

City of Pilot Point, Texas

Minutes of the August 26, 2021

City Council Meeting

The City Council of the City of Pilot Point, Texas met on this date at 6:30pm for a Regular City Council Meeting. City Council members present were Mayor Shea Dane-Patterson, Mayor Pro Tem Matt McIlravy, Councilmembers Mario Cisneros, Everett Cummings, 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, Public Works Director Trent Vandagriff, Capital Projects Manager Matt Kaminski, Library Director Wendy Turner, 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.**
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B. ROLL CALL/CALL TO ORDER

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

Place 1 Mario Cisneros – Present

Place 2 Everett Cummings - Present

Place 3 Vacant

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

Mayor Dane-Patterson announced the following items:

- Saturday, September 4, 2021 – Chrome Fest Car Show sponsored by Grace Point Nazarene Church
- September 18-19, 2021 – Jay Melugin Songwriters Festival

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. Approval of the August 12, 2021 minutes.
2. Authorize the street closures of Main St., Liberty St., and Jefferson St. on September 4, 2021 for ChromeFest.
3. Authorize payment of Pay Application #16 for the Fire Station Project
Value of Payment is \$194,599.08
4. Authorize payment of scheduled Pay Application #17 of the Fire Station Project. Total value of payment is \$189,172.08
5. Authorize the payment of \$24,200.00 Change Order #10 of the Fire Station Project.
This change order covers the changes made for staining of Millworks items.

Councilmember Cummings moved to approve the Consent Agenda. Councilmember Jones seconded the motion. The motion passed.

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

Absent: Councilmember Cordell

H. REGULAR AGENDA

1. **Discuss, consider, and possible action on the acceptance of the public infrastructure of Ruthye Lane plat of the Yarbrough Farms development.**

Mayor Pro Tem McIlravy moved to accept the public infrastructure. Councilmember Cisneros seconded the motion. The motion passed.

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

Absent: Councilmember Cordell

2. **Discuss, consider, and possible action on amending Chapter 14 Zoning of the City of Pilot Point Code of Ordinances, Section 14.02.255 establishing requirements for Modular Homes and amending Section 14.02.002 Definitions. ORDINANCE 452-13-2021**

a. Staff report and presentation.

b. Public Hearing.

c. Discuss, consider, and take any necessary action.

Development Services Director Taylor stated this ordinance would require any future modular homes within the city limits to meet the conditions of this amended zoning ordinance.

Mayor Dane-Patterson opened the Public Hearing at 6:48pm.

James Wilson of 521 W. Gould St. spoke to encourage passage of the ordinance to keep housing values up.

Pearlie Mae Simpson of 644 W. Gould St. spoke that she thinks there should be a consistent ordinance regarding modular homes.

Mayor Dane-Patterson closed the Public Hearing at 6:53pm.

Mayor Pro Tem McIlravy moved to approve the ordinance. Councilmember Cisneros seconded the motion. The motion passed.

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

Absent: Councilmember Cordell

3. **Discuss, consider and possible action on amending Chapter 14, Zoning of the Code of Ordinances to rezone 4.354 acres of property from “C-2” commercial and “SF-2” residential to all “SF-2” Single Family for the development of 3 single family lots. Property is located at the southeast corner of Aubrey Street and Massey Road and is also described as 4.354 acres in the Charles Smith Survey, Abstract #1139, Pilot Point, TX.**

ORDINANCE 453-13-2021

- a. **Staff report and presentation.**
- b. **Applicant presentation.**
- c. **Public Hearing.**
- d. **Discuss, consider, and take any necessary action.**

Development Services Director Taylor stated this is a property which is currently zones commercial and residential which the owner would like to plat and sale as single family lots. The Planning and Zoning Commission heard the request and recommended the zoning change.

Mayor Dane-Patterson opened the Public Hearing at 7:02pm.

Mayor Dane-Patterson closed the Public Hearing at 7:02pm.

Mayor Dane-Patterson moved to approve the ordinance. Mayor Pro Tem McIlravy seconded the motion. The motion passed.

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

Absent: Councilmember Cordell

4. **Discuss, consider and possible action on amending Chapter 14, Zoning of the Code of Ordinances to rezone property to PD-007 from MF-1 Duplex which includes 7.919 acres of Planned Development “PD” zoning for 36 residential lots (9 townhouse lots and 27 single family lots) and related development standards. Property is located south of W. Gould St. and west of the existing Mustang Creek Subdivision. The property is also described as 7.9 acres in the Charles Smith Survey, Abstract #1139, Pilot Point, TX ORDINANCE 454-13-2021**

- a. **Staff report and presentation.**
- b. **Applicant presentation.**
- c. **Public Hearing.**
- d. **Discuss, consider, and take any necessary action.**

Development Services Director Taylor stated the property is currently zoned MF-1 but the proposed zoning change would match the properties around it.

Mayor Dane-Patterson opened the Public Hearing at 7:29pm.

Lynna Means of 401 N Sierra Trail since 1996 spoke regarding the drainage issues around her property and she is concerned that the proposed housing development will make the drainage worse and is asking for the City to help with the situation.

Chad Riney of 650 W. Walcott spoke about the drainage issue. He has complained to the developers of Mustang Creek and the City and no one has done anything to help the situation.

Mayor Dane-Patterson closed the Public Hearing at 7:34pm.

Mayor Pro Tem McIlravy moved to approve the ordinance. Councilmember Cisneros seconded the motion. The motion passed.

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

Absent: Councilmember Cordell

5. **Discussion on the proposed FY 2022 Operating and Capital Improvement Budget.**

Finance Director Sanchez stated this a chance for the Council to raise any questions they have regarding the FY2022 Operating and Capital Improvement Budget before the Public Hearing scheduled for next week.

Councilmember Cisneros stated he does not agree with an across-the-board five percent raise for employees. He thinks the raises should be merit based. City Manager Lusk stated this is based on a market rate study and that our staff is being paid well under market for their positions. This is not a raise based on the employee, but a raise for the staff position to move us closer the market rate for recruitment and retention of employees.

Councilmember Cisneros stated he would like to see the market rate study. Finance Director Sanchez stated she will have copies of the study for Council at next week's meeting.

I. STAFF REPORT

1. July 2021 Financial Report
2. July 2021 Library and Cultural Arts Report
3. July 2021 Municipal Court Report
4. July 2021 PPF 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 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 re: 926-acre Berend Rd. development.

The City Council recessed into Executive Session at 8:11pm.

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.:

The City Council reconvened into Regular Session at 8:51pm. Mayor Dane-Patterson announced there was no action to be taken at this time.

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.

M. ADJOURN

Mayor Dane-Patterson moved to adjourn the meeting at 8:52pm. Mayor Pro Tem McIlravy seconded the motion. The motion passed.

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

Absent: Councilmember Cordell


Shea Dane-Patterson, Mayor

ATTEST:



Lenette Cox, City Secretary