

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, June 26, 2017 at 5:30 p.m. in the Council Chambers at City Hall, 504 N. Queen Street, Palestine, Texas, with the following people present:

Steve Presley, Mayor
Doug Smith, Mayor Pro Tem
Will Brule, Councilmember
Mitchell Jordan, Councilmember
Joe Baxter, Councilmember
Ann Connor, Councilmember

Mike Alexander, City Manager
Michael Hornes, Assistant City Manager
Teresa D. Herrera, City Secretary
Ronald D. Stutes, City Attorney

Others present: Development Services Director Jeffrey Lyons, PEDC Asst. Director Greg Laudadio, Lt. Gabriel Green, Public Works Director Tim Perry, Finance Director Steve Groom, Interim Police Chief Richard Johnson, Communications Officer Nate Smith, and other interested citizens;

with the following member absent: Councilmember Vickey L. Chivers.

CALL TO ORDER – REGULAR MEETING

With a quorum present, Mayor Presley called the meeting to order at 5:30 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by David Braun, and was followed by Pledge of Allegiance.

PROPOSED CHANGES OF AGENDA ITEMS

No action was taken.

PUBLIC COMMENTS, PUBLIC RECOGNITION, AND ANNOUNCEMENTS

John Ballard McDonald addressed Council regarding City Manager's contract. He called to speak with the City Manager and his call was not returned.

David Gibson addressed Council regarding Jerry Laza; adding that Mr. Laza provides parts for lawn mowers at low prices. Mr. Gibson feels that the City is picking on Mr. Laza. City Manager Alexander informed that the City is not trying to shut Jerry Laza down.

Certified Public Manager Graduate Rob Thames was recognized.

CONFLICT OF INTEREST DISCLOSURES

Mayor Presley filed affidavit on abstention from participation on Item 2 of the Regular Agenda.

PUBLIC HEARING

Public hearing regarding amendments to Appendix A, Zoning, Section 3.3 Uses Definitions, Section 4.6 Zoning Use Graphs and Section 15 Special Provisions by adding a definition, special provisions and designating zoning districts for transitional housing.

Development Services Director Jeffrey Lyons provided a summary.

City Attorney will provide additional information relating to transitional housing including any state or federal law regulations and recommends that Council not take action at this time.

Mayor Presley opened the public hearing at 5:51 p.m. and asked for anyone speaking for or against the request to do so. Brandon Green spoke in favor of the request. With no else speaking, Mayor Presley closed the public hearing at 5:57 p.m.

Public hearing regarding amendments to Appendix A, Zoning, Section 3.3 Uses Definitions, Section 4.6 Zoning Use Graphs and Section 15 Special Provisions by adding a definition, special provisions and designating zoning districts for propane sales and distribution.

Development Services Director Jeffrey Lyons provided a summary.

Mayor Presley opened the public hearing at 5:59 p.m. and asked for anyone speaking for or against the request to do so. With no one speaking, Mayor Presley closed the public hearing at 6:00 p.m.

MAYOR'S REPORT

Mayor Presley informed that June is National Homeownership Month and asked Jerry Wilson to address Council regarding homeownership.

Jerry Wilson, Area Specialist and Derrick Gibson, Area Technician of United States Department of Agriculture gave a summary of services that are provided through its program that specializes in loans for first-time, low income home buyers. Their job is to help make the American Dream a reality for many.

Mayor Presley addressed the editorial in Palestine Herald Press regarding City Manager's contract. Also, he reported on community events he attended including Juneteenth Celebrations, Dogwood Jamboree, and Phil and Sharon Jenkins were honored with the 2017 Visionary award by the Action Fund.

ITEMS FROM COUNCIL

Councilmember Brule recognized Brandon Green of Hope Station. It hosted the 2nd Annual Cardboard City, a fundraising event for homeless.

Councilmember Jordan recognized Christian Andrew Ward-Bourdeaux, 2013 graduate of PISD, for his willingness to serve in United States Infantry Division; his mother accepted the certificate.

Councilmember Smith provided information regarding the Palestine Community Theatre's summer production "Roald Dahl's James and the Giant Peach" and provided its schedule.

City Manager Alexander provided information regarding Police Chief Finalist's events starting on Wednesday, July 5, the finalists will take part in interviews and public events through Friday, July 7th.

Councilmember Smith provided information regarding July 4th Fireworks Show on Tuesday, July 4th at Steven Bennett Park.

CITY MANAGER'S REPORT

City Manager Alexander informed Council that department directors were present to address questions regarding reports.

Councilmember Brule had a few questions regarding revenue and expense reports. His questions were answered by Finance Director Steve Groom and Public Works Director Tim Perry.

Finance reports including Municipal Court, Check Register, and Financial Summary were provided.

BOARD APPOINTMENTS

Consider board appointment of Timothy Triplett to Place 2 replacing Griff Hubbard with term to expire August 31, 2018, and reappointment of Hugh Summers to Place 1 with term to expire August 31, 2020, to Texas State Railroad Authority.

Mayor Pro Tem Smith made a motion, seconded by Councilmember Jordan, to approve board appointment of Timothy Triplett to Place 2 replacing Griff Hubbard with term to expire August 31, 2018, and reappointment of Hugh Summers to Place 1 with term to expire August 31, 2020, to Texas State Railroad Authority. Upon vote, motion carried unanimously 6-0.

CONSENT AGENDA

- 1) Consider approval of minutes of the Work Session and Regular Meeting of May 22, 2017.
- 2) Consider approval of minutes of the Work Session and Regular Meeting of June 12, 2017.
- 3) Consider approval of invoices over \$25,000. Finance Director Steve Groom
- 4) Consider a resolution (ordinance) finding that Oncor Electric Delivery Company LLC's ("Oncor" or "Company") application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the Company and legal counsel. Assistant City Manager Michael Hornes

Councilmember Brule made a motion, seconded by Councilmember Jordan, to approve the Consent Agenda with revised minutes as presented, adopting **Ordinance No. O-23-17**. Upon vote, motion carried unanimously 6-0.

REGULAR AGENDA

Discuss Council's top ten goals and wishes for next year.

Mayor Steve Presley explained that he had asked Council to present their top ten goals and wishes for next year.

Councilmember Connor's goals and wishes:

- The old hospital problem needs to be addressed,
- Encourage building prosperous young family homes, and
- Recruit someone to build a retirement community.

Councilmember Baxter's goals and wishes:

- Overgrown lots need to be cleaned, and
- Accountability on money being spent.

Councilmember Jordan's goals and wishes:

- Equity among the districts,
- More business to Palestine,
- Set a standard for community involvement, and
- Improve customer service at City Hall.

Councilmember Brule's goals and wishes:

- Street improvement plan with the additional sales taxes that will be generated, and ensure that plan is implemented, and well followed,
- Identify and remove the impediments we have in order to have adequate code enforcement,
- Enhance the opportunities for sports tourism, and
- Improve Council effectiveness by establishing professional standards of conduct for the meetings.

Mayor Pro Tem Smith's goals and wishes:

- The old hospital on Sycamore Street,

- Education vocational programs with PISD, WISD, and TVCC,
- City property for low income housing, and
- Increased communication with various departments, and transparency for the public.

Mayor Presley's goals and wishes:

- Work with citizens, city staff and council to develop plans for improving streets, water and sewer and begin them.
- Meet with, thank and encourage all city employees. They are our most valuable resource.
- Work with TVCC, PISD, and WISD to bring in one new vocational education course. A more skilled workforce means better jobs for Palestine.
- Meet with Union Pacific executives to convince them to being the Palestine project to expand the box car facility and bring in 100 + high paying jobs.
- Work closely with our EDC to develop more retail and restaurants in the Main Street District and on the loop. I will also work with all parties to bring in new industry.
- Work closely with our churches and volunteer groups on projects all over town.
- Increase the city emphasis on code enforcement to clean up our neighborhoods. Everyone should have pride in the area they live in.
- Implement one or more beautification projects.
- Work with local groups to bring in one or more large athletic tournaments.
- Encourage the construction of 10-20 new homes and a nice & new apartment complex within our city. More people living here increases tax revenues to the city.

Second reading of a Resolution regarding Palestine Economic Development Corporation and City of Palestine notice of intention to grant \$25,000 to Texas State Railroad Authority, \$11,500 to Palestine YMCA, \$9,500 to Palestine Tomorrow, and \$4,000 to Palestine Youth Athletic Association.

Mayor Presley read aloud the second reading of a Resolution regarding Palestine Economic Development Corporation and City of Palestine notice of intention to grant \$25,000 to Texas State Railroad Authority, \$11,500 to Palestine YMCA, \$9,500 to Palestine Tomorrow, and \$4,000 to Palestine Youth Athletic Association.

City Attorney Stutes informed that approval will be delayed, only the reading will take place because it was not posted correctly to take action.

Mayor Presley exited the Council Chambers at 6:53 p.m.

PEDC Asst. Director Greg Laudadio presented a summary. Council discussed item. Council requested copies of the applications that were submitted by TSRA, YMCA, Palestine Tomorrow, and PYAA.

Mayor Presley returned at 7:08 p.m.

Consider an ordinance adopting amendments to Appendix A, Zoning, Section 3.3 Uses Definitions, Section 4.6 Zoning Use Graphs and Section 15 Special Provisions by adding a definition, special provisions and designating zoning districts for transitional housing.

Development Services Director Jeffrey Lyons provided a summary. City Attorney Stutes recommends that Council move this item to its next Council meeting. He needs to be a position to give legal advice. No action was taken.

Consider an ordinance adopting amendments to Appendix A, Zoning, Section 3.3 Uses Definitions, Section 4.6 Zoning Use Graphs and Section 15 Special Provisions by adding a definition, special provisions and designating zoning districts for propane sales and distribution.

Development Services Director Jeffrey Lyons provided a summary. Councilmember Brule made a motion, seconded by Councilmember Baxter, to approve **Ordinance No. O-24-17** as presented. Upon vote, motion carried unanimously 6-0.

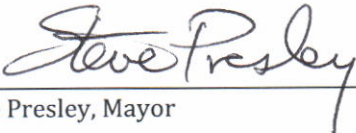
Consider Interlocal Agreement for 9-1-1 Public Safety Answering Points Services between the City of Palestine and East Texas Council of Governments.

Lt. Green provided a summary. Councilmember Jordan made a motion, seconded by Councilmember Brule, to approve Interlocal Agreement for 9-1-1 Public Safety Answering Points Services between the City of Palestine and East Texas Council of Governments. Upon vote, motion carried unanimously 6-0.

ADJOURN

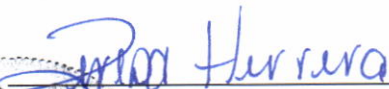
With no other business to come before the Council, the meeting was adjourned at 7:21 p.m.

PASSED AND APPROVED THIS 10TH DAY OF JULY, 2017.



Steve Presley, Mayor

ATTEST:



Teresa D. Herrera, City Secretary

