Properties LLC. Councilmember Rawls seconded the motion. The motion passed.

Ayes: Mayor Dane-Patterson, Mayor Pro Tem McIlravy, Councilmembers Rawls and Jones

Absent: Councilmembers Cisneros, Ingram, and Cordell

I. EXECUTIVE SESSION

The City Council of the City of Pilot Point will recess into Executive Session (Closed Meeting) pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to discuss the following:

1. Section 551.071: Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Profession Conduct of the State Bar of Texas clearly conflicts with this chapter re: Mustang Ranch.

The City Council recessed into Executive Session at 6:42pm.

J. RECONVENE INTO REGULAR SESSION

The City Council of the City of Pilot Point will reconvene into Regular Session (Open Meeting) pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to take any action necessary regarding the following items discussed in Executive Session.:

1. Section 551.071: Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Profession Conduct of the State Bar of Texas clearly conflicts with this chapter re: Mustang Ranch.

The City Council reconvened into Regular Session at 7:20pm. Mayor Pro Tem moved to direct Staff to work on an annexation agreement with Mustang Ranch with the terms discussed during Executive Session. Councilmember Jones seconded the motion. The motion passed.

Ayes: Mayor Dane-Patterson, Mayor Pro Tem McIlravy, Councilmembers Rawls and Jones

Absent: Councilmembers Cisneros, Ingram, and Cordell

K. 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.

L. ADJOURN

Mayor Dane-Patterson moved to adjourn the meeting at 8:16pm. Councilmember Jones seconded the motion. The motion passed.

Ayes: Mayor Dane-Patterson, Mayor Pro Tem McIlravy, Councilmembers Rawls and Jones

Absent: Councilmembers Cisneros, Ingram, and Cordell

Matthew Mayor Pro-tem for
Shea Dane-Patterson, Mayor

ATTEST:

Lenette Cox
Lenette Cox, City Secretary