

**MINUTES
PUBLIC HEARING
and
REGULAR MEETING
of
THE KRUGERVILLE CITY COUNCIL
conducted jointly with
a Special Meeting
of
THE COMMUNITY DEVELOPMENT CORPORATION
5097 HIGHWAY 377 SOUTH – CITY COUNCIL CHAMBERS
June 27, 2019, 6:00 pm**

STATE OF TEXAS §
COUNTY OF DENTON §
CITY OF KRUGERVILLE §

CITY COUNCIL MEMBERS PRESENT:

Jeff Parrent	Mayor
Kristen Kromer	Mayor Pro Tem
John Nipe	Council Member
Thurman Bridges	Council Member
George Wilthers	Council Member
Grant Wills	Council Member

COMMUNITY DEVELOPMENT MEMBERS PRESENT:

John Nipe	President
Audrey Shipley	Director
Thurman Bridges	Director
Grant Wills	Director

MEMBERS ABSENT:

City Council: None
CDC: Sheva McDonald and Kymm Johnson

STAFF AND OTHERS PRESENT:

Sandy Frantz	City Secretary	Kevin McCarty	Resident
Kendall Tepfer	Resident	Abigail Allen	Post Signal
Darrell Fansher	Resident	Carolyn Fansher	Resident
Vicki Cryder	Resident	Jake McAdams	Public Management
Chris Roberts	Local Business Owner		

1. CALL REGULAR MEETING OF THE CITY COUNCIL AND SPECIAL MEETING OF THE COMMUNITY DEVELOPMENT CORPORATION TO ORDER.

Meeting was called to order by Mayor Jeff Parrent at 6:00 pm.

2. ROLL CALL OF THE KRUGERVILLE CITY COUNCIL AND THE COMMUNITY DEVELOPMENT CORPORATION AND DETERMINATION OF QUORUMS.

City Council: No absences and quorum present
CDC: Sheva McDonald and Kymm Johnson absent; quorum still present

3. PLEDGE OF ALLEGIANCE.

4. CITIZENS COMMENTS.

None

5. COMMENTS FROM THE CITY COUNCIL OR CDC.

Mayor Parrent announced that at the workshop prior to the meeting, there were discussions concerning drainage. A cancellation of the RFP was necessary until a topographic survey could be obtained, then the RFP will be reissued.

6. DEPARTMENTAL UPDATES

City Secretary:

Sandy Frantz reported that three new computers would be budgeted in FY19-20 to replace current computers that are not upgradable to Windows 10.

Public Works and Code Enforcement:

In Tyler Gullette's absence, Sandy requested that the Council let her know if the revised Code Enforcement report was lacking in any way.

CITY COUNCIL CONSENT ITEMS:

7. Approve City financials for May 2019.

Mr. Deaton was unable to attend, but e-mailed Sandy Frantz to report that the May financials looked very good.

8. Approve the minutes of the following City Council meetings:

May 15, 2019 - Special Meeting of the City Council (rescheduled regular meeting of May 23, 2019)

May 15, 2019 - Zoning Board of Adjustments

9. Approve Departmental Reports for Code Enforcement, Animal Control, Library, Fire Department, Northeast Municipal Court, and Northeast Police Department.

10. Ratify approval of Work Order #23 from Halff & Associates for engineering review services for Lot 5R2, in the Sandy Acres Addition, 9053 Ike Byrom Rd, in the City Limits of Krugerville Denton County, Texas.

Motion: George Wilthers to approve all consent items

Second: John Nipe

Vote: 5-Ayes

0-Nays

11. CONVENE THE JOINT MEETING OF THE CITY COUNCIL AND THE COMMUNITY DEVELOPMENT CORPORATION.

Joint Meeting convened at 6:07 pm.

12. Presentation by Jake McAdams, Regional Project Manager for Public Management, Inc., related to potential grant opportunities for the City of Krugerville – Woodland Park.

Mr. McAdams spoke to the Council and CDC about potential grant opportunities for Woodland Park through Texas Parks and Wildlife.

18. The CDC will discuss and take action on the designations of Park Land and commercial lots, and Plat Dedication of said Park Land at the City of Krugerville – Woodland Park, to be known as Lots 1-3, Block A of Woodland Square Addition, Phase II, being 25.033 acres in the F. Trevino Survey A-1243, located in the City of Krugerville, Denton County, Texas.

Mayor Parrent and Mayor Pro Tem Kromer will lead the discussion.

Motion: Grant Wills to dedicate Lots 3 & 4 for Park Land on the proposed plat Second: Thurman Bridges

Vote: 4-Ayes 0-Nays

19. The CDC will discuss and take action on amending their FY 18-19 Budget.

Motion: Thurman Bridges to approve Second: Audrey Shipley

Vote: 4-Ayes 0-Nays

20. CDC will discuss and take action on the April 16, 2019, Minutes of Special Meeting of the Krugerville City Council conducted jointly with EDC and CDC.

Motion: Audrey Shipley to approve as presented Second: Grant Wills

Vote: 4-Ayes 0-Nays

21. ADJOURN THE MEETING OF THE COMMUNITY DEVELOPMENT CORPORATION.

The CDC Meeting was adjourned at 7:51 pm.

22. RESUME THE REGULAR MEETING OF THE KRUGERVILLE CITY COUNCIL.

The Regular City Council Meeting was resumed at 7:51 pm.

23. Discuss and take action on Item #3 from the 5:00 pm Workshop, a drainage project in the City of Krugerville, including, but not limited to issues concerning bids, procedures, engineering, other contractual services, scopes of work, and authorization for the Mayor to proceed and contract with necessary parties.

Motion: John Nipe to authorize the Mayor to purchase a topography survey, then amended his motion to include the Mayor notifying Council of the survey cost. Second: Grant Wills

Vote: 5-Ayes 0-Nays

24. Discuss and take action on the proposed Budget Calendar for FY 2018-19.

Motion: John Nipe to accept calendar, but to add a budget workshop on July 11, 2019. Second: George Wilthers

Vote: 5-Ayes 0-Nays

25. Discuss, take action, and authorize the City Secretary to proceed with submission of a draft Ordinance to the Texas Commission for Environmental Quality (TCEQ) and seek approval to update and amend the existing City Ordinance 94-4, to include more stringent Local Rules for On Site Sewage Facilities.

Motion: George Wilthers to postpone Second: Kristen Kromer

Vote: 5-Ayes 0-Nays

26. Discuss and take action on Ordinance 2019-008, amending the City of Krugerville Code of Ordinances, Chapter 14 – Zoning, thereby amending Article 3, Sections 3-1 and 3-2; Article 4, Sections 4-5, 4-6, 4-7, 4-8, 4-9, 4-10, and 4-11; and Article 6, Section 6-2.

Public Hearings were held on these changes on March 28, 2019, and April 16, 2019.

Motion: John Nipe to approve Ordinance

Second: George Wilthers

Vote: 5-Ayes

0-Nays

27. Discuss and take action on approval of the Budget Amendment for the Fiscal Year Beginning October 1, 2018, and ending September 30, 2019, for the Krugerville Community Development Corporation.

Motion: Kristen Kromer to approve

Second: George Wilthers

Vote: 5-Ayes

0-Nays

28. Discuss and take action on Ordinance 2019-010, amending the City's Adopted General Fund Budget for FY 18-19, incorporating into said Ordinance, the amended budgets for the General Fund & CDC.

Motion: George Wilthers to approve Ordinance

Second: Grant Wills

Vote: 5-Ayes

0-Nays

29. Discuss and take action on Ordinance 2019-011, amending the Code of Ordinances, City of Krugerville, Texas, Appendix A, Fee Schedule, amending Article 3.000, Miscellaneous; Article 4.000, Plat Filing; and Article 6.000, Building Permits.

Motion: George Wilthers to approve Ordinance,
but to increase engineering fees on public
improvement projects from 5 to 6%

Second: John Nipe

Vote: 5-Ayes

0-Nays

AGENDA ITEMS RELATED TO PLANNING & ZONING:

The City Council is currently acting as the Planning & Zoning Commission and taking action as City Council.

30. The City Council will discuss and take action on the Final Plat of Lots 1-3, Block A of Woodland Square Addition, Phase II, being 25.033 acres in the F. Trevino Survey A-1243, located in the City of Krugerville, Denton County, Texas.

Motion: Kristen Kromer to approve with changes
regarding extending the mutual access
agreement, extending it to 20 ft on the
north side of Lot 4, adding a park dedica-
tion for Lots 3 & 4 (per the City attorney),
and making a correction to the plat
description to include all lots (1-4).

Second: George Wilthers

Vote: 5-Ayes

0-Nays

31. The City Council will conduct a Public Hearing on a request for a Specific Use Permit to allow for a temporary and conditional zoning change from the current C-1 Zoning, to allow for the operation of a towing and wrecker company and impound yard, to be located at 14511 Industrial Park (exclusive of the Highway 377 frontage), in the City of Krugerville, Texas.

Open Public Hearing ___ 6:46 pm ___

Close Public Hearing ___ 7:04 pm ___

Vicki Cryder, a resident of Fairview Farms, spoke against the request, stating she believed it might increase traffic and noise.

32. Discuss and take action on the Specific Use Permit described in Item #31, requested by Property Owner, Kerri Dane and Lessee, Christopher Roberts, of 14511 Industrial Park (exclusive of the Highway 377 frontage), including, but not limited to, site plan review, landscaping, fencing, and building repairs.

Motion: Kristen Kromer to approve SUP
Vote: 5-Ayes

Second: George Wilthers
0-Nays

33. ADJOURN THE MEETING OF THE KRUGERVILLE CITY COUNCIL.
Meeting was adjourned at 8:08 pm.

APPROVED by the City Council, this the 22nd day of August, 2019:

ATTEST:


Sandy Frantz, City Secretary



SIGNED: 

Jeff Parrent, Mayor

APPROVED by the Community Development Corporation this the 22nd day of August, 2019:

ATTEST:


Kymm Johnson, Secretary

SIGNED: 

John Nipe, President