

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, January 28, 2019 at 3:30 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:

Steve Presley, Mayor
Larissa Ray Loveless, Councilwoman
Vickey L. Chivers, Councilwoman
Joe Baxter, Councilman
Dana Goolsby, Councilwoman
Ann Connor, Councilwoman

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

Others present: Public Works Director Tim Perry, PEDC Director Gayle Cooper, Planner Greg Laudadio, Interim Finance Director Jim Mahoney, Building Official Mark Miers, Police Chief Andy Harvey, and other interested citizens;

with the following member absent: Mayor Pro Tem Mitchell Jordan.

WORK SESSION

With a quorum present, Mayor Presley called the work session to order at 3:30 p.m.

1) Discuss walking trails at Palestine Senior Activity Center. City Manager Michael Hornes
Discussion was held. Lois Durant and Chaundra Dantin represented the Palestine Senior Activity Center. A map of the trails was provided. The trails will be open to the community and will be accessible for wheelchairs and walkers. The trails will be landscaped with native plant and trees which will be labeled by the Forest Service; also, there will be sculptures from local artists along the path. They are asking Council to support the project. Council directed the City Manager to write letter for support.

2) Discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Attorney. Councilwoman Larissa Loveless
City Attorney evaluation samples were provided from other cities. Council agreed to use the evaluation form from the City of Dalles. Evaluation form will be emailed by City Secretary and needs to be returned to City Secretary by Wednesday, February 6th for the Monday, February 11th meeting.

3) Discuss Code of Ethics for City Council. Councilwoman Dana Goolsby
Discussion was held. Councilwoman Goolsby provided samples from the Cities of Richardson and Bastrop. Council will be review the samples and will discuss pros and cons at the next meeting.

4) Discuss current City Council Policies and Procedures. Mayor Steve Presley
Discussion was held.

5) Discuss Palestine Police Department's plan for the oversight of Code Enforcement and illegal dumping. Mayor Pro Tem Mitchell Jordan
Police Chief Harvey presented the new plan for Code Enforcement. P.L.A.C.E. Police, Litter Abatement, Animal Control, and Code Enforcement working collectively to gain voluntary compliance from the community. They are addressing one area at a time.

6) Discuss rules and regulations within Palestine's historic districts. Mayor Pro Tem Mitchell Jordan
Current rules and regulations were discussed. Dr. Carolyn Salter provided several handouts addressing historic districts. Also, Council was reminded that Heritage Tourism is a big part of the City and historic houses should be restored/repared correctly. Council will discuss this item at the next meeting.

7) Discuss dedicated local sales tax for maintenance and repair of municipal streets. Councilman Joe Baxter

Public Works Director Perry informed that right now the streets department is only patching; waiting until spring to start proper repairs. He explained that the weather should be warmer and rain needs to stop. He added that traffic volume dictates which streets will be repaired. Discussion was held.

With no other business to come before the Council, the work session was adjourned at 4:55 p.m.

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 James Smith, and was followed by the Pledge of Allegiance.

PROPOSED CHANGES OF AGENDA ITEMS

There were no proposed changes.

PUBLIC COMMENTS, PUBLIC RECOGNITION, AND ANNOUNCEMENTS

David Braun spoke regarding the City of Palestine.

Bill Fraser spoke regarding old hospital site; housing development on site.

Bubba Squiers spoke regarding old hospital site; development and construction of \$150,000 houses.

Annalisa Trevino spoke regarding zoning change on the 12 acres on Park Ave.

James Smith spoke regarding City government.

Will Brule spoke regarding Code Enforcement.

Mayor Presley led a moment of silence in honor of victims of Houston Police Department, Athens ISD bus accident; and City staff and family of Greg Ellis.

Mayor Presley read aloud Martin Luther King, Jr. Day Proclamation; accepted by Councilwoman Vickey Chivers.

Police Chief Andy Harvey introduced Police Officer Steffen Wilson.

CONFLICT OF INTEREST DISCLOSURES

No action was taken.

PUBLIC HEARING

Public hearing regarding a petition requesting to be annexed into the City limits of Palestine. The property is addressed to 2710 North State Hwy 155. Applicant J3 Group, LLC. dba Family Dollar Store.

City Secretary Teresa Herrera provided an update. The property is currently partially in the City, and this request is for the annexation of the entire property. This is the second of two public hearings.

Mayor Presley opened the public hearing at 6:02 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 6:03 p.m.

MAYOR'S REPORT

Mayor Presley provided a report.

ITEMS FROM COUNCIL

Councilwoman Chivers provided update on MLK Parade winners and Black History Month.

CITY MANAGER'S REPORT

Police Chief Harvey presented the Police Department's annual report.

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

Public Works (Administration, Facilities, Fleet, Airport, Streets, Utilities, Waste, & Refuse), Finance (Utility Billing & Property Tax), Development Services, and Main Street departmental reports were provided.

BOARD APPOINTMENTS

Consider the reappointment of Linda Dickens to Place 6 to Palestine Economic Development Corporation with term to expire December 31, 2020.

Councilwoman Loveless made a motion, seconded by Councilwoman Goolsby, to approve the appointment as presented. Upon vote, motion carried unanimously 6-0.

OPEN BIDS

Bids were received and opened for Bid No. B2019-002 Sale of Real Property as follows:

Bid: Kenny Quincin \$250.00
Anderson County Appraisal District Account #: R0033110
Location: South Sycamore Street
Legal Description: Lot 8, Block B, Moore Addition
Property Zoning: MF-1, Multiple Family, Low Density District

Bid: Kenny Quincin \$1,500.00
Anderson County Appraisal District Account #: R0045242
Location: South Sycamore Street
Legal Description: Tract 40, Block 883, A004 Arthur, John Addition
Property Zoning: MF-1, Multiple Family, Low Density District

Bid: Kenny Quincin \$500.00
Anderson County Appraisal District Account #: R0045241
Location: South Royall Street
Legal Description: Tract 32, Block 883, A004 Arthur, John Addition
Property Zoning: MF-1, Multiple Family, Low Density District

CONSENT AGENDA

- 1) Consider an ordinance calling for the City Officer Election to be held on May 4, 2019. City Secretary Teresa Herrera
- 2) Consider a resolution approving a Joint Election Agreement with Palestine ISD. City Secretary Teresa Herrera
- 3) Consider a resolution approving a Joint Election Agreement with Westwood ISD. City Secretary Teresa Herrera
- 4) Consider approval of invoices over \$25,000. Interim Finance Director Jim Mahoney
- 5) Consider awarding Bid No. 2019-001, Partial Roof Replacement for Public Works Building No. 4 to ASAP Roofing. Public Works Director Tim Perry

Councilwoman Goolsby made a motion, seconded by Councilwoman Loveless, to approve the Consent Agenda as presented adopting **Ordinance No. O-04-19**, **Resolution No. R-03-19**, and **Resolution No. R-04-19**. Upon vote, motion carried unanimously 6-0.

REGULAR AGENDA

- 1) Consider an ordinance annexing the property located at 2710 North State Hwy 155 into the City Limits of Palestine. City Secretary Teresa Herrera

City Secretary Teresa Herrera provided an update. Mr. Baskin submitted a petition to have Tract One annexed into the city limits. Council held two public hearing to allow the public to comment.

Councilman Baxter made a motion, seconded by Councilwoman Chivers, to approve **Ordinance No. O-05-19**; annexing the property located at 2710 North State Hwy 155 into the City Limits of Palestine. Upon vote, motion carried unanimously 6-0.

- 2) First reading of resolutions regarding Palestine Economic Development Corporation and City of Palestine notice of intention to grant \$3,213.18 to Palestine Area Chamber of Commerce, property located at 401 W. Main Street and \$39,459.00 to Mollard Properties, property located at 315 W. Oak Street. PEDC Director Gayle Cooper

Mayor Presley read aloud the first reading of the resolutions. No action required at this meeting.

- 3) Discuss and take any action necessary regarding Code of Ethics for City Council. Councilwoman Dana Goolsby

Councilman Baxter made a motion, seconded by Councilwoman Chivers, to table this item. Upon vote, motion carried unanimously 6-0.

- 4) Discuss and take any action necessary regarding current City Council Policies and Procedures. Mayor Steve Presley

Mayor Presley made a motion, seconded by Councilman Baxter, to table this item. Upon vote, motion carried unanimously 6-0.

- 5) Discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager.

Council will conduct the city manager evaluation at its February 25, 2019 meeting.

CLOSED SESSION

Mayor Presley announced that Council would go into Closed Session pursuant to Section 551.072 regarding real property. The time was 6:36 p.m.

- 1) Discuss JC Penny lease at Palestine Mall.

RECONVENE IN REGULAR SESSION

Mayor Presley reconvened Council into open session at 6:57 p.m.

No action was taken.

ADJOURN

With no other business to come before the Council, the meeting was adjourned at 6:57 p.m.

PASSED AND APPROVED THIS 25TH DAY OF MARCH, 2018.

Steve Presley, Mayor

ATTEST:

Teresa Herrera, City Secretary