

**MINUTES
REGULAR MEETING
and
PUBLIC HEARINGS
of
THE KRUGERVILLE CITY COUNCIL
5097 HIGHWAY 377, S – CITY COUNCIL CHAMBERS
March 28, 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

CITY COUNCIL MEMBERS ABSENT:

None

STAFF AND OTHERS PRESENT:

Sandy Frantz	City Secretary	Carl Deaton	City CPA
Abigail Allen	Pilot Point Post Signal		

1. **MEETING CALLED TO ORDER** by Jeff Parrent at 6:00 pm.

2. **ROLL CALL AND DETERMINATION OF QUORUM.**
All present; quorum was confirmed.

3. **PLEDGE OF ALLEGIANCE.**

4. **CITIZENS COMMENTS.**
None

5. **CITY COUNCIL COMMENTS.**

- ✓ Grant Wills announced:
 - He participated in a ride along with NEPD;
 - The benefit for Larry Dean's family will be held on May 18, 2019; and
 - March 30, 2019, is the Great American Cleanup.
- ✓ Kristen Kromer attended the meeting for the Aubrey ISD Strategic Plan Update.
- ✓ Mayor Parrent announced that the Krugerville Park Fest will be held on June 1, 2019.

6. **DEPARTMENTAL UPDATES**

City Secretary Sandy Frantz reported:

- Reminded the Council about the April 16, 2019, workshop at 5:00 pm followed by a Special Meeting and Public Hearings at 6:00 pm;

- The estimate for the May election will be approximately double the cost of our election last year—roughly \$6500;
- There will be a Resolution on the agenda for the next meeting giving Karen the authority to sign for the City Secretary when needed.

Public Works and Code Enforcement

None

CONSENT ITEMS:

This agenda consists of non-controversial or “housekeeping” items required by law. Items may be removed from the Consent Agenda by any Council Member by making such request prior to a motion and vote on the Consent Agenda.

7. **Approve City financials for February 2019.**
Carl Deaton presented a favorable report.
8. **Approve the minutes of the following City Council meetings:**
February 28, 2019 - Regular Meeting of the City Council conducted jointly with Special Meetings of the Economic Development and the Community Development Corporations
February 28, 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 #18 from Halff & Associates for engineering services to review and recommend changes to the City of Krugerville Code, as it relates to culvert requirements.**
11. **Ratify approval of Work Order #19 from Halff & Associates for review of bid documentation for drainage work in Old Town Krugerville.**
Note: The work order listed was erroneously numbered as #19. It was Work Order #20.
12. **Ratify approval of Work Order #21 from Halff & Associates for engineering review services for Lot 1, Lost Creek Land Addition, 8706 Ike Byrom Rd, in the City Limits of Krugerville.**
13. **Confirm and approve action taken by the Community Development Corporation on February 28, 2019, regarding the appointment of John Nipe to the office of the President of the CDC.**
The CDC approved this appointment on February 28, 2019.
14. **Confirm and approve action taken by the Community Development Corporation on February 28, 2019, regarding the naming of the City Parks.**
The CDC took action to name the parks:
 - *City of Krugerville – Fairview Park*
 - *City of Krugerville – Woodland Park, upon dedication*

Motion: George Wilthers to approve all consent items as presented

Second: Kristen Kromer

Vote: 5-Ayes

0-Nays

PUBLIC HEARINGS:

15. The City Council will conduct the *First Public Hearing* to receive public comment on a petition for voluntary annexation of 4.01 acres of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, described as Lot 5R2 in the Sandy Acres Addition, recorded in the plat records of Denton County, under County Clerk's Document Number 2017-91, DCAD Property #700913.

Open Public Hearing: 6:10 pm

Close Public Hearing: 6:12 pm

The City Secretary reported that she had not received comments or opposition on this issue.

16. The City Council, acting as the Planning & Zoning Commission, will conduct a Public Hearing to receive public comment on proposed changes to Chapter 14 of the City of Krugerville Zoning Ordinance.

Proposed changes are:

- Article 3, Permitted Uses
 - Section 3-1, Use of Land and Buildings
 - Section 3-2, Special Conditions for Listed Uses
- Article 4, Zoning Districts
 - Section 4-5, TF – Two-Family Residential (Duplex District)
 - Section 4-6, MH – Manufactured Home District
 - Section 4-7, MF – Multifamily Residential District
 - Section 4-8, C1 – Commercial District
 - Section 4-9, C2 – General Commercial District
 - Section 4-10, I – Manufacturing/Industrial District
 - Section 4-11, SD1 – Special District 1
- Article 6, Supplemental District Regulations
 - Section 6-2, Accessory Building Regulations, Paragraph C

Open Public Hearing: 6:13 pm

Close Public Hearing: 6:14 pm

The City Secretary reported that she had not received comments or opposition on this issue.

REGULAR AGENDA:

17. Discuss and take action on a Rental Agreement for the City of Krugerville Community Center.

Motion: George Wilthers to postpone until
staff can present a draft agreement to the
Council

Second: John Nipe

Vote: 5-Ayes

0-Nays

18. Discuss and take action on the release of the existing two-year warranty bonds for Woodlands 3, being 50.106 acres in the F. Trevino Survey, Abstract Number 1243, in the City of Krugerville, Denton County, Texas.

City Engineer, Tim Lackey, recommends release of the existing two-year warranty bonds.

Motion: George Wilthers to release bonds

Second: Grant Wills

Vote: 5-Ayes

0-Nays

19. Discuss and take action on Ordinance 2019-2007, declaring certain property as surplus, determining minimum bids as needed, and authorizing the Mayor to enter into an agreement for the sale of surplus property with Rene Bates Auctioneers.

The City Secretary explained that an Ordinance would not be required for this action.

Motion: Kristen Kromer to approve sale of surplus property; no minimum bids were identified.

Second: George Wilthers

Vote: 5-Ayes

0-Nays

20. EXECUTIVE SESSION: City Council shall convene into Executive Session pursuant to Texas Government Code:

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING – Projects BB & UB

A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

The City Council convened into Executive Session at 6:29 pm.

21. The City Council shall convene into open session and take any necessary action.

The City Council returned to Open Session at 7:24.

No action was taken.

22. ADJOURN: The Mayor ADJOURNED AT 7:25 pm.

APPROVED this the 16th day of April, 2019:

ATTEST:

Sandy Frantz
Sandy Frantz, City Secretary



SIGNED:

Jeff Parrent
Jeff Parrent, Mayor