

The City Commission of the City of Canyon met at 3:00 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, and City Attorney Chuck Hester.

Item 1. Call to Order.

Mayor Hinders called the meeting to order at 3:08 p.m.

Item 2. Invocation.

Commissioner Ray 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 October 18, 2021.

Mayor Pro-Tem Jones moved, duly seconded by Commissioner Ray to approve the minutes of October 18, 2021 as presented. Motion carried unanimously.

Item 5. Consider and Take Appropriate Action on Ordinance No. 1145, An Ordinance of the City Commission of the City of Canyon, Texas, Amending the City's Budget for the Fiscal Year Beginning October 1, 2020 and Ending September 30, 2021 as Adopted by Ordinance No. 1128; Providing for an Increase of Expected Revenues, Expenditures, and Transfer of Certain Funds; Providing that Prior Parts of Ordinance No. 1128 Inconsistent with or in Conflict with any of the Provisions of this Ordinance are Hereby Expressly Repealed to the Extent of any Such Inconsistency or Conflict; Providing for Severability; and Providing for an Effective Date.

Director of Finance Joel Wright presented Ordinance No. 1145 for consideration. Mr. Wright stated staff had analyzed the current budget and identified additional revenues and expenditures that were unanticipated during the budget process. Mr. Wright said these adjustments involve additional revenue, expenses, and transferred amounts between funds so they require being approved by Ordinance. Mr. Wright went over the proposed amendments in the General Fund, Utility Fund and Golf Fund.

After discussion, Commissioner Ward moved, duly seconded by Mayor Pro-Tem Jones to adopt Ordinance No. 1145 as presented amending the FY 2020-2021 Operating Budget. Motion carried unanimously.

ORDINANCE NO. 1145

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CANYON, TEXAS, AMENDING THE CITY'S BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021 AS ADOPTED BY ORDINANCE NO. 1128; PROVIDING FOR AN INCREASE OF EXPECTED REVENUES, EXPENDITURES, AND TRANSFER OF CERTAIN FUNDS; PROVIDING THAT PRIOR PARTS OF ORDINANCE NO. 1128 INCONSISTENT WITH OR IN CONFLICT WITH ANY OF THE PROVISIONS OF THIS ORDINANCE ARE HEREBY EXPRESSLY REPEALED TO THE EXTENT OF ANY SUCH INCONSISTENCY OR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Item 6. Work Session for the Continued Development of the City of Canyon Strategic Plan.

Assistant City Manager Jon Behrens introduced Lyle Sumek of Lyle Sumek and Associates presenting via Zoom. Mr. Sumek presented information and questions to begin the process of developing a Strategic Plan for the City of Canyon.

****The City Commission took a break at 6:30 pm, dinner was provided. The Commission reconvened the meeting at 7:05 pm.**

Item 7. Public Comment – Comments from Interested Citizens (7:00 pm)

No Comments were made.

Item 8. Conduct a Public Hearing and Consider and Take Appropriate Action on Ordinance No. 1147, An Ordinance of the City Commission of the City of Canyon, Texas, Designating a Geographic Area Within the City of Canyon as A Reinvestment Zone for Tax Increment Financing Purposes Pursuant to Chapter 311 of the Texas Tax Code to be Known as Tax Increment Reinvestment Zone Number One, City of Canyon; Describing the Boundaries of the Zone; Creating Findings and Provisions Related to the Creation of the Zone; Providing a Date for the Termination of the Zone; Providing That the Zone Take Effect Immediately Upon Passage of the Ordinance; Providing a Severability Clause; Providing for Publication; and Declaring an Effective Date.

Assistant City Manager Jon Behrens presented Ordinance No. 1147 for consideration. Mr. Behrens stated the Commission had directed staff to move forward with the development of a plan to implement a Tax Increment Reinvestment Zone (TIRZ) in the Downtown area. Mr. Behrens then introduced the consultant for the City of Canyon TIRZ No. 1, Travis James. Mr. James gave an overview of the proposed area for the City of Canyon TIRZ stating the benefits of using this method to improvements. Mr. James stated the funds from the TIRZ HAD to be used within TIRZ #1 area as defined in Ordinance No. 1147.

Mayor Hinders stated he hoped other taxing entities would join in. Mr. James stated other entities could join in at any time, but it would be best to establish the TIRZ at this time locking in the values. City Manager Joe Price stated staff was planning to meet with other taxing entities to encourage their participation.

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

After further discussion, Commission Ray moved, duly seconded by Mayor Pro-Tem Jones to adopt Ordinance No. 1145 as presented. Motion carried unanimously.

ORDINANCE NO. 1147

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CANYON, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY OF CANYON AS A REINVESTMENT ZONE FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE TO BE KNOWN AS TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF CANYON; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLIC CATION; AND DECLARING AN EFFECTIVE DATE.

- Item 9. Conduct First Public Hearing on Ordinance No. 1146, Annexing Territory to the City of Canyon for the Lofts, an Ordinance of the City of Canyon, Texas, Annexing the Territory Herein Described to the City of Canyon in Randall County, Texas, Extending the Boundary Limits of the City of Canyon to Include the Property Herein Described Within the Said City Limits, and Granting to All the Inhabitants of Said Property All the Rights and Privileges of Other Citizens and Binding Said Inhabitants By All of the Acts, Ordinance, Resolutions, and Regulations of Said City.

City of Canyon Attorney Chuck Hester presented Ordinance No. 1146 for its first reading. Mr. Hester stated Stan Ware of Bent Creek, LLC had requested voluntary annexation of property for the development of affordable housing. Mr. Hester stated Mr. Ware wished to move forward with the development of the property so as required by Chapter 43 of the Texas Local Government Code to hold 2 public hearings within a limited timeframe, it is necessary to hold both required public hearings at the same meeting. Mr. Hester stated according to Texas Municipal League's General Counsel, this process is acceptable. Mr. Hester stated Mr. Ware was present to answer any questions.

After discussion, Mayor Hinders opened the first public hearing. There being no comments, Mayor Hinders closed the public hearing.

No action required, first reading only.

ORDINANCE NO. 1146
ANNEXING TERRITORY TO THE CITY OF CANYON
BENT CREEK, LLC.

AN ORDINANCE OF THE CITY OF CANYON, TEXAS, ANNEXING THE TERRITORY HEREIN DESCRIBED TO THE CITY OF CANYON IN RANDALL COUNTY, TEXAS, EXTENDING THE BOUNDARY LIMITS OF THE CITY OF CANYON TO INCLUDE THE PROPERTY HEREIN DESCRIBED WITHIN THE SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY.

- Item 10. Conduct Second Public Hearing on Ordinance No. 1146, Annexing Territory to the City of Canyon for the Lofts, an Ordinance of the City of Canyon, Texas, Annexing the Territory Herein Described to the City of Canyon in Randall County, Texas, Extending the Boundary Limits of the City of Canyon to Include the Property Herein Described Within the Said City Limits, and Granting to All the Inhabitants of Said Property All the Rights and Privileges of Other Citizens and Binding Said Inhabitants By All of the Acts, Ordinance, Resolutions, and Regulations of Said City.

Mayor Hinders opened the 2nd public hearing, there being no comment, Mayor Hinders closed the public hearing.

No action, 2nd reading only.

ORDINANCE NO. 1146
ANNEXING TERRITORY TO THE CITY OF CANYON
BENT CREEK, LLC.

AN ORDINANCE OF THE CITY OF CANYON, TEXAS, ANNEXING THE TERRITORY HEREIN DESCRIBED TO THE CITY OF CANYON IN RANDALL COUNTY, TEXAS, EXTENDING THE BOUNDARY LIMITS OF THE CITY OF CANYON TO INCLUDE THE PROPERTY HEREIN DESCRIBED WITHIN THE SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY.

Item 11. Adjourn.

There being no further business, Mayor Pro-Tem Jones moved this meeting be adjourned at 7:47 pm.

Gary Hinders, Mayor

ATTEST:

Gretchen Mercer, City Secretary