

Ronald G. Harris, Jr., Mayor  
Rhonda Harrison, Mayor Pro-Tem Place 2  
Richard Troth, Council Member - Place 4  
Trey Sargent, Assistant City Attorney



Austin Petersen, Council Member Place 1  
Melynda Rivers, Council Member Place 3  
Mike Strand, Council Member - Place 5  
Lisa Dawn Cabrera, City Secretary

**MINUTES**  
**VIRTUAL CITY COUNCIL**  
**REGULAR SESSION**  
**MONDAY, JANUARY 4, 2021**  
**6:30 PM**

**City Council Present:** Rhonda Harrison, Mayor Pro-Tem; Austin Petersen, Place 1; Melynda Rivers, Place 3; Richard Troth, Place 4; and Mike Strand, Place 5

**City Council Absent:** Ron G. Harris, Jr., Mayor

**City Staff Present:** Ed McRoy, Development Services Director; Terry Hargis; Police Chief; Carrie Burkey, Human Resources Director; Devon Kennedy, Public Works Director; Donna Pierce, Library Director; Ken Swindle, Fire Chief; Adam North, Assistant Fire Chief; Raquela Cornelius, Fire Administration Capitan; Marty Coursey, Interim Finance Director; Trey Sargent, City Attorney; and Lisa Dawn Cabrera, City Secretary.

**A. CALL TO ORDER**

Mayor Pro-Tem Harrison called the meeting to order at 6:30 pm.

**B. ANNOUNCE QUORUM PRESENT**

Mayor Pro-Tem Harrison announced a quorum was present.

**C. INVOCATION**

Councilman Petersen performed the invocation.

**D. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG & TEXAS FLAG**

The Pledges of Allegiance to the U.S. Flag & Texas Flag were recited.

**E. DISCUSSION ITEMS**

1. Monthly Financials - November 2020 Staff Resource: M. Coursey

No discussion was held concerning the November Monthly Financial Report.

2. Cares Act Cost Report Staff Resource: M. Coursey

A short discussion was held among the members of the City Council and City Staff regarding the report being the Cares Act law changing in September, being able to claim salaries, and guidance on the expenditure of the funds.

3. Future of the Fire Department Staff Resource: K. Swindle

A lengthy discussion was held among the members of the City Council and City Staff regarding the property on Masch Branch and building a new facility with a dual purpose for Police and Fire, possibly having a bond election, MUD districts, and financing options.

4. Streets Staff Resource: D. Kennedy

No discussion was held concerning streets and want this placed on the February agenda.

F. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. If discussion is desired by the Mayor or a Council Member then that item will be removed from the Consent Agenda and will be considered separately.

1. Consider and take action regarding approval of the minutes from December 7, 2020 and December 28, 2020. Staff Resource: L. Cabrera
2. Consider and take action to approve the City of Krum COVID-19 procedures for City Employees. Staff Resource: C Burkey

Staff informed City Council the need to pull F-2.

Councilwoman Rivers made a motion to approve F-1, seconded by Councilman Petersen.

Motion passed without objection.

A short discussion was held among the members of the City Council and City Staff regarding the COVID procedures, EPSL not renewed, extending the EPSL for another quarter, and potential problems without protections for employees.

Councilwoman Rivers made a motion to approve the procedures with extending the EPSL and EFMLEA for the first quarter of 2021, seconded by Councilman Petersen.

Motion passed unanimously.

G. REGULAR ITEMS

1. Discuss, consider, and take action regarding cleaning of City Hall ducts and floors not to exceed \$5,500. Staff Resource: L. Cabrera

A short discussion was held among members of the City Council and City Staff concerning the cleaning of the City Hall ducts and floors, someone needing to be at City Hall during the work, and the recommended company.

Councilwoman Rivers made a motion to approve Dalworth's quote not to exceed \$5,500, seconded by Councilman Petersen.

Motion passed without opposition.

2. Discuss, consider, and take action regarding the purchase and installation of controlled access equipment for the City Hall not to exceed \$3,500. Staff Resource: L. Cabrera

A short discussion was held among the members of the City Council and City Staff regarding the controlled access system, setting doors to lock automatically, and adding the system to the interior door.

Councilman Strand made a motion to approve C & G's quote not to exceed \$3,500 but inquire about adding the system to the interior door not to exceed \$300, seconded by Councilman Petersen.

Motion passed without objection.

3. Discuss, consider, and take action regarding the changing of the logo on vehicles, business cards, buildings; trademarking the logo; and paying the designer. Staff Resource: L. Cabrera

A brief discussion was held among the members of the City Council and City Staff concerning the changing of the logo on the buildings, vehicles, and forms.

Councilman Strand made a motion to approve the expenditures for the logo changes, seconded by Councilwoman Rivers.

Motion passed unanimously.

4. Discuss, consider, and take action regarding approval of an amended Site Plan for a senior independent living facility on an approximate 10.0-acre tract of land, said property being generally located on the west side of Hopkins Road approximately 500 ft north of E. McCart Street / FM 1173, and known as Tract 31C in the Charles Despallier Survey, Abstract No. 370 in the City of Krum, Denton County, Texas. Owner and Applicant: Krum Retreat, LP. Case: SPN 2020-03 Staff Resource: E. McRoy

A lengthy discussion was held among the members of the City Council and City Staff regarding the Site Plan, the zoning of the property, a brief history of the property, and the recommendation of the Planning and Zoning Commission.

Councilman Strand made a motion to approve the Site Plan, seconded by Councilman Petersen.

Motion passed without opposition.

5. Conduct a Public Hearing & discuss, consider, and take action regarding Ordinance No. 2021-01-01 being an Ordinance of the City of Krum, Texas adopting the Krum Downtown Master Plan pursuant to Chapter 213 of the Texas Local Government Code; for the purpose of guiding future development and redevelopment of Downtown Krum to the extent allowed by law; providing for a cumulative repealer; providing for savings; providing for severability; providing for publication; providing for engrossment and enrollment; and providing an effective date. Staff Resource: E. McRoy

Mayor Pro-Tem Harrison opened the Public Hearing at 7:56 pm.

No one wished to address the members of the City Council.

Mayor Pro-Tem Harrison closed the Public Hearing at 7:57 pm.

A brief discussion was held among the members of the City Council and City Staff being few changes being made from the draft that was presented at an earlier Council Meeting and a change needs to be made to one of the legends within the plan.

Councilman Petersen made a motion to approve Ordinance No. 2021-01-01 with the change being made to the legend, seconded by Councilwoman Rivers.

Motion passed without objection.

6. Discuss, consider and take action on selection of qualified firm to prepare a Subdivision Ordinance and Public Works Construction Standards and to authorize the Mayor and staff to negotiate a scope of services and professional services agreement and execute all agreement documents on behalf of the City of Krum. Staff Resource: E. McRoy

A lengthy discussion was held among the members of the Council and City Staff concerning the RFQ for the Subdivision Ordinance, the number of responses, staff's recommendation, bringing the regulations current, and contract negotiations.

Councilwoman Rivers made a motion to authorize Staff to negotiate with Kimley-Horn for the contract and authorize the Mayor to execute all agreement documents on behalf of the City, seconded by Councilman Petersen.

Motion passed unanimously.

7. Discuss, consider, and take action regarding the membership of all the Boards and Commissions. Staff Resource: L. Cabrera

A short discussion was held among the members of the City Council and City Staff concerning the Board and Commissions needing to be assigned to places and expiration term dates.

Councilman-Petersen made a motion to approve the update to the Boards and Commissions as presented by Staff, seconded by Councilwoman Rivers.

Motion passed without objection.

8. Discuss, consider, and take action regarding the appointment of persons to serve on the Charter Review Committee. Staff Resource: L. Cabrera

A lengthy discussion was held among the members of the City Council and City Staff concerning the sequence of creating a Charter and becoming a Home Rule City, concerning the population requirements, charter election, how many persons to have on the Committee, whom to appoint, requirements of a Charter, and getting more information from the City Attorney.

No action was taken on this item.

9. Discuss, consider, and take action regarding the approval of a Business Incentive Policy for the Economic Development Corporation. Staff Resource: L. Cabrera

Discussion was held among the members of the City Council and City Staff concerning the Incentive Policy, would like to review more, applications for incentives for tenants, finish out costs, sales tax generators, and incentives already approved.

This item is to be placed on February's agenda.

10. Discuss, consider and take action to approve a procedure which reimburses unused, prepaid health insurance premiums to separated employees with a hire date prior to January 4, 2021 and modify benefit effective date for all new employees. Staff Resource: C. Burkey

A discussion was held among the members of the City Council and City Staff concerning the policy regarding the start of employee benefits versus when the employee begins to pay for benefits. Staff is recommending the policy be changed for employees hired after January 4, 2021,

Councilman Strand made a motion to approve the policy as presented, seconded by Councilman Petersen.

Motion passed without objection.

11. Discuss, consider, and take action regarding approval of Resolution No. 2021-01-01 being a Resolution of the City Council of the City of Krum, Texas, authorizing an extension of the improvement completion date required by a Chapter 380 Economic Development Agreement between the City of Krum and the Chamberlain Trust. Staff Resource: E. McRoy

A brief discussion was held among the members of the Council and Staff regarding the extension request due to setbacks from COVID.

Councilman Petersen made a motion to approve Resolution No. 2021-01-01 with the extended to date being June 1, 2021, seconded by Councilwoman Rivers.

Motion passed without opposition.

#### H. EXECUTIVE SESSION

Mayor Pro-Tem Harrison opened the Executive Session at 8:47 pm.

The City Council shall convene in Closed Session in accordance with Texas Government Code:

1. Section 551.074 to consider the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Finance Director.

#### I. RECONVENE INTO OPEN SESSION

Mayor Pro-Tem Harrison reconvened into Open Session at 9:10 pm.

The City Council shall convene in Open Session and may take action related to discussion in Executive Session.

1. Discuss, consider, and take action on the discussion in accordance with the Executive Session deliberations concerning the Finance Director. Staff Resource: C. Burkey

Councilmen Petersen made a motion to extend an offer as per discussion in Executive Session, seconded by Councilwoman Rivers.


Motion passes without objection.

**J. FUTURE AGENDA ITEMS**


A discussion was held among the members of the City Council and City Staff concerning the February agenda including vacation accruals, Fire Department, and streets.

**K. ADJOURNMENT**

Mayor Pro-Tem Harrison adjourned the meeting at 9:11 pm.

  
\_\_\_\_\_  
Ronald G. Harris, Jr.  
Mayor

ATTEST

  
\_\_\_\_\_  
Lisa Dawn Cabrera, TRMC  
City Secretary