



**SPECIAL CITY COUNCIL MEETING  
AND WORK SESSION  
MONDAY, JULY 22, 2019 at 6:30 P.M.  
KRUM CITY HALL – 146 W. McCART STREET**

**Ronald G. Harris, Jr., Mayor**  
**Austin Petersen, Councilmember - PI.1**  
**Melynda Rivers, Councilmember - PI.3**  
**Trey Sargent, Assistant City Attorney**

**Rhonda Harrison, Mayor Pro Tem - PI.2**  
**Richard Troth, Councilmember – PI. 4**  
**Mike Strand, Councilmember - PI.5**  
**Andrea Dzioba, City Secretary**

## MINUTES

**A. CALL TO ORDER**

Mayor Ronald G. Harris, Jr. called the meeting to order at 6:31 p.m.

**B. QUORUM PRESENT**

Those present were Mayor Ronald G. Harris, Jr., Mayor Pro Tem Rhonda Harrison, Councilmembers Mike Strand, Austin Petersen, Melynda Rivers, and Richard Troth. Also present were Fire Chief Ken Swindle; Public Works Director Devon Kennedy; Development Services Director Tom Elgin; Assistant City Attorney Trey Sargent; and City Secretary Andrea Dzioba.

**C. INVOCATION/PLEDGE OF ALLEGIANCE**

Mayor Ronald G. Harris, Jr. led the pledges to the United States Flag and the Texas Flag.

The invocation was given by Mayor Pro Tem Rhonda Harrison.

**D. REGULAR AGENDA ITEMS**

**1. Discuss, consider and take action on the purchase of a commercial-grade zero turn mower for Public Works Department.**

Public Works Director Devon Kennedy provided information to the City Council related to purchasing a commercial-grade zero turn mower for the Public Works Department. A brief discussion was held.

Councilmember Strand made a motion to approve the purchase of a Kubota ZD1211R-60R commercial-grade zero turn mower in the amount of \$13,329.22 with a second by Mayor Pro Tem Harrison.

The following votes were cast:

Ayes:	Harrison, Petersen, Rivers, Troth, Strand
Nays:	None
Abstain:	None
Absent:	None

The motion carried unanimously.

**E. WORK SESSION**


2. **Receive information, conduct a discussion, and provide direction on a potential 225 +/- acre property located in the City of Krum extraterritorial jurisdiction (ETJ), generally bounded by FM 1173/McCart Street, BNSF railroad, Evans/Radecke Road, and ETJ limit line. Discussion may include potential land uses, development concept and phasing, application processes, use of public improvement district and/or tax increment reinvestment zone to finance improvements, and project timing/scheduling.**

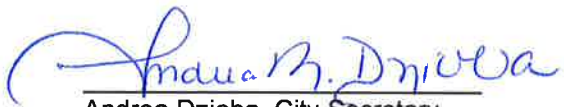
Development Services Director Tom Elgin introduced the Work Session item to the City Council. A presentation was given by Mark Angeli, President of TCM Real Estate Investments, Inc.; Curtis Young, Planner from Sage Group; Roy Magno, former Mayor of Aubrey; and Tripp Davenport, Municipal Bond Underwriter from FMSbonds, Inc. provided background information and made a presentation related to the potential development of a property located in the City of Krum extraterritorial jurisdiction (ETJ). They expect that the development will take approximately five to six years and include approximately 652 single-family dwellings and 271 townhomes. Extensive discussion was held by the City Council related the possible development, lot size, Public Improvement Districts, and infrastructure.

**F. ADJOURN**

The meeting adjourned at 8:31 p.m.

**APPROVED:**

  
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Ronald G. Harris, Jr., Mayor

  
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Andrea Dzioba, City Secretary