

The City Commission of the City of Canyon met in regular session at 5:30 pm in the City Commission Chambers of the Civic Complex. Mayor Gary Hinders presided over the meeting with the following Commissioners in attendance, Mayor Pro-Tem Justin Richardson, Cordell Jones, and Paul R. Lyons. Commissioner Roger Remlinger was unable to attend.

Also present were the following City Staff: City Manager Randy Criswell, Assistant City Manager Chris Sharp, City Secretary Gretchen Mercer, Assistant City Manager for Special Projects Jon Behrens, Planning and Development Director Danny Cornelius, Parks Director Brian Noel, Safety Director Tony Lawson, Planning and Zoning Commission Chair Bill Craddock, and City Attorney Chuck Hester.

Item 1. Call to Order.

Mayor Hinders called the meeting to order at 5:32 p.m.

Item 2. Invocation.

Commissioner Jones gave the invocation.

Item 3. Pledge of Allegiance.

The Pledge of Allegiance was led by Commissioner Lyons.

Item 4. Approval of Minutes of the Meeting of September 24, 2018.

Mayor Pro-Tem Richardson moved, duly seconded by Commissioner Jones, to approve the minutes of September 24, 2018 as presented. Motion carried unanimously.

Item 5. Public Comment – Comments from Interested Citizens.

No Comments were made.

Item 6. Presentation from CISD Superintendent Darryl Flusche Regarding Upcoming Bond Election.

Canyon Independent School District Superintendent Darryl Flusche presented a slide show with the details of the \$196.7 million CISD Bond Proposal to be considered on the November 6, 2018 General Election Ballot.

Item 7. Presentation of Final Comprehensive Plan from Freese and Nichols, LLC.

Assistant City Manager Jon Behrens introduced Dan Sefko of Freese and Nichols to present the City of Canyon Comprehensive Plan as recommended by The Comprehensive Plan Advisory Committee (CPAC) and the Planning and Zoning Commission. Mr. Sefko went through the plan and stated the CPAC and citizens of Canyon had played a key role in the development of the plan through multiple public meetings, surveys and workshops. There was a question from Commissioner Jones about the origin of the discussion on

Impact Fees. It was explained that all recommendations from the Plan resulted from citizen input, and the concern from the CPAC and the citizens that development should pay for itself, not be paid for by other members of the community. Mr. Sefko, when asked, stated that some cities utilize impact fees and some cities choose to absorb development costs through the use of user fees and taxes. Commissioner Lyons stated that impact fees would stop development and hurt businesses in Canyon, and he opposed the recommendation. He stated he felt that user fees and taxes should be used instead of impact fees.

Mayor Hinders asked for some discussion on Gateways. Mr. Sefko stated that people formulate an opinion about a community by the view from the road so gateway treatments such as Tex Randall, nice landscaping and keeping trash behind buildings create a positive opinion and draw visitors in.

There was a significant amount of discussion and questioning, and ultimately the City Commission agreed that at least one or two Work Sessions to further study the Plan would be appropriate. Commissioners expressed appreciation to all that served on the CPAC Committee and to staff for their commitment to the plan and engagement with the community. Mr. Criswell recognized Assistant City Manager Behrens for his leadership and commitment to getting the Plan to this point.

Item 8. Conduct a Public Hearing and Consider and Take Appropriate Action on Ordinance No. 1091, Adopting the 2018 Comprehensive Plan.

Planning and Development Director Danny Cornelius presented Ordinance No. 1091 for consideration. Mr. Cornelius stated the Ordinance would adopt the Comprehensive Plan as recommended by the Planning and Zoning Commission. Mr. Cornelius said the Ordinance did not have to be adopted tonight, but a Public Hearing is required.

Mayor Hinders opened the Public Hearing. There being no Comment, Mayor Hinders closed the Public Hearing meeting the Public Hearing requirements for Ordinance No. 1091. Ordinance No. 1091 was set aside to be considered after the Commission could study the Comprehensive Plan.

**ORDINANCE NO. 1091**  
**Adopting the 2018 Comprehensive Plan**  
**AN ORDINANCE OF THE CITY OF CANYON, TEXAS, ADOPTING THE**  
**2018 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY;**  
**PROVIDING FOR REPEALER; PROVIDING FOR AN EFFECTIVE DATE.**

Item 9. Executive Session Pursuant to §551.071, Consultation with Attorney, and §551.072, Real Property and §551.087 Economic Development Negotiations.

Mayor Hinders indicated the Commission would adjourn into Executive Session at 7:05 pm.

Item 10. Consider and Take Appropriate Action on Items Discussed in Executive Session.

Upon returning from Executive Session at 7:47 pm, no action was taken.

Item 11. Consider and Take Appropriate Action on Meeting Dates for October 2018.

After discussion, Commissioners agreed to meet October 29, 2018 beginning at 4:30 pm with a Worksession covering the proposed Comprehensive Plan. There will be no meeting October 22, 2018.

Item 12. Adjourn.

There being no further business, Mayor Pro-Tem Richardson moved this meeting be adjourned.

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Gary Hinders, Mayor

ATTEST:

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Gretchen Mercer, City Secretary