

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, JULY 6, 2020
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: Tom Elgin, City Planner; Terry Hargis, Chief of Police; Ken Swindle, Fire Chief; Karen Hollingsworth, Finance Director; Devon Kennedy; Public Works Director; Carrie Burkey, Assistant City Secretary; Trey Sargent, City Attorney; and Lisa Dawn Cabrera, City Secretary.

A. CALL TO ORDER

Mayor Pro-Tem Harrison called the meeting to order at 6:33 pm.

B. ANNOUNCE QUORUM PRESENT

A quorum was present.

C. DISCUSSION ITEMS

1. Update on Logo Development

This was not discussed but will be on the next agenda.

2. Monthly Financials - May 2020

No discussion was held on the Financials.

D. PUBLIC HEARING

Mayor Pro-Tem Harrison opened the Public Hearing at 6:35 pm.

1. Conduct a public hearing under Section 372.009 of the Texas Local Government Code for the creation of the Hometown Public Improvement District within the extraterritorial jurisdiction of the City of Krum.

No one wished to speak at the Public Hearing.

Mayor Pro-Tem Harrison closed the Public Hearing at 6:36 pm.

E. REGULAR ITEMS

1. Discuss, consider, and take action on accepting the Krum Crime Control & Prevention District proposed FY 2020-2021 Budget and setting a public hearing to hear citizen's comments on budget.

Councilman Troth made a motion to accept the budget and set the public hearing for the Council to have on the budget for August 5th, seconded by Councilman Strand.

Motion passed unanimously.

2. Discuss, consider and take action on approving the Employee Benefit Trust.

A discussion was held among the members of the Council and City staff concerning the benefit trust and the trust was rewritten for places on the Council rather than individual persons to accommodate for changing persons.

Councilman Strand made the motion to approve the Benefit Trust, seconded by Councilman Troth.

Motion passed with no objection.

3. Discuss, consider and take action on the purchase of additional equipment for West Side Park.

A discussion was held among the members of the Council and City staff concerning that the Park Development Board had approved the purchase of 2 pieces of playground equipment with installation for \$54,625.14.

Councilman Troth made the motion to approve the purchase of the playground equipment not to exceed \$57,000, seconded by Councilman Petersen.

Motion passed without opposition.

4. Discuss, consider and take action on the purchase of security equipment & cameras.

A discussion was held among the members of the Council and City staff concerning the security equipment & cameras will be the same cameras that are at the Fire Station and Public Works and they will be put on the north and south side of the park to get complete security around most of the park. They will still need to get 2 more bids and the Park Board will be able to approve the bid. The Park Board has approved the purchase of the equipment up to \$12,500.

Councilmen Austin made the motion to approve the purchase of the equipment up to \$12,500, seconded by Councilwoman Rivers.

Motion passed unanimously.

5. Discuss, consider, and take action on a request for approval of a Site Plan for a 1.438-acre tract of land situated in the in the John W. Gibbons Survey, Abstract No. 446, City of Krum, Denton County, Texas, and also known as Lot 5, Hopkins Business Park Addition. This property is located on the north side of FM 1173/McCart Street, approximately 1,200 feet east

of Hopkins Road. Owner: Barebones Auto Repair, LLC. Applicant: Adan Garcia, KJE. Case: SPN-2020-01.

A discussion was held among the members of the Council and City staff concerning this is a site plan the was approved by the Planning and Zoning Commission being a site plan, landscaping plan, and exterior elevation plan of an Automotive Shop that will be located west of Miguelito's Mexican Food Restaurant and will share a drive approach.

Rachel Spencer with Spencer's Auto located at 103 W Lloyd Street addressed the members of the Council with concerns of extra traffic and is this the type of business that the City would like in the middle of town.

A discussion was held about this site plan merely being a formality because the business meets all the zoning requirements of the City and the building meets all the City regulations and have no reason or allowed to deny it.

Councilman Strand made a motion to approve the Site Plan as presented, seconded by Councilman Troth.

Motion passed without objection.

6. Discuss, consider, and take action on a request for approval of a Final Plat of Erickson Farms Addition, Phase 1, an approximate 37.667-acre tract of land situated in the John W. Gibbons Survey, Abstract No. 446, City of Krum, Denton County, Texas, commonly known as Tract 13 of said survey, located on the east side of Hopkins Road, approximately 4,800 feet north of F.M. 1173 / McCart Street, and being the same tract of land described in deed to Lena L. Erickson, recorded in Volume 654, Page 645, Deed Records, Denton County, Texas. Owner: Estate of Arden Melvin Erickson, Jr. Applicant: Mark P. Allen, Clairemont Acquisitions. Case: FPT-2020-01.

A discussion was held among the members of the Council and City staff concerning that is the Final Plat for Erickson Farms Addition, Phase 1. The zoning for the development was approved in November 2019, the Preliminary Plat was approved in January 2020, the P&Z approved the Final Plat in June. The engineering plans have been approved by Freese & Nichols.

Councilman Strand made a motion to approve the Final Plat, seconded by Councilman Petersen.

Motion passed without objection.

7. Discuss, consider, and take action on a Residential Developer Agreement for the Erickson Farms, Phase 1, Addition and authorize the Mayor to execute all agreement documents on behalf of the City of Krum.

A discussion was held among the members of the Council and City staff concerning the this item is the Residential Developer Agreement for the Erickson Farms, Phase 1 and that this is the agreement that lays out the responsibilities of the City and the Developer for the construction of the subdivision. The City Attorney has reviewed the agreement and it has been approved for legal content.

Councilman Strand made a motion to approve the Developer Agreement and to authorize the Mayor to execute all agreement documents, seconded by Councilwoman Rivers.

Motion passed without opposition.

8. Presentation and discussion on Public Improvement Districts (PID) and Tax Increment Reinvestment Zones (TIRZ).

Ms. Petty gave a presentation to the members of City Council on the requirements and the regulations of a PID and TIRZ.

9. Discuss, consider, and take action on Approval of Trails at Jordan Creek Development Agreement in accordance with Chapter 212.171 of the Texas Local Government Code and authorize the Mayor to execute all agreement documents on behalf of the City of Krum.

Discussion was held by the members of the City Council, City Staff, Mary Petty, and the applicant concerning the development is currently not in the city limits and should the PID be granted then the property owner would ask to be annexed into the city; the development is to be 367.76 acres consisting of 45.14 Floodplain & Open Space, 24.28 acres of ROW, 1.40 acres for an amenity center, 15.11 acres of Retail; the PID and TIRZ agreement the city will be getting 50% of the Ad Valorem Taxes until the PID is paid; and should the PID not be approved then they could still develop in the ETJ as a MUD the development would be more expense to develop and the they would have to get sources for water and distribution of water; would have to get a discharge permit for waste water and to treat the waste water; would have to get additional approvals from TCEQ and obtain the water & waste water CCNs; and they would save substantial money not having to pay city fees.

City Staff recommending taking no action on this agreement so that more information could be given to the Council on the actual bottom line numbers and possibly schedule a special meeting the week of July 20 to 24. The developer requested that if we were going to turn him down, please do it quickly so he can make other plans for the development.

No action was taken on the Development Agreement.

10. Discuss, consider, and take action on Resolution No. 2020-07-01 being a Resolution of the City of Krum, Texas, authorizing and creating the Hometown Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date.

With no action being taken on the Development Agreement, then this Resolution was not needed so no action was taken on the Resolution.

11. Discuss, consider and take action on Resolution No. 2020-07-02 being a Resolution for the appointment of one member to the Board of Managers of the Denco Area 9-1-1 District.

Jim Carter, one of the candidates running for the Board of Managers, presented his qualifications for his being appointed to the Board.

Councilmen Petersen made a motion to approve Resolution No. 2020-07-02 and to vote for Jim Carter, seconded by Councilwoman Rivers.

Motion passed without objection.

12. Discuss, consider and take action regarding an agreement between the City of Krum and GTUA for the funds of \$86,928.96 to complete the Masch Branch Water Well and award the contract.

A discussion was held among the members of the Council and City staff concerning GTUA needs to be reassured that the City has the funds of \$86,928 to be able to complete the Masch Brach Water Well and the approve the agreement.

Councilman Strand made the motion to approve the agreement with GTUA for \$86,928.96, seconded by Councilman Troth.

Motion passed without opposition.

13. Discuss, consider and take action regarding awarding the bid for the City of Krum Masch Branch Well.

A discussion was held among the members of the Council and City staff concerning the bid be awarded to THI Water Well to complete the Masch Branch Well.

Councilman Troth made the motion to award the bid to THI Water Well, seconded by Councilman Strand.

Motion pass unanimously.

F. EXECUTIVE SESSION

Mayor Pro-Tem Harrison opened the Executive Session at 9:22 pm

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

1. Section 551.072, Deliberation regarding Real Property, to deliberate the purchase, exchange, lease or value of real property being Tract 38B of the C. Despallier Survey, Abstract No. 370 and Lots 1-9 and Lots 13-18, Block 6, of the Original Town of Krum Addition

G. RECONVENE INTO OPEN SESSION

Mayor Pro-Tem Harrison reconvened into Open Session at 9:53 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 purchase, exchange, lease or value of real property being Tract 38B of the C. Despallier Survey, Abstract No. 370 and Lots 1-9 and Lots 13-18, Block 6 of the Original Town of Krum Addition.

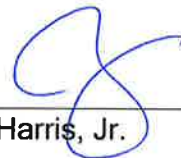
No action was taken.

H. FUTURE AGENDA ITEMS

No one had any future agenda items at this time.

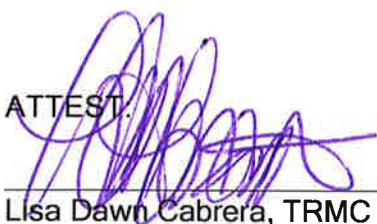
I. ADJOURNMENT

Mayor Pro-Tem Harrison adjourned the meeting at 9:54 pm.



Ronald G Harris, Jr.
Mayor

ATTEST.



Lisa Dawn Cabrera, TRMC
City Secretary