

MINUTES OF REGULAR MEETING

January 12, 2022

SHENANDOAH CITY COUNCIL

The meeting was called to order by Mayor M. Ritchey Wheeler at 7:00 p.m. City Council members present, Councilmember McLeod, Councilmember Bradt, Councilmember Escoto, Councilmember Fletcher and Councilmember Raymaker. City Administrator Kathie Reyer, City Secretary Courtney Clary, City Attorney William Ferebee, Finance Director Lisa Wasner, Public Works Director Joseph Peart, Police Chief Troy Dunlap, CVB Director John Mayner, IT Manager Chris Grizzaffi, and Communications Manager Debbie Pilcher were also present.

1. CALL TO ORDER

Mayor Wheeler called the meeting to order at 7:00 p.m.

2. CALL OF ROLL

Mayor Wheeler stated for the record that all members were present.

3. PLEDGE OF ALLEGIANCE

4. INVOCATION

Mayor Wheeler gave the invocation.

5. CITIZENS FORUM

Responses to inquiries are limited by state law to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision by Council shall be limited to a proposal to place the subject on the agenda of a future meeting.

Esther Lum – To hear citizen comments, please click [HERE](#)

6. COUNCIL'S INQUIRY

Pursuant to Texas Government Code Sect. 551.042, the Mayor and Council Members may inquire about a subject not specifically listed on this Agenda. Responses are limited to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place the subject on the agenda of a future meeting.

Mayor Wheeler stated for the record that there were no councilmembers wishing to speak.

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INDIVIDUAL CONSIDERATION:

7. Presentation of a lifesaving award to Officer Behravan.

To view the presentation, please click [HERE](#)

On October 8, 2021 officer Behravan responded to a call where a victim had accidentally discharged a pistol round into his upper left thigh. The victim had attempted to apply a makeshift tourniquet to stop the bleeding but was still losing blood. Upon arrival, officer Behravan applied direct pressure to the wound and kept the victim conscious until EMS arrived. Once EMS arrived on the scene officer Behravan provided pertinent information to the paramedics and then assisted in loading the victim onto the stretcher while still providing pressure to the wound. When detectives spoke to the victim the next day, he credited officer Behravan with his professionalism and for remaining calm and providing emergency medical care before paramedics arrived.

8. Discussion regarding the Wellman Road school zone.

Chief Dunlap provided an update to Council stating that he had met with Director Schaefer from the Quest Collegiate Academy regarding traffic concerns during drop off and pickup at the school. He stated that Director Schaefer attempted to make some changes by moving cones and adding staff members to help with alleviating congestion during those times. Chief Dunlap stated that he also spoke to the CISD police supervisor and learned that there are numerous schools with similar issues and that the congestion at Quest Collegiate Academy was small when compared to other schools in the area.

Chief Dunlap stated that the barrier sidewalks on Wellman Road towards Grogans Mill Road appeared to be the main concern and that Director Schaefer stated that the school would be expanding with an additional building which would also lead to expanding the size of the parking lot. He added that Director Schaefer had send emails to parents requesting that they avoid

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arriving too early which causes backup on Wellman Road.

Councilmember Raymaker asked if the traffic was congested in both directions on Wellman Road. Chief Dunlap stated that there was congestion in both directions, but that parents are now only lining one side of the road and are made to only turn right out of the parking lot after they have picked their children up.

Councilmember Escoto asked if the school would be open to funding part of the driveway addition option at the pool parking lot. Chief Dunlap stated that it had not been discussed.

John Bleyl with Bleyl Engineering stated that he felt the school should have a study done to address the problem.

Councilmember Fletcher stated that he felt the congestion issue did not necessarily fall on the City and that the school should consider the current issues when working on their plan to expand in the future.

Mayor Wheeler asked that staff make the school aware that the police department will be enforcing parking issues, and he thanked Chief Dunlap for his work with the school to alleviate some of the traffic issues and added that he noticed a difference with the changes that had been made.

9. Discussion and possible action to adopt the following Ordinance:

AN ORDINANCE OF THE CITY OF SHENANDOAH, TEXAS REGULATING TEMPORARY OUTSIDE SALES, INCLUDING TENT SALES; PROVIDING FOR A PENALTY IN THE AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

COUNCILMEMBER FLETCHER MADE A MOTION TO ADOPT AN ORDINANCE REGULATING TEMPORARY OUTSIDE SALES, COUNCILMEMBER RAYMAKER SECONDED. THE MOTION CARRIED 4/1 WITH COUNCILMEMBER BRADT AS THE OPPOSING VOTE.

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10. Discussion and possible action to adopt the following Ordinance:

AN ORDINANCE OF THE CITY OF SHENANDOAH IMPOSING A PAYMENT IN LIEU OF TAXES (PILOT) FEE ON CERTAIN PROPERTIES IN THE RETAIL COMMERCIAL ZONE IN THE CITY OF SHENANDOAH AND IN CERTAIN PLANNED DEVELOPMENT DISTRICTS.

COUNCILMEMBER RAYMAKER MADE A MOTION TO ADOPT AN ORDINANCE IMPOSING A PAYMENT IN LIEU OF TAXES (PILOT) FEE ON CERTAIN PROPERTIES IN THE RETAIL COMMERCIAL ZONE IN THE CITY OF SHENANDOAH AND IN CERTAIN PLANNED DEVELOPMENT DISTRICTS WITH AN ADDITION TO THE ORDINANCE THAT STATES ALL REQUESTS FOR PILOT'S WILL FIRST BE SEEN BY THE PLANNING AND ZONING COMMISSION, COUNCILMEMBER ESCOTO SECONDED. THE MOTION CARRIED 5/0.

11. Discussion regarding the Vision Park detention pond expansion and amenity project.

Mr. Peart stated that the design of the detention pond pathway would create a loop around the detention pond with multiple access points. He stated that some of the biggest changes included a bridge option, increased dirt removal capacity up to 95,000 cubic yards, and the removal of the concrete wall to be replaced with a tiered wall. Mr. Peart stated the Municipal Development District Board asked staff to find ways to spur economic redevelopment along the South corridor of Interstate 45. He stated that one idea was to provide additional capacity at Vision Park, and through another project capture the storm from those properties to reroute it to Vision Park, the City could offer developers storm detention taken care of. Mr. Peart added that he had discussions with a developer in need of dirt and that if the City provided the removal dirt from this project, the City could potentially save up to \$570,000.

Councilmember Raymaker inquired about the added function of the tiered walls. Mr. Peart stated that it allows for more capacity to get deeper quicker for the open water amenity option and would create an inviting area for residents.

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Mr. Peart was directed to take the project to the Municipal Development Board

12. Discussion and possible action to approve revisions to the policy manual.

COUNCILMEMBER MCLEOD MADE A MOTION TO APPROVE RECRUITMENT WITH REVISIONS TO SECTION 3.01, COUNCILMEMBER FLETCHER SECONDED. THE MOTION CARRIED 5/0.

13. Discussion and possible action to adopt the minutes of the September 22, 2021 and the October 13, 2021 regular meetings.

COUNCILMEMBER BRADT MADE A MOTION TO ADOPT THE MINUTES OF THE SEPTEMBER 22, 2021 AND THE OCTOBER 13, 2021 REGULAR MEETINGS, COUNCILMEMBER ESCOTO SECONDED. THE MOTION CARRIED 5/0.

14. CITIZENS FORUM

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15. City Administrator Updates.

Ms. Reyer provided the following updates:

- Chief Dunlap reported that there was only one robbery and one burglary in 2021
- The Polar Bear Plunge event had good attendance and the warmer water was appreciated for this time of year
- The ACP Replacement Project and the Lift Station Project went out for bid
- The Holly Hill Trails Park groundbreaking was set for January 29, 2022 at 10:30 a.m.

16. COUNCIL'S INQUIRY

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Councilmember Fletcher stated that he was disappointed to hear from a select few residents that the City lacked transparency, and he asked staff to disregard these comments stating that they are made to create chaos and division.

Councilmember Raymaker agreed with Councilmember Fletcher regarding false comments being made about lack of transparency.

EXECUTIVE SESSION

Public notice is given that the City Council may elect to go into Executive Session at any time during the meeting in order to discuss any matters listed on the Agenda when authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code, to receive advice from legal counsel, to discuss matters of land acquisition, personnel matters or other lawful matters that are specifically related to items listed on this Agenda. Prior to any such closed session, the Mayor, in open session, will identify the agenda item to be discussed and the Section or Sections of Chapter 551 under which the closed discussion is authorized.

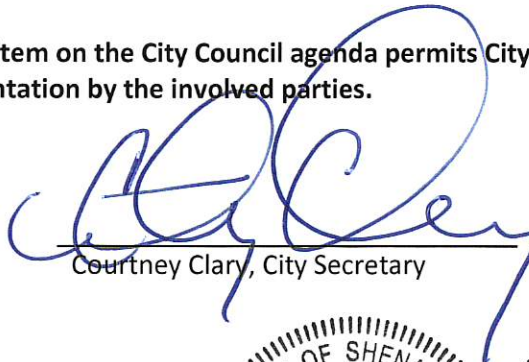
There being no further business, Mayor Wheeler adjourned the meeting at 8:39 p.m.

ADJOURN

The Council may vote and/or act upon each of the items listed on this Agenda. One agenda item will be discussed at a time unless logic and practical consideration allow similar topics to be considered together for purposes of convenience and efficiency. The Council may retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

Any discussion item on the City Council agenda permits City Council to question the involved parties or receive a presentation by the involved parties.

SUBMITTED BY:


Courtney Clary, City Secretary

DATE APPROVED:


M. Ritchey Wheeler, Mayor

