

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, July 10, 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
Vickey L. Chivers, 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, Fire Chief Shannon Davis, Community Services Director Patsy Smith, Public Works Director Tim Perry, Finance Director Steve Groom, PEDC Director Tom Manskey, Communications Officer Nate Smith, and other interested citizens;

with all Councilmembers present.

CALL TO ORDER – REGULAR MEETING

Mayor Presley called the Regular Meeting to order at 5:32 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

PROPOSED CHANGES OF AGENDA ITEMS

City Manager Alexander pulled Item No. 4 from the Consent Agenda and moved to the Regular Agenda.

PUBLIC COMMENTS, PUBLIC RECOGNITION, AND ANNOUNCEMENTS

Jenni Hallock addressed Council regarding G-4orce Athletics; it will be opening soon and it is dedicated to bringing the fun and challenge of gymnastics and cheerleading to Anderson County and surrounding areas at an affordable cost. This is a faith based organization for the community.

James Smith addressed Council regarding City Government and thanked Council for attending the Juneteenth Celebrations.

Adam Harding addressed Council regarding City Manager Mike Alexander. He added that the City found a proactive leader, a leader that enhanced performance and drives productivity. A leader that would set in motion training and best practices, benefitting the city for years to come.

CONFLICT OF INTEREST DISCLOSURES

Mayor Presley filed affidavit on abstention from participation on Regular Agenda item regarding Palestine Economic Development Corporation and City of Palestine granting \$9,500 to Palestine Tomorrow.

PUBLIC HEARING

Public Hearing regarding old Memorial Hospital building.

Mayor Presley opened the public hearing at 5:48 and asked for anyone speaking to do so. The following spoke:

Shannon Autrey informed that he works for owner of the building Yoself Friedman. He added that he will be responsible for maintenance to the building. He provided contact information for Mr. Friedman. He added that Mr. Friedman is working with engineers from New York to take the ER section out of the hospital, which is the worst section.

Jack Coleman spoke about the problems with the building including public safety, public health, neighborhood security, attractive nuisance-trespassing for adventure and multiple ghost adventure videos, impediment to Historic District. He offered some solutions: setting budget appropriation and create a special project fund for accounting purposes. He added that Building Standards should start process to obtain condemnation order or Bond Election for May, 2018 to fund the project and for the voters to decide. His guess is that the total project could cost up to \$1,200,000.

Joseph Thompson expressed that it is a private building and the owner should take care of the problem and added that he does not want his tax dollars going towards this issue.

James Smith provided some history of the hospital. He is concerned and wanted to know when the City took possession of the hospital. He added that the owner should be held accountable for the problem.

Isaac Wynn commented that it is a fire hazard and will be a high cost demolition project and the City should take tax dollars to fix the problem.

Brandon Greene informed that he toured the building hoping to make it into Hope Station at the time. He believes the building could be cleaned up and used in some manner.

With no one speaking, Mayor Presley closed the public hearing at 6:06 p.m.

MAYOR'S REPORT

No report.

ITEMS FROM COUNCIL

Councilmember Jordan recognized the Library for their outstanding Summer Program. Also, provided information on book sale at the Library.

Councilmember Chivers expressed that the 4th of July Fireworks Show was awesome.

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'S REPORT

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

Fire, Community Services, and Development Services reports were provided.

Public Works Director Tim Perry provided an update of Quite Zone.

CONSENT AGENDA

- 1) Consider approval of minutes of the Work Session of June 19, 2017.
- 2) Consider approval of minutes of the Work Session and Regular Meeting of June 26, 2017.
- 3) Consider approval of invoices over \$25,000. Finance Director Steve Groom

~~4) Consider approval of modified Steven Bennett Swimming Pool Schedule for 2017. Community Services Director Patsy Smith~~

Mayor Pro Tem Smith made a motion, seconded by Councilmember Jordan, to approve Consent Items No. 1, 2, & 3 as presented. Upon vote, motion carried unanimously 7-0.

REGULAR AGENDA

Consider approval of modified Steven Bennett Swimming Pool Schedule for 2017.

Community Services Director Patsy Smith provided a summary. Mayor Pro Tem Smith made a motion, seconded by Councilmember Chivers, to approve the modified Steven Bennett Swimming Pool Schedule as presented. Upon vote, motion carried unanimously 7-0.

Consider approval of Resolutions regarding Palestine Economic Development Corporation and City of Palestine granting \$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 stepped out at 6:19 p.m.

PEDC Asst. Director Greg Laudadio provided a summary. Councilmember Brule made a motion, seconded by Councilmember Chivers, to approve **Resolution No. R-15-17, Resolution No. R-16-17, Resolution No. R-17-17, and Resolution No. R-18-17** as presented. Upon vote, motion carried 5-1 with Councilmember Baxter voting nay.

Mayor Presley returned at 6:23 p.m.

CLOSED SESSION

Mayor Presley announced that Council would go into Closed Session pursuant to Section 551.071 to consult with city attorney; pending or contemplated litigation, Section 551.074 regarding personnel matters, Section 551.072 deliberations regarding Real Estate and Section 551.087 deliberations regarding Economic Development. The time was 6:30 p.m.

- 1) Receive legal advice regarding issues related to amendments to Appendix A, Zoning, Section 3.3 Uses Definitions, Section 4.6 Zoning Use Graphs and Section 15 Special Provisions providing a definition, adding special provisions and designating zoning districts for transitional housing.
- 2) Update on litigation (*City of Palestine v. Jerry Laza*, Cause No. DCCV16-359-349, 349th District Court, Anderson County).
- 3) Discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of Police Chief.
- 4) Discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Manager.
- 5) Discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of one or more city employees.
- 6) Discussion regarding Project Attraction.
- 7) Discussion regarding Project Clean Slate.

RECONVENE IN REGULAR SESSION

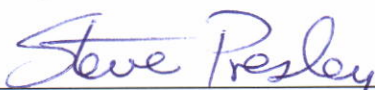
Mayor Presley reconvened Council into open session at 9:19 p.m.

No action taken.

ADJOURN

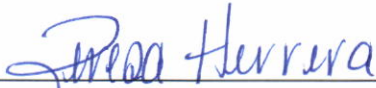
With no other business to come before the Council, the meeting was adjourned at 9:19 p.m.

PASSED AND APPROVED THIS 14TH DAY OF AUGUST, 2017.



Steve Presley, Mayor

ATTEST:



Teresa Herrera, City Secretary

