

The City Commission of the City of Canyon at 4:30 pm in the Cole Community Center at 300 16th Street in the City of Canyon. Mayor Gary Hinders presided over the meeting with the following Commissioners in attendance, Mayor Pro-Tem Cody Jones, Paul R. Lyons, Randy Ray, and Kelsey Ward.

Also present were the following City Staff: City Manager Joe Price, Assistant City Manager Jon Behrens, City Secretary Gretchen Mercer, IT Director Shaun Holtman, Communications Director Megan Nelson, Director of Human Resources Hector Mendoza, Director of Public Works Dan Reese, Assistant Director of Public Works Chris Enriquez, Fire Chief Dennis Gwyn, Director of Planning and Development Danny Cornelius, Assistant Director of Planning and Development Craig Brown, Golf Course Superintendent John Haun, Business and Community Development Director Evelyn Ecker, Parks Director Brian Noel, Municipal Court Judge Jennifer Cates, Chief of Police Steve Brush, Police Lieutenant Kris Marvel, Fire Captain Vince Whitfill, Utility Supervisor Eric Whitten, Wastewater Superintendent John Poole, Library Director Janice Doan, Director of Golf Casey Renner, City Engineer Adolpho Garcia, and City Attorney Chuck Hester.

Item 1. Call to Order.

Mayor Hinders called the meeting to order at 4:32 p.m.

Item 2. Invocation.

Commissioner Ray gave the invocation.

Item 3. Pledge of Allegiance.

The Pledge of Allegiance was led by Mayor Pro-Tem Jones.

Item 4. Approval of Minutes of the Meeting of August 12, 2021.

Mayor Pro-Tem Jones moved, duly seconded by Commissioner Ray to approve the minutes of August 12, 2021 as presented. Motion carried unanimously.

Item 5. Public Comment – Comments from Interested Citizens.

Walt Davis – 35 Canyon East Parkway

Mr. Davis expressed concerns for the conditions of the alleys and the parkway in Canyon East.

Item 6. Update on Status of COVID-19

Mayor Hinders gave a brief update on the increasing cases of COVID-19 in the area, hospital capacities, and going to level red. Mayor Hinders encouraged citizens to get vaccinated and to wear masks along with good hygiene.

Item 7. Certification of Values Presentation by Potter Randall Appraisal District (PRAD) Chief Appraiser Jeffrey Dagley.

Jeffrey Dagley, Chief Appraiser for Potter Randall Appraisal District gave a presentation explaining property appraisals and how they are evaluated. Mr. Dagley provided a very informative power point presentation.

Presentation only, no action required.

Item 8. Consider and Take Appropriate Action on Request from Rudy Rivas for the Continued Donation of Water for the Kiwanis Community Garden.

Chairman of the Kiwanis Garden project Rudy Rivas asked the City Commission to consider the continued donation of water to the Kiwanis Community Garden. Mr. Rivas stated the garden provided food for many families and available for anyone to utilize benefitting the whole community.

After discussion, Commissioner Lyons moved, duly seconded by Commissioner Ray to approve providing water at no cost to the Kiwanis Community Garden for one year with the request for free water for the Kiwanis Community Garden to be made annually moving forward. Motion carried unanimously.

Item 9. Consider and Take Appropriate Action on Approval of Canyon Economic Development Corporation 2021-2022 Annual Budget as Amended and Approved by the Canyon Economic Development Corporation Board.

Business and Community Development Director Evelyn Ecker presented the budget for the Canyon Economic Development Corporation with corrections made that were discovered when the budget was presented at the August 12, 2021 meeting.

After discussion, Mayor Pro-Tem Jones moved, duly seconded by Mayor Hinders to approve the Budget for the Canyon Economic Development Corporation as recommended by the CEDC Board. Motion carried unanimously.

Item 10. Consider and Take Appropriate Action on Recommendation from the Board of City Development (BCD) to Amend the 2020 Budget in Response to Request for HOT Tax Funds From the Cultural Foundation of Texas Panhandle (CFTP).

Assistant City Manager Jon Behrens presented a request from the Cultural Foundation of Texas Panhandle (CFTP) for HOT Tax funds supporting the marketing of the August 27, 2021 fundraising event – Little Texas Concert. Mr. Behrens stated the request for \$2,500 was approved by the Board of City Development on Tuesday, August 11, 2021.

After discussion, Mayor Pro-Tem Jones moved, duly seconded by Commissioner Lyons approve the Board of City Developments recommendation for the additional awarding of \$2,500 to TEXAS for advertising expenses associated with the Little Texas concert on August 11, 2021. Motion carried unanimously.

- Item 11. Conduct a Public Hearing and Consider and Take Appropriate Action on Ordinance No. 1139, An Ordinance of the City Commission of the City of Canyon, Texas, Rezoning 1711 2nd Avenue, a Property Within the City of Canyon, Randall County, Texas, Providing that the Zoning Classification be Posted Upon the Zoning District Maps of the City of Canyon, Providing That All Ordinances or Parts of Ordinances in Conflict Herewith are Expressly Repealed, and Providing for an Effective Date.

Director of Planning and Development Danny Cornelius presented Ordinance No. 1139 for consideration. Mr. Cornelius stated Kelby Hartman of Hartman Property Solutions, LLC submitted an application to change the zoning at 1711 2nd Avenue from SF-S(Single-Family Suburban Residential District) to 2F (Duplex Attached Residential District). Mr. Cornelius said Mr. Hartman proposes to remove the existing home and build a duplex. Mr. Cornelius stated 14 letters were sent to property owners within 200' with three responses in support of the plan received. Mr. Cornelius said the Planning and Zoning Commission voted unanimously in support of the request.

Mayor Hinders opened the public hearing. There being no comment, Mayor Hinders closed the public hearing.

After discussion, Commissioner Lyons moved, duly seconded by Mayor Pro-Tem Jones to adopt Ordinance No. 1139, rezoning 1711 2nd Avenue to 2F (Duplex Attached Residential District) as presented. Motion carried unanimously.

ORDINANCE NO. 1139

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CANYON, TEXAS, REZONING 1711 2ND AVENUE, A PROPERTY WITHIN THE CITY OF CANYON, RANDALL COUNTY, TEXAS, PROVIDING THAT THE ZONING CLASSIFICATION BE POSTED UPON THE ZONING DISTRICT MAPS OF THE CITY OF CANYON, PROVIDING THAT ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH ARE EXPRESSLY REPEALED, AND PROVIDING FOR AN EFFECTIVE DATE.

- Item 12. Conduct a Public Hearing and Consider and Take Appropriate Action on a Plat for Bomar Unit No. 5.

Director of Planning and Development Danny Cornelius presented a plat for Bomar Unit No. 5 for consideration. Mr. Cornelius said Kristopher and Lauree Owen submitted a plat for Bomar Addition Unit No. 5 with plans to install a manufactured home on Lot 1, Block 21. Mr. Cornelius said the Bomar Addition was dedicated in 1892 and the railroad was constructed in early 1900's, cutting off access to the block from the east. Mr. Cornelius stated west 2nd Street was vacated at some point cutting of access form the west. Mr. Cornelius stated the plat being considered included dedicated access easements to create access from West 3rd Street. Mr. Cornelius stated letters were sent to 7 property owners within 200' of the request with one response received in opposition. Mr. Cornelius stated April King of 901 29th St. expressed concerns during the Planning and Zoning Commission public hearing and they were addressed at that time and she stated she

had no more concerns. Mr. Cornelius reported the Planning and Zoning Commission approved the plat unanimously.

Mayor Hinders opened the public hearing. There being no comment, Mayor Hinders closed the public hearing.

After discussion, Mayor Pro-Tem Jones moved, duly seconded by Commissioner Ward to approve the Plat for Bomar Unit No. 5 as requested. Motion carried unanimously.

Item 13. Consider and Take Appropriate Action on Professional Services for a City of Canyon Partnership for Development Progress Funding Study and Engineering Studies Discipline.

City Manager Joe Price presented a proposal to act on a professional services project partnering with the City of Amarillo for a Development Progress Funding Study and Engineering Studies Discipline. Mr. Price stated the study would look into solutions for new development and to create a development focused, solutions-based approach for continued and sustainable growth. Mr. Price stated currently for development to continue, the City of Canyon must find a sustainable and predictable funding source to increase lots available for development without putting development costs on the Canyon Property taxpayers. Mr. Price said the City of Canyon does not have tools or mechanisms in place to effectively deal with and ensure beneficial physical and financial outcomes from the increase in development. Mr. Price said partnering with the City of Amarillo would save some money for Canyon and made sense since the majority of the stakeholders that would participate in the study serve both Amarillo and Canyon. Mr. Price said the estimated cost to implement Phase 1 was \$75,000.

After discussion, Mayor Hinders moved to issue a directive to implement Phase 1 and work with the City of Amarillo to create a development focused, solutions-based approach for continued and sustainable growth. Motion died due to lack of a second.

After further discussion and concerns being aired. Commissioners Ray moved, duly seconded by Mayor Pro-Tem Jones to table the consideration allowing time to further study provided information and make an informed decision at a later date. Motion carried unanimously.

Item 14. Consider and Take Appropriate Action on Submission of Application for Hazard Mitigation Grant for a Master Drainage Plan.

City Manager Joe Price presented an Application for a grant for a Hazard Mitigation Grant for a Master Drainage Plan. Mr. Price stated the Hazard Mitigation Grant Program was currently open to receive grant applications. Mr. Price said the grant program is a 70/30 grant with a 30% dollar match from the City of Canyon. Mr. Price stated the City of Canyon is in need of a Master Drainage Plan and that the project is currently in the City Hazard Mitigation Plan and in the initial draft of the Canyon Capital Improvement Plan and felt it was a good time to apply for a grant. Mr. Price said it was staff's recommendation the Commission authorize the submission of a Hazard Mitigation Grant for a Master Drainage Plan with a 30% match not to exceed \$80,000.

After discussion, Mayor Pro-Tem Jones moved, duly seconded by Commissioner Ward to authorize the Mayor and City Manager to submit a Hazard Mitigation Grant Application for a Master Drainage Plan on behalf of the City of Canyon, with a 30% City Match not to exceed \$80,000. Motion carried unanimously.

Item 15. Budget Work Session.

City Manager Joe Price, and Assistant City Manager Jon Behrens presented the proposed 2021-2022 budget. Mr. Price went over the structure of the budget, the tax rate, discussed departmental requests that were approved or not approved, and the process of balancing the budget.

Item 16. Consider and Take Appropriate Action on Proposed FY 2021-2022 Operating Budget and Proposed Tax Rate.

City Manager Joe Price presented the proposed budget to be formally accepted by the Commission and requested to set a date for a public hearing on the tax rate as discussed in the work session.

Mayor Pro-Tem Jones moved, duly seconded by Commissioner Ray that the proposed FY 2021-2022 City of Canyon Operating Budget be received and be placed on the agenda of the City Commission meeting scheduled for Tuesday; September 7, 2021 for a Public Hearing and for final action. Motion carried unanimously.

Mayor Pro-Tem Jones moved, duly seconded by Commissioner Ward that a proposal to adopt \$0.38459 as the maximum M&O tax rate and \$0.04159 as the maximum I&S proposed tax rate for a combined tax rate of \$0.426180c/\$100 valuation be placed on the Agenda of the City Commission meeting scheduled for Monday, September 20th, 2021 for final action and set a public hearing of the proposed tax rate for 4:30 pm, September 20th, 2021.

Mayor Hinders	Aye
Mayor Pro-Tem Jones	Aye
Commissioner Ward	Aye
Commissioner Lyons	Aye
Commissioner Ray	Aye

Item 17. Executive Session Pursuant to §551.071 Consultation with Attorney, §551.087 Economic Development Negotiations, §551.072 Deliberations about Real Property, and §551.074 Personnel Matters (Municipal Court Judge Appointment).

Mayor Hinders indicated the City Commission would adjourn into Executive Session at 7:36 pm in the Commission Conference Room in City Hall.

Item 14. Consider and Take Appropriate Action on Items Discussed in Executive Session.

Upon returning from Executive Session at 8:37 pm, the following action was taken.

Commissioner Ward moved, duly seconded by Commissioner Ray moved that the City Commission postpone consideration of all matters relating to the issuance and sale of the “City of Canyon, Texas, Tax and Waterworks and Sewer System Surplus Revenue Certificates of Obligation, Taxable Series 2021”, to the next regular City Commission meeting scheduled on September 7, 2021. Motion carried unanimously.

Item 15. Adjourn.

There being no further business, Mayor Pro-Tem Jones moved this meeting be adjourned at

Gary Hinders, Mayor

ATTEST:

Gretchen Mercer, City Secretary