

**AGENDA
CITY OF TEAGUE
PLANNING AND ZONING COMMISSION/BOARD OF ALDERMEN
REGULAR CALLED MEETING
AUGUST 19, 2019 6:00 P.M.**

AGENDA

Notice is hereby given that a Regular Called Meeting of the Governing Body of the City of Teague will be held on **AUGUST 19, 2019 at 6:00 P.M.** The meeting will be held in the **COUNCIL ROOM, LOCATED AT TEAGUE CITY HALL 105 SOUTH 4th AVENUE TEAGUE, TEXAS 75860.** All Agenda items are subject to action. *The City Council reserves the right to meet in executive closed session on any Agenda items listed below, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney); 551.072 (Deliberation and Real Property); 551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).*

- 1. CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT:**
- 2. INVOCATION:**
- 3. PLEDGE TO THE FLAG:**
- 4. ROLL CALL:**
- 5. VISITORS/CITIZENS COMMENTS:** At this time, any person with business before the Council not scheduled on the Agenda may speak to the Council for a maximum of three (3) minutes. No formal action can be taken on these items at this meeting.
- 6. CONSENT AGENDA:**
 - a. Approve Minutes from the July 15, 2019 Budget Workshop Meeting of the Board of Aldermen
 - b. Approve Minutes from the July 15, 2019 Regular Called Meeting of the Board of Aldermen
 - c. Approve Minutes from the July 22, 2019 Budget Workshop Meeting of the Board of Aldermen
 - d. Approve the Accounts Payable and Payroll Check Registers for the month of July 2019
 - e. Approve Financial Statement for July 2019
- 7. OLD BUSINESS:**
 - a. Discussion and possible action on approving the Interlocal Purchasing Cooperative Agreement between Region 8 Education Service Center and the City of Teague, and approve the TIPS Board Resolution, authorizing Theresa Prasil, City Administrator / Secretary as the authorized person to sign and deliver any all necessary requests and documents in connection for and on behalf of the City of Teague.
 - b. Discussion and possible action on approving the Teague Police Station's revised roof replacement proposal (R2) from Merit Roofing Systems, Inc. that was recommended by Texas Municipal League Intergovernmental Risk Pool.
- 8. NEW BUSINESS:**
 - a. Consideration, discussion and possible action on approving proposals and contractors to construct the new pavilion and slab at the 8th Avenue City Park.
 - b. Discussion and possible action on transitioning the City's Park Pavilion Committee into a Parks Advisory Committee.
 - c. Discussion and possible action on accepting the resignation of Shirley Mays, Municipal Judge, dated August 8, 2019.
 - d. Discussion and possible action on approving the appointment of Mayor James Monks as the Interim Municipal Judge.

- e. Discussion and possible action on approving Ordinance 2019-08-19, an ordinance of the City of Teague, Texas ("City"), amending Ordinance 2009-04-02, 2012-09-25-04, 2013-06-18-2 and 201705-15 by modifying the City's Fee Schedule for City services and permits; providing for finding of fact enactment; repealer; severability; effective date; proper notice & meeting.
- f. Discussion and possible action on approving Ordinance 2019-08-19-C, an ordinance of the City of Teague, Texas, amending Chapter 4, Business Regulations, 4.100 Carnivals, Circuses and Tent Shows; providing a savings clause; providing a severability clause; and providing an effective date.
- g. Discussion and possible action on approving Ordinance 2019-08-19-D, an ordinance of the City of the City of Teague, Texas, amending Chapter 3 Building Regulations, 3.500 Manufactured Home Regulations, 3.502 Permits of the Code of Ordinances of the City; providing a savings clause; providing a severability clause; and providing an effective date.
- h. Discussion and possible action on approving Ordinance 2019-08-19-E, an ordinance of the City of Teague, Texas, amending Chapter 4, Business Regulations, 4.400 Commercial, Solicitors, Peddlers and Itinerants Merchants; providing a savings clause; and providing an effective date.
- i. Discussion and possible action on approving Ordinance 2019-08-19-F, an ordinance of the City of Teague, Texas, amending Chapter 13, Utilities, 13.300 Water Rates, Section 3 Bulk Water Rate to Public Utilities and Section 4 Bulk Water Rate to others of the Code of ordinances of the City; providing a savings clause; providing a severability clause; and providing an effective date.
- j. Discussion and possible action on approving Ordinance 2019-08-19-G, an ordinance of the City of Teague, Texas, amending Chapter 13.500 Service Connections, Section 13.501 General Provisions of the Code of ordinances of the City; Providing a savings clause; providing a severability clause; and providing an effective date.
- k. Discussion and possible action on approving Ordinance 2019-08-19-H, an ordinance of the City of Teague, Texas amending Chapter 13, Utilities, 13.600 Meter Accuracy Checks of the Code of Ordinances of the City; providing a savings clause; providing a severability clause; and providing an effective date.
- l. Discussion and possible action on approving Ordinance 2019-08-19-I, an ordinance of the City of Teague, Texas amending chapter 1, General Provisions, Article 1.800 Municipal Airport, section 1.801 hangar Rental of the Code of Ordinances of the City; providing a savings clause; providing a severability clause; and providing an effective date.
- m. Discussion and possible action on approving Ordinance 2019-08-19-J, an ordinance of the City of Teague, Texas amending Chapter 1, General Provisions, Article 1.600 use of Community Center, of the Code of Ordinances of the City; providing a savings clause; providing a severability clause and providing an effective date.
- n. Conduct a Public Hearing for the purpose of receiving citizens input on the Proposed Tax Rate of \$0.776732 per \$100 valuation for City budget year October 1, 2019 through September 30, 2020.
- o. Conduct a Public Hearing for the purpose of receiving citizens input regarding the 2019-2020 Fiscal year Budget.
- p. Discussion and possible action on approving Ordinance 2019-08-19-A, an ordinance of the City of Teague, Texas ("City"), enacting the municipal budget for Fiscal Year 2019-2020; funding municipal purposes; authorizing expenditures; providing for emergency expenditures; providing for finding of fact; enactment; repealer; severability; filing; an effective date; and property notice & meeting.
- q. Discussion and possible action on approving Ordinance 2019-08-19-B, an ordinance of the Board of Aldermen of the City of Teague, Texas, adopting the 2019 Ad Valorem Tax Rate of \$0.776732 per one hundred dollars (\$100) of assessed valuation of all taxable property within the corporate limits of the City as of January 1, 2019; to provide revenues for the payment of current expenses and to provide an Interest and Sinking Fund on the outstanding debt of the City; collection of taxes; approving the assessment roll as certified; providing for a cumulative clause, severability, notice, publication, an effective date, and proper notice & meeting.

- r. Discussion and possible action on approving Ordinance 2019-08-19-M, an ordinance of the City of Teague, Texas affirming the governing body may exercise zoning authority without the appointment of a zoning commission under Chapter 211 of the Texas Local Government Code, allowing joint public hearings, and granting the governing body authority to act as a board of adjustment under Chapter 211 of the Texas Local Government Code; cumulative/repealer clause; providing a severance clause; and setting an effective date.
- s. Conduct a Public Hearing for the purpose of receiving citizens input on amending Zoning Ordinance, Subdivision Regulation Ordinance and Building Codes to cause said ordinances to be in compliance with House Bill 2439, House Bill 3167 and House Bill 2497, which bills take effect on September 1, 2019.
- t. Acting as the Planning and Zoning Commission, conduct a public hearing, discussion and possible action on recommending approval of Ordinance 2019-08-19-K, an ordinance of the City of Teague, Texas, enacting amendments to the City's subdivision ordinance; providing for compliance with new state legislation affecting procedures for approving plats, replats and related site plans; providing a conflict clause; providing a severance clause, and setting an effective date.
- u. Acting as the Board of Aldermen, conduct a public hearing, discussion and possible action on approving Ordinance 2019-08-19-K, an ordinance of the City of Teague, Texas, enacting amendments to the City's subdivision ordinance; providing for compliance with new state legislation affecting procedures for approving plats, replats and related site plans; providing a conflict clause; providing a severance clause, and setting an effective date.
- v. Acting as the Planning and Zoning Commission, conduct a public hearing, discussion and possible action on recommending approval of Ordinance 2019-08-19-L, an ordinance of the City of Teague, Texas, enacting amendments to the City's zoning ordinance and building code regulations; providing for compliance with new state laws affecting materials used in the construction or renovation of residential and commercial buildings, rules and proceedings before the Zoning Board of Adjustments; providing for appeals; providing related directives to the City Administrator; providing a conflict/ savings clause; and setting an effective date.
- w. Acting as the Board of Aldermen, conduct a public hearing, discussion and possible action on approving Ordinance 2019-08-19-L, an ordinance of the City of Teague, Texas, enacting amendments to the City's zoning ordinance and building code regulations; providing for compliance with new state laws affecting materials used in the construction or renovation of residential and commercial buildings, rules and proceedings before the Zoning Board of Adjustments; providing for appeals; providing related directives to the City Administrator; providing a conflict/ savings clause; and setting an effective date.
- x. Discussion and possible action on approving the E-Verify Memorandum of Understandings for Employers and authorizing the City Administrator to complete the necessary documentation and procedures to create the City's E-Verify account.
- y. Discussion and possible action approving the proposal and cost estimate from TRC Engineering to complete the 2019 Capital Improvements Plan.

9. **EXECUTIVE SESSION** – In accordance with Texas Government Code, Section 551.001, et seq., the Board of Aldermen will recess into Executive Session (closed meeting) to discuss the following:

- a. § 551.074: Conduct an executive session as authorized by Texas Government Code, Section 551.074(a) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee: Employment: Norris Warren, Public Works Department

- b. § 551.074: Conduct an executive session as authorized by Texas Government Code, Section 551.074(a) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee: Employment: Leigh Ann Brewer, Deputy Court Clerk / Administrative Assistance
- c. § 551.074: Conduct an executive session as authorized by Texas Government Code, Section 551.074(a) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee: Employment: Jordan Rushing, Utility Clerk
- d. § 551.074: Conduct an executive session as authorized by Texas Government Code, Section 551.074(a) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee: Interview and Employment of Bond Counsel: Bracewell LLP
- e. § 551.072: Conduct an executive session as authorized by Texas Government Code, Section 551.071 to deliberate the purchase, exchange, lease, or value of real property: Teague Economical Developmental Corporation's Project Expansion Design

10. **RECONVENE INTO OPEN SESSION** - In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

11. **PRESENTATION AND DISCUSSION OF DEPARTMENT HEAD REPORTS:**

- Administration – Theresa Prasil, City Administrator
- Courts – Theresa Prasil, City Administrator
- Public Works – Jacob Cowling, Public Works Director
- Police Department – DeWayne Philpott, Chief of Police
- Library – Diane Willis, Librarian
- EDC

12. **ANNOUNCEMENTS:**

13. **ADJOURN:**

CERTIFICATION

I, Theresa Prasil, City Secretary of the governing body of the City of Teague, Texas, Do **HEREBY CERTIFY** that the above notice of the meeting of the governing body of the City of Teague, Texas is a true and correct copy of said notice posted at the City of Teague, Texas in a place convenient and readily accessible to the Public at all time.

Witness my hand and seal of the City of Teague, and posted on this 16th day of August 2019, at 4:30pm and will remain posted continuously for at least 72 hours preceding scheduled time of the meeting.



[Handwritten Signature]

Theresa Prasil, City Administrator/Secretary

Any person interested in attending the meeting with special communication or accommodations needs to contact City Hall 48 hours prior to the meeting at 739-2547 to make arrangements.
"The City of Teague is an equal opportunity provider and employer."