



CITY OF WHITEWRIGHT

City Council
Regular Meeting
Whitewright Visitor Center
111 W. Grand
July 6, 2017 at 6:30 PM

Minutes

The City Council of Whitewright met for a Public Hearing and Regular Meeting Thursday, July 6, 2017 in the Whitewright Visitors Center, the same being open to the public with the following members present:

Councilmember	Sarah Beth Owen
Councilmember	Bart Bodine
Councilmember	Russell Ponder
Councilmember	John Simon
Councilmember	Gregory Owens

Others present: Mayor, Jeremiah Looney, Tona Shiptlet, Mike Martin, Brandon Latimer, Linda Blanton, Patricia Bridges, Ryan Hayes, Ruby Howell, Gwyn Jordan, Tammy Francis, Amanda Francis, Ray Beene, Abe Ogea, Karen Ogea, June Gail Purdom, Beau Heistand, Barbara Wilson, Barbara Hughes, Chris Ely, Laura Freer, Sheri Kent, Dan Whitmore, Dwayne Henderson, and Ella Fitzbag.

Mayor Looney opened the Public Hearing at 6:31 PM

PUBLIC HEARING

1. For the purpose of a re-Plat at 401 N GARDNER in the City of Whitewright, Grayson County, Texas as shown by SEARS H C ADDN, BLOCK 10, LOT 1 2 3 & 4 identified as property ID 170952 of the Grayson County Appraisal District of Grayson County, Texas classified as Single Family 2 (SF-2). Current property to be divided into two separate and equal lots and plat may be renamed by owner.
a. Citizens Comments: Ryan Hayes, owner of the property presented building plans to the council for review and stated he had originally planned to relocate to Whitewright and build a home for himself but his circumstances changed. He stated that he then decided to split the lots and build two homes that would be for potential buyers.
b. Council Members Comments: None
2. For the purpose of a re-Plat at 712 W. Spruce Street in the City of Whitewright, Grayson County, Texas as shown by G-0768 MCDANIEL GRANGER A-G0768, ACRES 2.72 identified as property ID 170997 of the Grayson County Appraisal District of Grayson County, Texas classified as Single Family Residential Estate (SF-E). Current property to be divided into two separate lots and may be renamed by owner.
a. Citizens Comments: None
b. Council Members Comments: None
3. For the purpose of a zoning change at 1765 Beazley Boulevard aka 502 S HWY 69 in the City of Whitewright, Grayson County, Texas as shown by G-0768 MCDANIEL GRANGER A-G0768, ACRES 1.441 identified as property ID 171484 of the Grayson County Appraisal District of Grayson County, Texas presently classified as Commercial District (C-1) to be designated as Manufacturing / Industrial District - Light (M-1).
a. Citizens Comments: None

b. Council Members Comments: None

4. For the purpose of a specific use permit at 2255 PETTIT PKWY in the City of Whitewright, Grayson County, Texas as shown by G-0768 MCDANIEL GRANGER A-G0768, ACRES 2.386 identified as property ID 129757 (South Lot) of the Grayson County Appraisal District of Grayson County, Texas presently classified as Commercial District - General (C-2), to erect and operate a Flea market / Farmers Market.

a. Citizens Comments:

Ella Fitzbag spoke in favor of the Farmer's Market stating it would fill a need and bring people to town that would then frequent other businesses. She referenced the metro-plex growth moving toward Whitewright and this type of

Ray Beene lives in the community near the proposed Farmer's Market. He questioned what that business would do to property values.

Linda Blanton lives in the community near the proposed Farmer's Market. She had her home built in the city as she was retired and saw the need to be near services and not in the country. She referenced the current appearance of the existing business and stated she knew they were exempt, but that she did not want any new builds that would have similar appearance and use. She would prefer the property to be rezoned residential and build homes or if not rezoned, build good commercial property to attract businesses to alleviate the need to travel to larger cities.

Barbara Wilson spoke as a realtor and she has clients interested in building in Whitewright and a Flea Market would blight the area.

b. Council Members Comments

Councilmember John Simon stated that at the conclusion of the Planning and Zoning meeting the night before, his conversation with Bill McFatrige ended with Mr. McFatrige indicating he was going to build a large enough building to house the current tenant's merchandise without leaving goods outside when the business is closed.

c. Close Public Hearing

Mayor Looney closed the Public Hearing at 6:46 PM

**City Council
Regular Meeting**

1. Call meeting to Order and Establish a Quorum:

Mayor Looney called the meeting to order and established a quorum at 6:47 p.m.

All councilmembers were present.

2. Invocation and Pledge of Allegiance:

Invocation and Pledge of Allegiance was given and led by Councilman Bart Bodine.

3. **Citizens Forum:** *(State law prohibits the City Council from considering or deliberating on any item not listed on the posted City Council agenda. A person may address the Council on items not on the printed agenda. Comments are limited to three (3) minutes. The Council may not comment or deliberate regarding such statements or comments during this period. Any discussion of the subjects must be limited to a proposal to place the subject on the agenda for a future meeting. Sec. 551.042 of Open Meeting Act).*

Mike Martin addressed the council stating that the current Mayor and council had called an Executive Sessions for every meeting. He stated that he thought the council was using Executive Sessions to have secret meetings. He stated that no other Mayor or council had ever not followed 4A or 4B board recommendations for new members in the 17 years the boards have been in existence.

Mayor Looney stated that the previous 2 meetings had Executive Sessions, not all of the meetings.

4. **Action Items:**

4a. Consider and approve Minutes from the Regular Meeting dated June 20, 2017.

Councilman Bart Bodine moved to approve the minutes. Councilman Simon seconded the motion. Motion carried 5-0.

4b. Consider and approve current bills for payment:

Councilman Russell Ponder moved to approve the bills for payment. Councilman Owens seconded the motion. Motion carried 5-0.

4c. Consider and approve Monthly Departmental Reports:

Councilwoman Sarah Beth Owen moved to approve the departmental reports. Councilman Ponder seconded the motion. Motion carried 5-0.

4d. Consider and act upon a recommendation from the Planning and Zoning Board to approve a re-Plat at 401 N GARDNER in

City Council Regular Meeting/Public Hearing

July 6, 2017

Page 2 of 4

the City of Whitewright, Grayson County, Texas as shown by SEARS H C ADDN, BLOCK 10, LOT 1 2 3 & 4 identified as property ID 170952 of the Grayson County Appraisal District of Grayson County, Texas classified as Single Family 2 (SF-2). Current property to be divided into two separate and equal lots and plat may be renamed by owner.

Councilman John Simon moved to approve the re-plat. Councilwoman Owen seconded the motion. Motion carried 5-0.

- 4e. Consider and act upon a recommendation from the Planning and Zoning Board to approve a re-Plat at 712 W. Spruce Street in the City of Whitewright, Grayson County, Texas as shown by G-0768 MCDANIEL GRANGER A-G0768, ACRES 2.72 identified as property ID 170997 of the Grayson County Appraisal District of Grayson County, Texas classified as Single Family Residential Estate (SF-E). Current property to be divided into two separate lots and may be renamed by owner.
Councilman Gregory Owens moved to approve the re-plat. Councilman Ponder seconded the motion. Motion carried 5-0.
- 4f. Consider and act upon a recommendation from the Planning and Zoning Board regarding a zoning change at 1765 Beazley Boulevard aka 502 S HWY 69 in the City of Whitewright, Grayson County, Texas as shown by G-0768 MCDANIEL GRANGER A-G0768, ACRES 1.441 identified as property ID 171484 of the Grayson County Appraisal District of Grayson County, Texas presently classified as Commercial District (C-1) to be designated as Manufacturing / Industrial District – Light (M-1).
Councilman Russell Ponder moved to approve the Zoning Change. Councilwoman Owen seconded the motion. Motion carried 5-0.
- 4g. Consider and act upon a recommendation from the Planning and Zoning Board regarding a specific use permit at 2255 PETTIT PKWY in the City of Whitewright, Grayson County, Texas as shown by G-0768 MCDANIEL GRANGER A-G0768, ACRES 2.386 identified as property ID 129757 (South Lot) of the Grayson County Appraisal District of Grayson County, Texas presently classified as Commercial District - General (C-2), to erect and operate a Flea market / Farmers Market.
Councilwoman Sarah Beth Owen moved to table the request as it had not been finally approved by the Planning and Zoning Commission. Councilman Bodine seconded the motion. Motion carried 5-0.
- 4h. Consider and approve executing letter of intent with Antero Group and Cogent Management Group for Municipal Building Planning.
Councilwoman Sarah Beth Owen moved to table the action in order to counter offer for a lesser length of contract and to add a clause for the city to be able to cancel the contract without the other parties consent. Councilman Bodine seconded the table. Motion carried 5-0.
- 4i. Consider and Approve Chief of Police to drive vehicle home and it be part of the Chief's salary package.
Councilwoman Sarah Beth Owen moved to approve the Police Chief to drive the chief's vehicle to and from his house for work temporarily until budget review. Councilman Ponder seconded the motion. Motion carried 5-0.

5. **Action Items:** EXECUTIVE SESSION: The Council may convene into Executive Session for: Deliberation on Personnel Matters: (Texas Government Code, Section 551.074) - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or

- 5a. 4A and 4B boards

Council moved into Executive Session at 7:39 PM

Council may re-convene into Regular Session:

Council re-convened into Regular Session at 8:07 PM

- 6 **Action Items:** Consider and act upon items listed under Item 5 – Executive Session as necessary:
- 6a. 4A and 4B board
Councilman Russell Ponder moved to request 4A President Mark Kline to resign and to appoint Sarah Beth Owen to the 4A board in his place. Councilman Simon seconded the motion. Motion carried with 4 voting Aye and Councilman Bart Bodine Abstaining.

7. Action Items:

- 7a. Consider and Act upon request by 4B Board to appoint Randy Glover to replace Rick Magers.
Councilman John Simon moved to appoint George Fenner to the 4B board to replace Rick Magers. Councilman Ponder seconded the motion. Motion carried 5-0.
- 7b. Consider and Act upon request by 4B Board to appoint Bart Bodine to replace Mike Martin.
Councilman Russell Ponder moved to appoint Bart Bodine to the 4B board. Councilman Simon seconded the motion. Motion carried 5-0.

8. Informational Reports: (These reports are for information only. No discussion is appropriate unless there is a specific item listed below or there is a request that the item be placed on a subsequent agenda as a discussion and action item. Sec. 551.0415 of Open Meetings Act):

- 8a. Mayor's Report:
Update on Projects: **The Lift station project on Bond is going well. The Water creek line crossing is finished**
New Projects: **None**
- 8b. Council Concerns

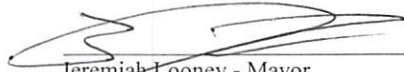
9. Adjourn:

**Councilwoman Sarah Beth Owen moved to adjourn. Councilman Ponder seconded the motion. Motion carried 5-0.
Meeting adjourned at 8:10 PM.**

ATTEST BY:



Tona Shiptet – City Secretary



Jeremiah Looney - Mayor