

THE STATE OF TEXAS           §  
COUNTY OF ANDERSON       §  
CITY OF PALESTINE           §

The City Council of the City of Palestine, Texas convened in a Regular Meeting on Monday, April 27, 2015 at 4:00 p.m. for the Work Session in the City Hall Conference Room, and at 5:30 p.m. for the Regular Meeting in the Council Chambers at City Hall, 504 N. Queen Street, Palestine, Texas, with the following people present:

Mayor Therrell Thomas; Mayor Pro Tem Vickey L. Chivers; Councilmembers Adam Harding, Vernon Denmon, Jr., Joseph Thompson, Doug Smith, and Steve Presley; City Manager Wendy Ellis, City Secretary Teresa Herrera, and City Attorney Ronald Stutes.

Other staff present: Interim Police Chief Mike Alexander, Development Services Director Jeffrey Lyons, Public Works Director Tim Perry, and Water/Wastewater Superintendent Curtis Logan.

All Councilmembers were present for the Work Session and Regular Meeting. Councilmember Harding arrived at 4:28 p.m.

#### **WORK SESSION**

Mayor Thomas called the work session to order at 4:12 p.m.

#### **Discuss amendments to Section 22-41, Chapter 22, Building and Building Regulations of the Palestine Code of Ordinances and adopting the 2012 Edition of the International Residential Code with no changes to the local amendments**

Building Official Mears provided Council with a summary. The International Residential Code (IRC) establishes the minimum regulations for the design and construction of new Single-And Two-Family Buildings and renovations of existing buildings. This code is updated through a code development process and published in editions on a three year cycle. To ensure the safest and most up to date construction methods are used as required by the Insurance Services Office, Inc. (ISO) to regain our previous BCEGS classification of Category 4.

#### **Discussion and update regarding Police Department assessment and plan of action moving forward**

Chief Alexander is proposing several changes to the composition of the Police Department. In order for the department to move forward and create additional advancement opportunities within the department for its personnel. Total sworn positions will be 35 and 16 civilian positions.

With no other business to come before the Council, the work session was adjourned at 5:23 p.m.

#### **CALL TO ORDER - REGULAR MEETING**

Mayor Thomas called the Regular Meeting to order at 5:30 p.m.

#### **INVOCATION AND PLEDGE OF ALLEGIANCE**

The invocation was given by Councilmember Harding, and was followed by Pledge of Allegiance.

#### **PUBLIC COMMENTS, PUBLIC RECOGNITION, AND ANNOUNCEMENTS**

Customer Service Employee Carla Camp was introduced by Court Administrator Courtney Acklin.

Mayor Thomas read aloud proclamations for National Day of Prayer, May 7, 2015, Annual Preservation Month, and Public Service Recognition Week.

#### **CONFLICT OF INTEREST DISCLOSURES**

No action was taken.

#### **PUBLIC HEARING**

Public Hearing regarding a Specific Use Permit to allow a mobile home to be placed at 1107 S. Fulton Street being Lots 26, 31, 32, 33 and 34, Block 13 of the TW Moore Subdivision which is generally located at the northwest corner of S. Fulton Street and Broyles Street

Development Services Director Lyons presented Council with a summary. 18 notices were mailed out to surrounding property owners. Two were returned in favor and two were returned in opposition. This district allows the placement of a mobile home upon approval of a specific use permit. Mayor Thomas opened the public hearing and asked for anyone speaking for or against the request to do so. Kevin Hunt spoke in favor of the request. With no other speaker, Mayor Thomas closed the public hearing.

Public Hearing regarding establishing a permanent zoning classification of I-2, General Industrial from temporary zoning of RE, Residential Estate at 320 Sanderson Farms Parkway being Lot 1, Block A of the Sanderson Farms Addition, 167.287 acres and generally located on the north side of Sanderson Farms Parkway

Development Services Director Lyons presented Council with a summary. Nine notices were mailed out to surrounding property owners. None were returned in favor nor opposition. Mayor Thomas opened the public hearing and asked for anyone speaking for or against the request to do so. With no one speaking, Mayor Thomas closed the public hearing.

Public Hearing regarding a specific use permit for a Poultry Processing Complex at 320 Sanderson Farms Parkway being Lot 1, Block A of the Sanderson Farms Addition, 167.287 acres and generally located on the north side of Sanderson Farms Parkway

Development Services Director Lyons presented Council with a summary. Nine notices were mailed out to surrounding property owners. One was returned in favor and none were returned in opposition. Mayor Thomas opened the public hearing and asked for anyone speaking for or against the request to do so. With no one speaking, Mayor Thomas closed the public hearing.

**MAYOR'S REPORT**

Mayor Thomas encouraged Palestine resident to exercise their right to vote during the local election. Election Day is Saturday, May 10, 2015.

**ITEMS FROM COUNCIL**

Councilmember Denmon encouraged the public to attend Community Meeting on May 1<sup>st</sup> at Palestine High School. Operation Restore Hope is a time for the public to get educated. Also, special treat for the first 10 people that get to the meeting. Councilmember Harding added that Wal-mart would donate \$100 gift card to Wal-mart as a door prize.

Mayor Pro Tem Chivers reported on the following community events:

- Minor home repairs for the elderly and disabled the kids will be here in June
- May 9<sup>th</sup> Community Yard Sale at the Civic Center

Councilmember Smith encouraged the public to vote. Also, Palestine Community Theatre will be performing the musical, "Mary Poppins" audition will be held in May.

**CITY MANAGER'S REPORT**

Departmental reports for Development Services, Tourism, and Utilities were provided.

City Manager Ellis reported that it is that time of year to hire seasonal help and with the weather conditions mowing is behind but Parks workers are working diligently to get the work done. Also, Emergency Management training was completed a few weeks ago and just wants to remind the citizens to be alert and aware of the weather this time of year.

Councilmember Presley pointed out the Palestine was featured in Ft. Worth Star Telegram, Texas Highways, and Ride Texas Magazine.

**BOARD APPOINTMENTS**

Consider appointment of Robert Lane to fill unexpired term to place 5 to the Main Street Advisory Board replacing Gary Bowers, Jr.

Councilmember Denmon made a motion, seconded by Councilmember Presley, to approve the appointment as presented. Upon vote, motion carried unanimously.

**CONSENT AGENDA**

- 1) Consider an ordinance correcting the Official Zoning Map to accurately reflect action of the City Council in Ordinance 4-68, by which the Council changed the zoning at 2020 Martin Luther King Jr., Blvd. being approximately 7 acres located near the north west intersections of Martin Luther King Jr. Blvd. and N. Loop 256 from District I Residential, to District II, Residential now referred to as MF-1, Multiple Family Low Density
- 2) Consider correction to name of the tenant on the lease for Veterans Historic Education Center to Veterans Service Association

Councilmember Denmon made a motion, seconded by Councilmember Thompson, to approve the Consent Agenda as presented adopting **Ordinance No. O-14-15**. Upon vote, motion carried unanimously.

**REGULAR AGENDA**

Consider approval of 12 month lease at the Palestine Mall with U.S. Department of Veterans Affairs

City Manager Ellis provided Council with a summary of lease. The lease contract has not changed from prior year. Councilmember Presley made a motion, seconded by Councilmember Smith, to approve the lease at the Palestine Mall with U.S. Department of Veterans Affairs as presented. Upon vote, motion carried unanimously.

Consider an ordinance for a Specific Use Permit to allow a mobile home to be placed at 1107 S. Fulton Street being Lots 26, 31, 32, 33 and 34, Block 13 of the TW Moore Subdivision which is generally located at the northwest corner of S. Fulton Street and Broyles Street

Development Services Director Lyons presented Council with a summary. Staff and Planning and Zoning Commission recommends approval of the request. Councilmember Harding made a motion, seconded by Mayor Pro Tem Chivers, to approve **Ordinance No. O-15-15** as presented. Council had a lengthy discussion. Upon vote, motion carried unanimously.

Consider an ordinance establishing a permanent zoning classification of I-2, General Industrial from temporary zoning of RE, Residential Estate at 320 Sanderson Farms Parkway being Lot 1, Block A of the Sanderson Farms Addition, 167.287 acres and generally located on the north side of Sanderson Farms Parkway

Development Services Director Lyons presented Council with a summary. Planning and Zoning Commission recommends to establish the permanent zoning of I-1, Light Industrial District rather than I-2, General Industrial District. The Commission recommends the more restrictive industrial zone due to the fact the I-2 zone allows uses by right that may be considered detrimental to the surrounding properties where I-1 zone prohibits those uses. Councilmember Smith made a motion, seconded by Councilmember Thompson, to approve **Ordinance No. O-16-15** with recommendations from Planning and Zoning Commission, Upon vote, motion carried unanimously.

Consider an ordinance for a specific use permit for a Poultry Processing Complex at 320 Sanderson Farms Parkway being Lot 1, Block A of the Sanderson Farms Addition, 167.287 acres and generally located on the north side of Sanderson Farms Parkway

Development Services Director Lyons presented Council with a summary. The Planning and Zoning Commission recommends amending the zoning use graph in the zoning ordinance to reflect the use of Poultry Processing as a use allowed by approval of specific use permit. This was done in anticipation of the request by Sanderson Farms, Inc. to obtain a specific use permit for the Poultry Processing Complex so that the use would no longer be legally non-conforming. Councilmember Smith made a motion, seconded by Councilmember Denmon, to approve **Ordinance No. O-17-15** as presented. Upon vote, motion carried unanimously.

Consider an ordinance amending Section 22-41, Chapter 22, Building and Building Regulations of the Palestine Code of Ordinances adopting the 2012 Edition of the International Residential Code with no changes to the local amendments

Councilmember Denmon made a motion, seconded by Councilmember Thompson, to approve **Ordinance No. O-18-15** as presented. Upon vote, motion carried unanimously.

Consider an Ordinance revising Police Department Composition

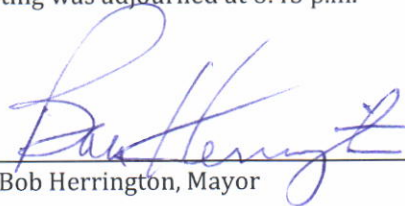
Councilmember Presley made a motion, seconded by Councilmember Smith, to approve **Ordinance No. O-19-15** changing the composition of the department as follows: 1 Police Chief, 2 Captains, 3 Lieutenants, 5 Sergeants, 5 Corporals, and 19 Police Officers. Upon vote, motion carried unanimously.

Councilmember Denmon made a motion, seconded by Councilmember Thompson, to approve the reorganization of the department as presented. Upon vote, motion carried unanimously.

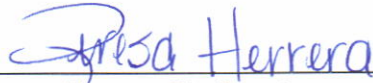
**ADJOURN**

With no other business to come before the Council, the meeting was adjourned at 6:43 p.m.

PASSED AND APPROVED THIS 8<sup>TH</sup> DAY OF JUNE, 2015.

  
\_\_\_\_\_  
Bob Herrington, Mayor

ATTEST:

  
\_\_\_\_\_  
Teresa Herrera, City Secretary

