

MINUTES OF REGULAR MEETING

May 11, 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, Public Works Director Joseph Peart, 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](#)

Janeu Houston – To hear citizen comments, please click [HERE](#)

David Teague – To hear citizen comments, please click [HERE](#)

Charlie Balmer – 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

MINUTES OF REGULAR MEETING

May 11, 2022

SHENANDOAH CITY COUNCIL

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 he was incredibly honored to serve as the Mayor for the City, and that although serving is an honor and a privilege, it comes with responsibility. He stated that he had put so much into serving the City and recognized that he was only human and if any mistakes had been made in his role, he always strived to do what was best for the residents.

Mayor Wheeler shared that living in Shenandoah was the longest time he had lived in one place in his entire life, that the 10 years in his home in Parkgate was the longest he had ever lived in one house, and that he was proud that all of his children had grown up in Shenandoah. He stated that he had served as Mayor for 6 years, served on the Planning and Zoning Commission for 3 years, and also volunteered with the Civic Club for some time as well. Mayor Wheeler stated that he loved the City of Shenandoah and how important it was for him to see the City prosper.

Mayor Wheeler urged residents who choose to serve the City moving forward to always make decisions FOR the City, to remember that small differences will work themselves out, and that it is healthy for serving members to disagree when the discussions remain constructive. He added that he prayed the City would continue to move in the right direction.

Mayor Wheeler ended by thanking the residents for allowing him to serve and to represent the City, City Council for their professionalism and commitment, Ms. Reyer, the City staff and the police department, all the strategic partners, the members of the Civic Club, and his wife for allowing him to put so much time into serving as Mayor.

INDIVIDUAL CONSIDERATION:

7. Presentation of awards for the Shenandoah Resident Scholarship.

The two residents awarded with the scholarship were Micah Parks and Sophie Randall.

MINUTES OF REGULAR MEETING

May 11, 2022

SHENANDOAH CITY COUNCIL

8. Discussion and possible action regarding parking at the Toddler Park.

COUNCILMEMBER RAYMAKER MADE A MOTION TO APPROVE THE ADDITION OF FOUR PARKING SPACES AT THE TODDLER PARK, COUNCILMEMBER FLETCHER SECONDED. THE MOTION CARRIED 5/0.

9. Discussion and possible action regarding change order No. 1 for the ACP waterline replacement project currently under construction.

COUNCILMEMBER MCLEOD MADE A MOTION TO APPROVE CHANGE ORDER NO. 1 FOR THE ACP WATERLINE REPLACEMENT PROJECT, COUNCILMEMBER ESCOTO SECONDED. THE MOTION CARRIED 5/0.

10. Discussion regarding a Request for Qualifications for engineering services related to ARPA projects.

Mayor Wheeler stated that the City would solicit qualifications for engineering services to design the proposed ARPA funded projects which included adding a sanitary sewer collection line underneath I-45 and the extension of water and sanitary sewer utilities along Tamina Rd. He stated that the agenda item was meant to provide an update rather than a discussion.

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHENANDOAH, TEXAS, PROVIDING FOR A HOMESTEAD EXEMPTION ON MUNICIPAL AD VALOREM TAXES FOR THE CITY OF SHENANDOAH, TEXAS FOR THE YEAR AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED.

COUNCILMEMBER BRADT MADE A MOTION TO TABLE THE AGENDA ITEM, COUNCILMEMBER RAYMAKER SECONDED. THE MOTION CARRIED 5/0.

12. Discussion and possible action to approve a revised PILOT agreement with Mill Creek / LifeTime Fitness.

The agenda item was canceled due to the attorneys not being able to meet.

MINUTES OF REGULAR MEETING

May 11, 2022

SHENANDOAH CITY COUNCIL

13. Discussion and possible action to set a special meeting to canvass election returns.

COUNCILMEMBER FLETCHER MADE A MOTION TO SET A SPECIAL MEETING TO CANVASS THE ELECTION RETURNS FOR MAY 18, 2022 AT 6:00 PM, COUNCILMEMBER BRADT SECONDED. THE MOTION CARRIED 5/0.

14. CITIZENS FORUM

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Janeu Houston – To hear citizen comments, please click [HERE](#)

Ritzy Fletcher – To hear citizen comments, please click [HERE](#)

15. City Attorney Updates.

Mr. Ferebee stated he had no updates.

16. City Administrator Updates.

Ms. Reyer provided the following updates:

- No responses received for the canopy covering invitation to bid. Staff suggested delaying and discussing the project during budget workshop

Ms. Reyer thanked Mayor Wheeler and his family for the time and commitment it takes to serve and for his time on the Civic Club and the Planning and Zoning Commission. She stated that Mayor Wheeler created a culture and raised the standard for the Mayoral role at the City. Ms. Reyer stated that Mayor Wheeler built longstanding relationships at the local, state, and federal level that would continue to benefit the City moving forward and that he lead the City through hurricanes, floods, freezes and two years of a pandemic. Ms. Reyer ended by sharing that Mayor Wheeler was always level headed and that he served as an example and a mentor.

MINUTES OF REGULAR MEETING

May 11, 2022

SHENANDOAH CITY COUNCIL

17. COUNCIL'S INQUIRY

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Councilmember Raymaker state that he and Mayor Wheeler were appointed to council in the same election as Mayor Wheeler and that it was always comforting to see him sitting in the middle of the dais each meeting. He stated that Mayor Wheeler taught him a few things along the way, and thanked him for serving the City.

Councilmember Fletcher stated that serving with Mayor Wheeler for five years was a pleasure. He stated that Mayor Wheeler brought to the table leadership and strength along with guidance and wisdom, and that he took the role as Mayor to a whole other level with his commitment to the City. Councilmember Fletcher stated that Mayor Wheeler brought new relationships to the City and that any time he spoke to county or state officials about Shenandoah he often heard comments about what a great Mayor Shenandoah had. He thanked Mayor Wheeler for all he had done for the City and for making Shenandoah a great place to live.

Councilmember Fletcher stated that John F. Kennedy declared May 15th as police officer appreciation day for the nation and urged citizens to thank the men and women who serve their communities by putting their lives on the line every time they go into work not knowing what their day will bring. Councilmember Fletcher thanked all police officers for what they do to keep citizens safe.

Councilmember Escoto stated that he had known Mayor Wheeler for a good while and had seen the progress made in the City during his time as Mayor. Councilmember Escoto stated that he

MINUTES OF REGULAR MEETING

May 11, 2022

SHENANDOAH CITY COUNCIL

would work hard to continue moving forward with the City in the same way Mayor Wheeler had done during his time as Mayor.

Councilmember Bradt thanked Mayor Wheeler for serving as long as he did, and shared that from past experience, he knows what the job of Mayor entails. Councilmember Bradt stated that he knew Mayor Wheeler served with his heart and shared that he was thankful for everything Mayor Wheeler had done for Shenandoah.

Councilmember McLeod thanked Mayor Wheeler for leading the City with kindness, grace, and professionalism and for running the city with dignity. He stated that Mayor Wheeler made everyone proud during the time he served.

Mayor Wheeler stated that he knew Councilmember Escoto's heart was in the right place, and that he felt he would do a great job when he took over as Mayor at the end of the month. Mayor Wheeler thanked everyone on the dais stating that it had been a lot of blood, sweat and tears serving. He thanked all of the previous Mayor's who served the City before him stating that the job wasn't always an easy one. He also thanked previous Mayor Wes Stephens for encouraging him to apply for a spot on the Planning and Zoning Commission years before.

Mayor Wheeler stated that he hoped great people would continue to serve the City because the community deserved it. Mayor Wheeler ended with a quote from Ronald Regan stating that if one's heart is in the right place, there is no limit to the amount of good you can do if you don't care who gets the credit.

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

MINUTES OF REGULAR MEETING

May 11, 2022

SHENANDOAH CITY COUNCIL

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.

Mayor Wheeler stated for the record that Council would move into executive session at 7:56 p.m.

Executive Session – According to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code as follows:

- i) Government Code Sec. §551.087. Deliberation Regarding Economic Development Negotiations.
 - Tamina Road Development
 - Area Detention
- a) Consideration and if determined appropriate, take action resulting from the item(s) listed under Executive Session.

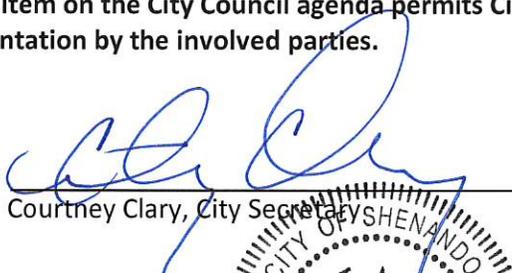
Mayor Wheeler reconvened the regular meeting at 8:33 p.m. and stated for the record that no action was taken in executive session.

There being no further business, Mayor Wheeler adjourned the meeting at 8:34 p.m.

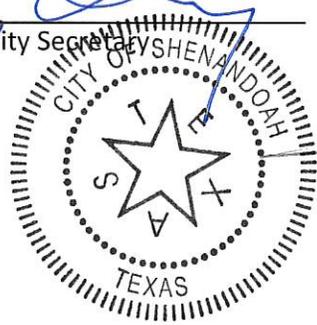
ADJOURN

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: 07/13/2022




John G. Escoto, Mayor