

The City Commission of the City of Canyon 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, 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, Finance Director Joel Wright, 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, Street and Solid Waste Superintendent Brendon Banner, Fire Chief Dennis Gwyn, Director of Planning and Development Danny Cornelius, Parks Director Brian Noel, Chief of Police Steve Brush, Fire Captain Vince Whitfill, Utility Superintendent Eric Whitten, 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.

Mayor Pro-Tem Jones gave the invocation.

Item 3. Pledge of Allegiance.

The Pledge of Allegiance was led by Commissioner Ward.

Item 4. Approval of Minutes of the Meeting of August 16, 2021.

Mayor Pro-Tem Jones moved, duly seconded by Commissioner Ray to approve the minutes of August 16, 2021 as presented. Motion carried unanimously.

Item 5. Public Comment – Comments from Interested Citizens.

Kenit Kemp – 89 Hunsley Hills Blvd

Ms. Kemp expressed the need for a Flood Light Ordinance due to house next door adding bright LED lights under the soffits on the second level of the home that are directed into her house. Ms. Kemp provided her concerns in the form of a letter.

City Manager Joe Price gave a brief update on the drainage issues in Canyon East as brought up by Walt Davis (35 Canyon East Parkway) during Public Comment at the August 16, 2021 Commission Meeting.

Item 6. Consider and Take Appropriate Action on Recommendation from Board of City Development (BCD) for 2022 Budget.

Assistant City Manager Jon Behrens presented the Board of City Development proposed 2022 budget for consideration. Mr. Behrens said the requests were directed for advertising with the main goal of bringing people in to stay at hotels. Mr. Behrens said the board met August 10, 2021

to consider requests for BCD funding for 2021-2022 budget year. Mr. Behrens said if funds are up later in the year, the BCD will meet again to consider additional funding. Mr. Behrens stated the Board of City Development agreed to attempt building back the reserves in the BCD account to hopefully avoid future issues associated with sudden loss of HOT revenues. The BCD agreed a budget of \$200,000 allocating the funds as listed:

WTAMU	\$80,000	\$60,000
Canyon Chamber of Commerce	\$168,815	\$37,000
Mainstreet	\$40,500	\$23,000
TEXAS	\$45,000	\$37,000
PPHM	\$45,000	\$37,000
Billboard rental	\$7,000	\$7,000
Sign Electric Bill	\$200	\$200
<u>TOTAL</u>	<u>\$391,515</u>	<u>\$201,200</u>

After discussion, Mayor Pro-Tem Jones moved, duly seconded by Commissioner Ward to approve the BCD Budget as presented. Motion carried unanimously.

Item 7. Consider and Take Appropriate Action on Resolution No. 34-2021, A Resolution of the City Commission of the City of Canyon, Enacting Ordinance No. 892, Prescribing Limitations on Parking or Standing Motor Vehicles or Trailers During Parade to be Held October 9, 2021 in the City of Canyon.

City Secretary Gretchen Mercer presented Resolution No. 34-2021 for consideration. Ms. Mercer stated as requested by WTAMU Assistant Police Chief Robert Byrd, Resolution No. 34-2021 would allow the closure of Russel Long Blvd for the WTAMU Homecoming Parade October 9, 2021 from 10:00 am to 4:00 pm. Ms. Mercer said the WTAMU Homecoming Parade would begin in the parking lot of United Bank Center ending at Victory Drive.

After discussion, Commissioner Ray moved, duly seconded by Mayor Pro-Tem Jones to approve Resolution No. 34-2021 as presented. Motion carried unanimously.

RESOLUTION NO. 34-2021
 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
 CANYON, ENACTING ORDINANCE NO. 892, PRESCRIBING
 LIMITATIONS ON PARKING OR STANDING MOTOR VEHICLES
 OR TRAILERS DURING PARADE TO BE HELD OCTOBER 9,
 2021 IN THE CITY OF CANYON.

Item 8. Consider and Take Appropriate Action on Request for City Infrastructure Expansion from Mark Hughes Regarding a Proposed Development on 217 in Reference to Canyon Code of Ordinances Chapter 51 Sewer and Water, Subchapter: Water and Sewer Main Connections (Section 51.10).

City Manager Joe Price presented information related to a request for city infrastructure to be extended to a proposed development near Canyon East on Highway 217 made by Mark Hughes. Mr. Price gave an overview of the current situation and possible solutions. Mr. Price stated currently the city lacks the needed water supply, water pressure and stated if this development was approved, it would take the rest of the City of Canyon's sewer line capacity running to the east of town. Mr. Hughes was present for comment. Options presented from the City Engineer were:

- Option 1: Construction of a pump station, ground storage tank, elevated storage tank, and well at the NW corner of the intersection of 217 and Washington Street. This will also require a pressure control station

Cost:

Construction \$3,846,700.00

Contingency \$ 384,700.00

Engineering \$ 423,200.00

Survey \$ 105,800.00

Total \$4,654,600.00

(Note: This would primarily serve this defined proposed area but we could get a little amount of future growth surrounding this property. However, we do not have any more sewer to serve any developments. If we wanted to serve the entire pressure plane, we would need a little more infrastructure and we would need another lift station and/or wastewater line).

- Option 2: Construction of a pump station, ground storage tank, hydropneumatic tank, and wells.
This system is to operate an independent Public Water System in the City of Canyon. Still checking the legality on this.

Cost:

Construction \$1,662,500.00

Contingency \$ 166,300.00

Engineering \$ 182,900.00

Survey \$ 45,800.00

Total \$2,011,700.00

- Option 3: COSTLY: Extending the existing 14" water main from south Canyon to Hix Road and tie-to the existing 12" main on 217. This will increase water capacity, unsure about the low pressure issues in this solution. Very Expensive but on the City's LONG-RANGE List, to loop the entire system.

After discussion, Mayor Pro-Tem Jones moved, duly seconded by Commissioner Ward to explore both options of meeting needs of 1,000 homes based on City Engineers presentation and the needs of capacity of whatever city staff feels will be sufficient capacity to meet area of comprehensive plan. Motion carried unanimously.

Item 9. 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 information regarding solutions for new development and creating a development focused, solutions-based approach for continued and sustainable growth through predictable funding sources and tools that wouldn't but development costs on Canyon property taxpayers. Mr. Price stated Canyon cannot continue to fund off-site improvements necessitated by development under existing practices and procedures without creating negative operational, safety, and growth impacts. Mr. Price said the City of Canyon Comprehensive Plan includes a goal to research solutions for sustainable growth and stated it's time to research and implement solutions. Mr. Price provided recommendations as follows:

Phase 1 - Process to reach goal:

1. Meet with local stakeholders to get input on short and long-term development plans as well as development processes.
 2. Citizen and stakeholder input meetings to discuss alternatives to taxpayers subsidizing development
 - a. Realtors
 - b. Subcontractors
 - c. Apartment Association
 - d. Bankers
 - e. Builders
 - f. Developers
 - g. Other governmental entities
 3. Hire Consultant to:
 - a. Evaluate current development related practices
 - b. Analyze cost-to-serve and revenue production
 - c. Identify alternatives/options and best practices
 - d. Work with staff and stakeholders to make recommendations
 4. Appoint citizen PDP committee (with Amarillo)
 5. Utilize input from the committee to identify the path forward.
- (Anticipated cost of Phase 1: \$75,000)

Future Phases:

Phase 2:

Work with Consultant on how to do the recommendations and update the design manuals related for development (Storm water, etc.)

Phase 3 – Implementation.

After discussion, Mayor Pro-Tem Jones moved, duly seconded by Commissioner Ray to direct staff to begin implementation of Phase 1 of Professional Services for a City of Canyon Partnership

for Development Progress Funding Study and Engineering Studies Discipline to have a unified and objective approach with development for an estimated cost of \$75,000. Motion carried with Commissioner Lyons abstaining.

- Item 10. Consider and Take Appropriate Action on Ordinance No. 1141, An Ordinance of the City of Canyon, Texas, Amending Chapter 51; Sewer and Water; Water and Sewer Main Connections of the Code of Ordinances Relating to Fees for Extensions of Water and Wastewater Mains and Posting Security for the Cost of Such Extensions, Providing for Severability, Providing for Partial Repeal and Effective Date.

City Manager Joe Price presented Ordinance No. 1141 for consideration. Mr. Price stated the City of Canyon currently has an established Pro Rata Ordinance but the ordinance is only one sentence. Mr. Price stated the Pro Rata Fee Program needs to be more structured for it to be implemented in a practical way. Mr. Price gave the example that if a subdivision or school district funds the installation of a water/sewer line, and in the future another entity taps into that line, the new entity would pay their fair share of the cost to the original entity that funded the line. Mr. Price gave an overview of how the Pro Rata would work and how costs would be implemented.

After discussion, Commissioner Ray moved, duly seconded by Commissioner Ward to adopt Ordinance No. 1141 amending Chapter 51 of Sewer and Water, creating a structured Pro Rata Fee. Motion carried unanimously.

ORDINANCE NO. 1141

AN ORDINANCE OF THE CITY OF CANYON, TEXAS, AMENDING CHAPTER 51; SEWER AND WATER; WATER AND SEWER MAIN CONNECTIONS OF THE CODE OF ORDINANCES RELATING TO FEES FOR EXTENSIONS OF WATER AND WASTEWATER MAINS AND POSTING SECURITY FOR THE COST OF SUCH EXTENSIONS, PROVIDING FOR SEVERABILITY, PROVIDING FOR PARTIAL REPEAL AND AN EFFECTIVE DATE.

- Item 11. Conduct a Public Hearing and Consider and Take Appropriate Action on Ordinance No. 1142, An Ordinance Making Appropriations for the Support of the City of Canyon for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; Providing for the Appropriation of an Interest and Sinking Fund to Pay Interest and Principal on the City's Indebtedness; Providing for the Adoption of the Annual Budget of the City of Canyon, Texas for the 2021-2022 Fiscal Year; Providing That Expenditures for Said Fiscal Year Shall be Made in Accordance with Said Budget; Authorizing Specific Budget Adjustment Authority to the City Manager; Providing for the Ratification of Budgeted Appropriation Transfers in the 2021-2022 Fiscal Year; Providing a Repealing Clause; Providing a Savings Clause; and Providing for Publication and an Effective Date.

City Manager Joe Price presented Ordinance No. 1142 with the budget (Exhibit "A") attached for consideration. Mr. Price presented a power point going over the proposed budget.

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 adopt Ordinance No. 1142, making appropriations in support of the general operation of the City of Canyon for the year beginning October 1, 2021 and ending September 30, 2022. Motion carried unanimously.

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

Commissioner Ward moved, duly seconded by Mayor Pro-Tem Jones that Ordinance No. 1142, making appropriations in support of the general operation of the City of Canyon for the year beginning October 1, 2021 and ending September 30, 2022, be ratified with an increase of property revenue. Motion carried unanimously.

ORDINANCE NO. 1142

AN ORDINANCE MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY OF CANYON FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR THE APPROPRIATION OF AN INTEREST AND SINKING FUND TO PAY INTEREST AND PRINCIPAL ON THE CITY'S INDEBTEDNESS; PROVIDING FOR THE ADOPTION OF THE ANNUAL BUDGET OF THE CITY OF CANYON, TEXAS FOR THE 2021-2022 FISCAL YEAR; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; AUTHORIZING SPECIFIC BUDGET ADJUSTMENT AUTHORITY TO THE CITY MANAGER; PROVIDING FOR THE RATIFICATION OF BUDGETED APPROPRIATION TRANSFERS IN THE 2021-2022 FISCAL YEAR; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE..

Item 12. Consider and Take Appropriate Action on July 31, 2021 Financial Report by Finance Director Joel Wright.

Finance Director Joel Wright presented the Financial Report for consideration. After discussion Mayor Pro-Tem Jones moved, duly seconded by Commissioner Ray to approve the Financial Report as presented. Motion carried unanimously.

Item 13. Consider and Take Appropriate Action on July 31, 2021 Investment Report by Finance Director Joel Wright.

Finance Director Joel Wright presented the Investment Report for consideration. After discussion Commissioner Ray moved, duly seconded by Commissioner Ward to approve the Investment Report as presented. Motion carried unanimously.

Item 14. Executive Session Pursuant to §551.071 Consultation with Attorney, §551.087 Economic Development Negotiations, and §551.072 Deliberations about Real Property.

Mayor Hinders indicated the City Commission would adjourn into Executive Session at 8:13 pm.

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

Upon returning from Executive Session at 9:14 pm, no action was taken.

Item 16. Adjourn.

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

Gary Hinders, Mayor

ATTEST:

Gretchen Mercer, City Secretary