

City of Pilot Point, Texas

Minutes of the May 27, 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 Pro Tem Matt McIlravy, Councilmembers Mario Cisneros, Mary Rawls, Elizabeth Jones, and Dean Cordell. City Staff members present were City Manager Britt Lusk, Police Chief Tim Conner, Development Services Director John Taylor, Finance Director Michele Sanchez, Finance Manager Lana Ensminger, Capital Projects Manager Matt Kaminski, Public Works Director Trent Vandagriff, and City Secretary Lenette Cox. Brenda McDonald of Messer, Fort, & McDonald Law Firm was also in attendance

AGENDA

A. VIDEO CONFERENCE

1. **Please join my meeting from your computer, tablet or smartphone.**
<https://global.gotomeeting.com/join/121486285>

You can also dial in using your phone.

United States: +1 (571) 317-3122

Access Code: 121-486-285

B. ROLL CALL/CALL TO ORDER

Mayor Pro Tem McIlravy called the meeting to order at 6:31pm and conducted roll call.

Place 1 Mario Cisneros – Present

Place 2 Brian Ingram – Absent

Place 3 Mary Rawls – Present

Place 4 Elizabeth Jones – Present

Place 5 Dean Cordell – Present

Place 6 Matt McIlravy – Present

Mayor Shea Dane-Patterson – Absent

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

Police Chief Tim Conner led the invocation.

E. ITEMS OF COMMUNITY INTEREST

Mayor Pro Tem McIlravy stated early voting has begun for the Runoff Election of Place 2 and will continue through June 1, 2021. The Runoff Election date is June 5, 2021. The next Farmers Market is scheduled for Saturday, May 29, 2021 on the Historic Downtown Square.

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.)*

G. CONSENT AGENDA

1. Discuss, consider, and possible approval of the May 13, 2021 City Council Regular Meeting minutes.
2. Discuss, consider, and possible action on the approval of payment to Core and Main for the purchase of residential water meters.
3. Authorization for the City Manager to approve invoices from Wall Engineering for Risk and Resilience Certification.
4. Discuss, consider, and possible action on the approval of Change Order #7 for the Fire Station project in the amount of \$4,081.00.

Councilmember Cordell moved to approve the Consent Agenda. Councilmember Rawls seconded the motion. The motion passed.

Ayes: Mayor Pro Tem McIlravy, Councilmembers Cisneros, Rawls, Jones, and Cordell
Absent: Mayor Dane-Patterson and Councilmember Ingram

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.**

Bill Spore presented the Independent Auditor's Report to the City Council.

Mayor Shea Dane-Patterson joined the meeting at 6:40pm via video conference.

Councilmember Rawls moved to accept the FY20 Audit. Councilmember Cordell seconded the motion. The motion passed.

Ayes: Mayor Dane-Patterson, Mayor Pro Tem McIlravy, Councilmembers Cisneros, Rawls, Jones, and Cordell
Absent: Councilmember Ingram

2. **Discuss, consider, and possible action on the approval of a purchase of a Zero Turn Mower for the Parks Department.**

Public Works Director Vandagriff stated the FY21 approved budget included the rental of a machine to assist with drainage issues at Kathleen Pullen Park, but the rental is no longer needed. He is asking to transfer that money towards funding a replacement zero turn mower for the Parks Department.

Councilmember Cordell moved to approve the purchase of a zero turn mower.

Councilmember Cisneros seconded the motion. The motion passed.

Ayes: Mayor Dane-Patterson, Mayor Pro Tem McIlravy, Councilmembers Cisneros, Rawls, Jones, and Cordell
Absent: Councilmember Ingram

3. **Hold a public hearing on a rezoning request for a plus or minus 0.459-acre tract from "MF-1" Multi-family 1 (Duplex) to "SF-3", Single Family Residential - The property is generally located at 304 N. Church St.**

Mayor Pro Tem McIlravy opened the Public Hearing at 7:01pm. Development Services Director Taylor stated Terry Hilliard is requesting a zoning change from MF-1 to SF-3 to bring the existing structures into greater conformance with the setback requirements. The Planning and Zoning Commission recommended approving the request.

Mayor Pro Tem McIlravy closed the Public Hearing at 7:08pm.

4. **Discuss, consider, and possible action on an ordinance rezoning a plus or minus 0.459-acre tract from "MF-1" Multi-family 1 (Duplex) to "SF-3", Single Family Residential - The property is generally located at 304 N. Church St.**
ORDINANCE 445-13-2021

Attorney McDonald stated the proposed ordinance will need to be changed to show the setbacks as they are presented in the packet if City Council would like to approve the rezoning.

Councilmember Cisneros made a motion to approve the zoning with the changes to the ordinance suggested by Ms. McDonald. Councilmember Cordell seconded the motion. The motion passed.

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

Absent: Councilmember Ingram

5. Discuss, consider and possible action on a proposed Final Plat for Cooper Church Addition Lots 1-3 Block A and related variances.

Development Services Director Taylor stated this is the final plat to create three lots on the area previously discussed.

Councilmember Cordell moved to approve the final plat. Councilmember Cisneros seconded the motion. The motion passed.

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

Absent: Councilmember Ingram

**6. Discuss consider and possible action on an ordinance adopting Roadway, Water and Wastewater Impact Fees.
ORDINANCE 446-13-2021**

Development Services Director Taylor stated this is the final step to create impact fees which have been discussed in past meetings.

Councilmember Cisneros moved to adopt 100% of Water, 100% of Wastewater, and 75% of Roadway Impact Fees. Councilmember Jones seconded the motion. The motion passed.

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

Absent: Councilmember Ingram

I. STAFF REPORT

1. April 2021 Court Report
2. FY21 April Finance Report
3. April 2021 Library and Cultural Arts Report
4. April 2021 Code Enforcement Report

J. 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 to seek advice of the City's attorney about pending or contemplated litigation; or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter regarding: Pilot Point Industrial Park.

The City Council recessed into Executive Session at 7:25pm.

K. 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 to seek advice of the City's attorney about

pending or contemplated litigation; or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter regarding: Pilot Point Industrial Park.

The City Council reconvened into Regular Session at 7:57pm. Mayor Pro Tem McIlravy stated there is no action to be taken.

L. 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.

Councilmember Cisneros asked that an increased authorization approval limit for the City Manager be placed on a future agenda.

M. ADJOURN

Councilmember Rawls moved to adjourn the meeting at 8:00pm. Councilmember Cordell seconded the motion. The motion passed.

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

Absent: Councilmember Ingram



Shea Dane-Patterson, Mayor

ATTEST:



Lenette Cox, City Secretary