

The City Commission of the City of Canyon met at 3:30 pm in the City Commission Chambers of the Civic Complex. Mayor Gary Hinders presided over the meeting with the following Commissioners in attendance, Kelsey Ward, Paul R. Lyons and Randy Ray. Mayor Pro-Tem Cody Jones was unable to attend.

Also present were the following City Staff: City Manager Joe Price, Assistant City Manager Jon Behrens, City Secretary Gretchen Mercer, Director of Planning and Development Danny Cornelius, Planning and Development Assistant Director Craig Brown, Director of Human Resources Hector Mendoza, Finance Director Joel Wright, IT Director Shaun Holtman, Communications Director Megan Nelson, Director of Public Works Dan Reese, Utility Superintendent Eric Whitten, Fire Chief Dennis Gwyn, Assistant Fire Chief Vince Whitfill, Wastewater Superintendent John Poole, Budgeting and Purchasing Manager Beau Boyer, Director of Golf Casey Renner, Chief of Police Steve Brush, Fire Captain Dan Root, Golf Course Superintendent John Haun, Volunteer Fireman Wiley Harp, Steven Knadle and Tim Borowki.

Item 1. Call to Order.

Mayor Hinders called the meeting to order at 3:36 p.m.

Item 2. Invocation.

City Manager Joe Price gave the invocation.

Item 3. Pledge of Allegiance.

The Pledge of Allegiance was led by Commissioner Ward.

Item 4. Approval of the Minutes of the Meeting of December 6, 2021

Commissioner Lyons moved, duly seconded by Commissioner Ward to approve the minutes of December 6, 2021 as presented. Motion carried unanimously.

Item 5. Work Session – Discuss Future Expansion of Full-Time Fire Department Firefighters.

Fire Chief Dennis Gwyn and Assistant Fire Chief Vince Whitfill presented information on the need to expand the full-time firefighter staff at the Canyon Fire Department. Chief Gwyn explained without the expansion, it was predicted the ISO rating for the City of Canyon would go down resulting in higher insurance premiums for the citizens of Canyon. Chief Gwyn discussed the difficulty for volunteers to be able to respond to calls with job and family responsibilities and how the after hour call outs were being responded to by current staff of the Fire Department. The situation was causing dangerous situations where full time staff was out all night responding to calls, reporting to work at 8 am and responding to emergency calls through the day. Chief Gwyn expressed appreciation to the Volunteer Fire Department and clarified they would all still be needed, the Volunteer program was not being dissolved. Chief Gwyn said the Canyon Fire Department needed all 6 full-time firefighters to continue the level of service historically provided to the citizens of Canyon. Chief Gwyn stated the SAFER Grant application window had opened and if awarded, would pay all payroll costs for 6 new firefighters for 3 years. Chief Gwyn said during that

3 year time frame, the city could prepare to take on the payroll for the new firefighters after the 3 year grant was completed.

Item 6. Public Comment – Comments from Interested Citizens.

No Comments were made.

Item 7. Consider and Take Appropriate Action on Proposal to Apply for SAFER Grant Funding for up to 6 Full-Time Firefighters for the Canyon Fire Department to be Funded for three (3) Years.

City Manager Joe Price requested permission to apply for the SAFER Grant for the funding of 6 Firefighters for 3 years. Mr. Price based the request on the work sessions held in April of 2021 and during this meeting. Mr. Price stated after the 3 years, the city would be prepared to pick up the salary for the 6 positions.

After discussion, Commissioner Ray moved, duly seconded by Commissioner Ward to authorize city staff to move forward with the application of the SAFER Grant that would fully fund 6 full-time firefighters for 3 years. Motion carried unanimously.

Item 8. Consider and Take Appropriate Action on Second and Final Reading of Resolution No. 40-2021, A Resolution of the City Commission of the City of Canyon Approving A Project Funding Agreement Between Absolute Restaurant Operations, LLC and Canyon Economic Development Corporation Relating to Direct Financial Assistance and Job Creation Incentives for a New Business, Mickey's Place. The Business will be Located at 1512 5th Avenue, Suite 102-104.

City Manager Joe Price presented Resolution No. 40-2021 for the final of two required readings.

After discussion, Commissioner Ward moved, duly seconded by Commissioner Ray to adopt Resolution No. 40-2021 as presented. Motion carried unanimously.

RESOLUTION NO. 40-2021
RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
CANYON APPROVING PROJECT FUNDING AGREEMENT
BETWEEN ABSOLUTE RESTAURANT OPERATIONS, LLC AND
CANYON ECONOMIC DEVELOPMENT CORPORATION
RELATING TO DIRECT FINANCIAL ASSISTANCE AND JOB
CREATION INCENTIVES FOR A NEW BUSINESS.

Item 9. Consider and Take Appropriate Action on Second and Final Reading of Resolution No. 41-2021, A Resolution of the City Commission of the City of Canyon Approving a Project Funding Agreement Between Map Food and Canyon Economic Development Corporation Relating to Business Retention and Expansion Project for Buffs Located at 2201 4th Avenue, Canyon, Texas.

City Manager Joe Price presented Resolution No. 41-2021 for the second of two required readings.

After discussion, Commissioner Ward moved, duly seconded by Commissioner Ray to approve Resolution No. 41-2021 as presented. Motion carried with Mayor Hinders abstaining.

RESOLUTION NO. 41-2021
RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
CANYON APPROVING PROJECT FUNDING AGREEMENT
BETWEEN MAP FOOD GROUP, LLC AND CANYON
ECONOMIC DEVELOPMENT CORPORATION RELATING TO
BUSINESS RETENTION AND EXPANSION.

- Item 10. Consider and Take Appropriate Action on Resolution No. 01-2022, Canyon East Unit No. 10 Annexation, A Resolution of the City of Canyon, Texas, Setting a Date, Time, and Place for Public Hearings and Providing for Notice of Public Hearings in Regard to the Proposed Annexation of Property Within the Extraterritorial Jurisdiction of the City of Canyon at the Request of the Owner, Kuhlman and Sons, LP., A Texas Limited Partnership, Acting By and Through Herbert Kuhlman & Sons, Inc., A Texas Corporation, as General Partner, Acting By and Through Its Duly Authorized President, Michael H. Kuhlman.

Director of Planning and Development Danny Cornelius presented Resolution No. 01-2022 for consideration. Mr. Cornelius stated a voluntary annexation request had been received from Furman Land Surveyors, acting on behalf of property owner Kuhlman and Sons, LP. Mr. Cornelius said the annexation request was for Canyon East Unit No. 10, the next phase of Canyon East. Mr. Cornelius recommended Resolution No. 01-2022 be approved adopting the annexation calendar that would set the date, time, place and giving notice of public hearings for the annexation.

After discussion, Commissioner Ray moved, duly seconded by Commissioner Ward to adopt Resolution No. 01-2022 adopting an annexation calendar setting a date, time and place for public hearings and notice of public hearings. Motion carried unanimously.

RESOLUTION NO. 01-2022
CANYON EAST UNIT NO. 10 ANNEXATION
A RESOLUTION OF THE CITY OF CANYON, TEXAS, SETTING
A DATE, TIME, AND PLACE FOR PUBLIC HEARINGS AND
PROVIDING FOR NOTICE OF PUBLIC HEARINGS IN REGARD
TO THE PROPOSED ANNEXATION OF PROPERTY WITHIN
THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF
CANYON AT THE REQUEST OF KUHLMAN AND SONS, LP, A
TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH
HERBERT KUHLMAN & SONS, INC., A TEXAS CORPORATION,
AS GENERAL PARTNER, ACTING BY AND THROUGH ITS
DULY AUTHORIZED PRESIDENT, MICHAEL H. KUHLMAN.

Item 11. Consider and Take Appropriate Action on PDC Annual Update and Proposed 2022 Rates.

Palo Duro Creek Golf Course Director Casey Renner presented a review of 2021 for the Golf Course. Mr. Renner then presented proposed rate increases for the golf course and explained staff believed the rate increases would allow the golf course to raise necessary funds for critical improvements to the golf course. Mr. Renner said the most needed improvements were to the irrigation system and the course cart barn. Mr. Renner said after discussion with administration and finance, it was believed with the proposed rate increases over the next three years and paying off the current PDC bonds, the funds would be available to fund the issuance of debt to complete these projects. Mr. Renner said staff agreed if Canyon is going to operate a first-rate golf course, it is critical that these issues be addressed in the near future.

After discussion, Commissioner Ward moved, duly seconded by Commissioner Ray to approve the Palo Duro Creek green fees and permit rates for 2022 as presented. Motion carried unanimously.

Item 12. Consider and Take Appropriate Action on RFQ for Architectural Services Associated with Construction of a Police Department and Associated City Hall Renovations.

Assistant City Manager Jon Behrens presented a request issue a Request for Qualifications (RFQ) that would be designed to create a process for the selection of an architect for the planned construction of a new Police Department building and renovations to City Hall. Mr. Behrens stated this was one of the projects discussed during recent Strategic Planning session and would require a Bond Election. Mr. Behrens said May of 2023 was the target date for the potential Bond Election. Mr. Behrens said the RFQ would be prepared making it clear that a decision to move forward with the project would be made after the election.

After discussion, Commissioner Lyons moved, duly seconded by Commissioner Ray to authorize staff to move forward with the release of a Request for Qualifications for architectural services associated with the construction of a new Police Department building and renovations to City Hall.. Motion carried unanimously.

Item 13. Consider and Take Appropriate Action on a Development Agreement Between the City of Canyon and Canyon Midwest Housing Partners, LP for the Development Known as the Canyon Lofts.

City Manager Joe Price presented a request from Canyon Midwest Housing Partners for a planned development agreement for property recently annexed west of 23rd Avenue, near 17th Street for the construction of The Canyon Lofts. Mr. Price said the project would consist of one 3-story apartment building containing 72 total units. The Canyon Lofts will be a multi-family housing project with funding assistance from the Texas Department of Housing and Community Affairs (TDHCA) through the Housing Tax Credit Program. Mr. Price went over the requirements as outlined in the memo provided for the agenda. Mike Fox of Plainview was present as a representative of the developer. Mr. Fox shared the success and positive comments about a similar development in Plainview, Texas.

After discussion, Commissioner Ward moved, duly seconded by Commissioner Ray to adopt the Planned Development Agreement for Canyon Lofts Subdivision. Motion carried unanimously.

Item 14. Executive Session Pursuant to §551.071 Consultation with Attorney, §551.072 Deliberations and Real Property and §551.087 Economic Development Negotiations, §551.074 Personnel Matters (City Manager Evaluation) and §551.074 Board Appointments (Fire Department Pension Board).

Mayor Hinders indicated the City Commission would adjourn into Executive Session at 5:53 pm.

Item 15. Consider and Take Appropriate Action on Items Discussed in Executive Session.

Upon returning from Executive Session at 6:44 pm, the following action was taken.

Commissioner Ward moved, duly seconded by Commissioner Lyons to reappoint Commissioner Randy Ray to the Fire Department Pension Board. Motion carried unanimously.

Item 16. Adjourn.

There being no further business, Commissioner Ward moved this meeting be adjourned at 6:45 pm.

Gary Hinders, Mayor

ATTEST:

Gretchen Mercer, City Secretary