

The City Commission of the City of Canyon met at 4:30 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 Cody Jones, Kelsey Ward, and Paul R. Lyons. Commissioner Randy Ray was unable to attend.

Also present were the following City Staff: City Manager Joe Price, Assistant City Manager Jon Behrens, Communications Director Megan Nelson, Library Director Carlene Rittenberry, Business and Community Development Interim Director Larry Tucker, Chief of Police Steve Brush, Police Caption Matt Coggins, Planning and Development Director Danny Cornelius, Planning and Development Assistant Director Craig Brown, Director of Public Works Dan Reese, Fire Chief Dennis Gwyn, Finance Director Joel Wright, Budgeting and Purchasing Manager Beau Boyer, Public Works Administrative Assistant Sarah Jusiak, City Engineer Adolfo Garcia, and City Attorney Chuck Hester.

Item 1. Call to Order.

Mayor Hinders called the meeting to order at 4:34 p.m.

Item 2. Invocation.

Commissioner Ward gave the invocation.

Item 3. Pledge of Allegiance.

The Pledge of Allegiance was led by Commissioner Lyons

Item 4. Approval of the Minutes of the Meeting of May 2, 2022

Commissioner Ward moved, duly seconded by Mayor Pro-Tem Jones to approve the minutes of May 2, 2022 as presented. Motion carried unanimously.

Item 5. Public Comment – Comments from Interested Citizens.

No comments were made.

Item 6. First Reading of Resolution No. 09-2022, A Resolution of the City Commission of the City of Canyon Approving a Project Funding Agreement Between Gluteclub Canyon, LLC and Canyon Economic Development Corporation Relating to Direct Financial Assistance and Job Creation Incentives.

Canyon Economic Development Board President Jim Bryan presented Resolution No. 09-2022 for the first of two required readings. Mr. Bryan stated the Canyon Economic Development Corporation approved project funding of \$39,425 for GLUTECLUB Canyon, a new business to be located at 3406 4<sup>th</sup> Avenue, Canyon. Mr. Bryan said funding was related to financial assistance and job creation incentives. Mr. Bryan said a public hearing was held May 12<sup>th</sup>, 2022 with no opposition for the project.

No action required, first reading only.

RESOLUTION NO. 09-2022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CANYON APPROVING PROJECT FUNDING AGREEMENT BETWEEN GLUTECLUB CANYON, LLC AND CANYON ECONOMIC DEVELOPMENT CORPORATION RELATING TO DIRECT FINANCIAL ASSISTANCE AND JOB CREATION INCENTIVES.

- Item 7. First Reading of Resolution No. 10-2022, A Resolution of the City Commission of the City of Canyon Approving a Project Funding Agreement Between Canyon Main Street and Canyon Economic Development Corporation Relating to Direct Financial Assistance to Canyon Main Street for Marketing the 20<sup>th</sup> Year as a Texas Main Street City.

Canyon Economic Development Board President Jim Bryan presented Resolution No. 10-2022 for the first of two required readings. Mr. Bryan gave a brief history of the creation of the Main Street/Canyon Economic Development departments stating 2022 is the 20<sup>th</sup> year for Canyon Main Street. Mr. Bryan stated funding of \$17,500 would be used for a marketing campaign for this anniversary. Mr. Bryan said a public hearing was held May 12<sup>th</sup>, 2022 with no opposition for the project.

No action required, first reading only.

RESOLUTION NO. 10-2022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CANYON APPROVING A PROJECT FUNDING AGREEMENT BETWEEN CANYON MAIN STREET AND CANYON ECONOMIC DEVELOPMENT CORPORATION RELATING TO DIRECT FINANCIAL ASSISTANCE TO CANYON MAIN STREET FOR MARKETING THE 20<sup>TH</sup> YEAR AS A TEXAS MAIN STREET.

- Item 8. Conduct a Public Hearing and Consider and Take Appropriate Action on Ordinance No. 1156, An Ordinance of the City Commission of the City of Canyon, Texas, Rezoning Canyon Lofts Unit No. 1, An Addition to 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.

Planning and Development Director Danny Cornelius presented Ordinance No. 1156 for consideration. Mr. Cornelius said Canyon Midwest Housing Partners, LP submitted a change in zoning for the proposed Canyon Lofts Unit No. 1. to PD (Planned Development District). Mr. Cornelius said the proposed use is a 3-story, 72 unit apartment building and that the required site plan was included with the application. Mr. Cornelius said the developer will be required to adhere

to the proposed use and site plan as approved by the Commission. Mr. Cornelius said the Planning and Zoning Commission unanimously recommended approval of the zoning to request as presented.

Mayor Hinders opened the public hearing at 4:52 pm. There being no comment, Mayor Hinders closed the public hearing.

After discussion, Commissioner Ward moved, duly seconded by Mayor Pro-Tem Jones to adopt Ordinance No. 1156 rezoning the proposed Canyon Lofts Unit No. 1 to Planned Development District. Motion carried unanimously.

ORDINANCE NO. 1156  
Canyon Lofts Unit No. 1 Zoning  
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF  
CANYON, TEXAS, REZONING CANYON LOFTS UNIT NO. 1,  
AN ADDITION TO 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 9. Consider and Take Appropriate Action Plat for Canyon Lofts.

Planning and Development Director Danny Cornelius presented a Plat for Canyon Lofts. Mr. Cornelius stated a Development Agreement for Canyon Lofts was approved by the City Commission January 10, 2021 and that the Public Works Department is reviewing the public infrastructure construction plans. Mr. Cornelius stated the approval of the plat is conditional on approval of the plans. Mr. Cornelius said the City Engineer will perform inspections of the public improvements and the developer will be required to provide a 5% development fee and a surety prior to construction of public infrastructure as noted in the Development Agreement. Mr. Cornelius said the Planning and Zoning Commission unanimously recommended approval of the plat.

After discussion Mayor Pro-Tem Jones moved, duly seconded by Commissioner Ward to approve the plat for Canyon Lofts Unit No. 1 upon approval of the public infrastructure construction plans.

Item 10. Consider and Take Appropriate Action on Plat for Stone Creek Unit No. 1.

Planning and Development Director Danny Cornelius presented a Plat for Stone Creek Unit No. 1, a 43.48 acre development with 16 proposed lots. Mr. Cornelius said the development is not within the City Limits of Canyon, but Texas Local Government Code gives the city the authority to approve plats within 1 mile of the city limits (Extraterritorial Jurisdiction / ETJ) where this is located. Mr. Cornelius stated a Development Agreement for Stone Creek was approved by the City Commission October 18, 2021 and that the City Engineer will perform inspections of the public improvements and the developer will be required to provide a 5% development fee and surety prior

to construction of public infrastructure as noted in the Development Agreement. Mr. Cornelius said the Planning and Zoning Commission unanimously recommended approval of the plat.

After discussion, Mayor Pro-Tem Jones moved, duly seconded by Commissioner Ward to approve the plat for Stone Creek Unit No. 1 as presented. Motion carried unanimously.

Item 11. Consider and Take Appropriate Action on Purchase of Water Tower Property from WTAMU.

City Manager Joe Price presented a Property Purchase Agreement of a tract of land where the East Canyon Water Tower is located. Mr. Price said City Staff has been working on an agreement with WTAMU for the purchase of the property since it was discovered the land is still owned by WTAMU. Mr. Price said the Texas A&M System created an agreement for the sale of the property to the City of Canyon and authorized an appraisal. Mr. Price said the appraised value of the property is \$40,000 and that price was agreed on by both WTAMU and the City of Canyon. Mr. Price said the City of Canyon would pay all closing costs and all funds would come from Utility Fund Reserves.

After discussion, Mayor Pro-Tem Jones moved, duly seconded by Commissioner Ward to approve the property purchase agreement between the City of Canyon and the A&M System for the property purchase amount of \$40,000 and for the City of Canyon to pay the closing costs associated with the purchase, and to authorize the City Manager to act on behalf of the City of Canyon concerning the purchase. Motion carried unanimously.

Item 12. Executive Session Pursuant to §551.071 Consultation with Attorney, §551.072 Deliberations about Real Property, §551.087 Deliberation Regarding Economic Development Negotiations, and §551.074 Personnel Matters (Municipal Court Judge).

Mayor Hinders indicated the City Commission would adjourn into Executive Session at 5:02 pm.

Item 13. Consider and Take Appropriate Action on Items Discussed in Executive Session.

Upon returning from Executive Session at 7:22 pm, no action was taken.

Item 14. Adjourn.

There being no further business, Mayor Pro-Tem Jones moved this meeting be adjourned at 7:22 pm.

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Gary Hinders, Mayor

ATTEST:

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Gretchen Mercer, City Secretary