

AGENDA

NOTICE OF MEETING

Notice is hereby given that the governing body of the City of Canyon will meet at 4:30 p.m. on the 17th day of June 2019, in the Commission Chambers of City Hall at 301 16th Street in the City of Canyon to discuss the following agenda items:

1. Call to Order
2. Invocation.
3. Pledge of Allegiance.
4. Approval of the Minutes of the Meeting June 3, 2019.
5. Public Comment – Comments from Interested Citizens.
6. Update from Interim City Manager Jon Behrens.
 - Seal Coating 2019
 - Commissioner Tours
 - Staff Evaluation Process
 - Coordination Related to the Spur
 - Severe Weather Info
 - Annual Water Quality Report
 - Fuller Sewer Project
 - AMR Project
 - Republic Services
7. Consider and Take Appropriate Action on Ordinance No. 1106, Annexing Property for Hillside Christian Church.
8. Executive Session Pursuant to §551.074 Personnel Matters (City Manager Search and Planning and Zoning Commission), 551.072 Real Property, and §551.071 Consultation with Attorney.
9. Consider and Take Appropriate Action on Items Discussed in Executive Session.
10. Adjourn.



Jon Behrens, Interim City Manager

I certify that the above Notice of Meeting was posted on the bulletin board of the Civic Complex of the City of Canyon, Texas on the 14th day of June 2019.



Gretchen Mercer, City Clerk

The City Commission of the City of Canyon held a Pre-Budget Work Session at 3:00 pm, and then met in regular session at 4:30 pm, at which time the Canyon Planning and Zoning Commission arrived for a joint meeting at the Cole Community Center in the Palo Duro Room at 300 16th Street in the City of Canyon. Mayor Gary Hinders presided over the meeting with the following Commissioners in attendance, Mayor Pro-Tem Cody Jones, Roger Remlinger, Paul R. Lyons and Randy Ray.

Planning and Zoning Commission members present were: Chairman Bill Craddock presided with the following Commissioners in attendance, Charles Munger, Jeremy Bradford, Tim Gilliland, Joel Enriquez, and Larry Raemakers. Commissioners Bobbie Jo Krutsch and Mandy Williams were unable to attend.

Also present were the following City Staff: Interim City Manager Jon Behrens, City Secretary Gretchen Mercer, Finance Director Chris Sharp, Planning and Development Director Danny Cornelius, Parks Director Brian Noel, Fire Chief Mike Webb, Water Superintendent Eric Whitten, Public Works Director Dan Reese, Director of Golf Casey Renner, Chief of Police Dale Davis, City Engineer Dwight Brandt, and City Attorney Chuck Hester.

Pre-Budget Work Session. 3:00 to 4:15 pm.

Mayor Hinders called the Pre-Budget Work Session to order at 3:03 pm. Finance Director Chris Sharp gave an overview of the budget process for the 2019-2020 budget.

Item 1. Call to Order.

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

Item 2. The Canyon Planning and Zoning Commission Call to Order at 4:30 pm.

Planning and Zoning Commission Chairman Bill Craddock called the P&Z meeting to order at 4:34 p.m.

Item 3. Invocation.

Mayor Pro-Tem Jones gave the invocation.

Item 4. Pledge of Allegiance.

The Pledge of Allegiance was led by Commissioner Remlinger.

Mayor Hinders expressed appreciation to the Planning and Zoning Commission members for their service to the citizens of Canyon. Both Commissions then introduced themselves.

Item 5. Approval of Minutes of the City of Canyon Commission Meeting of May 20, 2019.

Commissioner Remlinger moved, duly seconded by Mayor Pro-Tem Jones to approve the minutes of May 20, 2019 as presented. Motion carried unanimously.

Item 6. Approval of Minutes of the City of Canyon Planning and Zoning Commission Meeting of May 13, 2019.

Commissioner Munger moved, duly seconded by Commissioner Raemakers to approve the minutes of May 13, 2019 as presented. Motion carried unanimously.

Item 7. Public Comment – Comments from Interested Citizens.

No comment was made.

Item 8. Conduct Second Public Hearing on Ordinance No. 1106, Annexing Property for Hillside Christian Church.

City Attorney Chuck Hester presented Ordinance No. 1106 for the second and final public hearing.

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

No action was required.

ORDINANCE NO. 1106
ANNEXING TERRITORY TO THE CITY OF CANYON
Hillside Christian Church

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 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 9. Consider and Take Appropriate Action on Ordinance No. 1107, an Ordinance Amending the Code of Ordinances of the City of Canyon, Chapter 150, Section 150.23, Permits and Registrations, to Comply with H.B. 852.

Planning and Development Director Danny Cornelius presented Ordinance No. 1107 for consideration. Mr. Cornelius stated H.B. 852 was signed by the governor May 21, 2019 with an immediate effective date. Mr. Cornelius stated H.B. 852 prohibits cities from using building valuation to determine permit fees in connection with construction or improvements of a residential dwelling such as a home, duplex or apartment. Mr. Cornelius stated the permit fees for non-residential construction will still be based on valuation. Mr. Cornelius said basing the new permit fee structure on \$0.26 per square foot of all area under roof figures very close to the same as when it was figured on the structure value. Mr. Cornelius gave a few examples of the permit fee based on both structures.

After discussion, Commissioner Remlinger moved, duly seconded by Mayor Pro-Tem Jones to approve Ordinance No. 1107 as presented. Motion carried unanimously.

ORDINANCE NO. 1107
Residential Permit Fees

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CANYON, TEXAS: AMENDING THE CODE OF ORDINANCES OF THE CITY OF CANYON, CHAPTER 150, SECTION 150.23 TO REVISE CALCULATION OF RESIDENTIAL BUILDING PERMIT FEES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR AN EFFECTIVE DATE.

Item 10. Consider and Take Appropriate Action on Discussion of the Zoning Code and Subdivision Regulations Update Diagnostic Report as Presented by Freese and Nichols, Inc.

Mayor Hinders introduced Dan Sefko of Freese and Nichols. Interim City Manager Jon Behrens gave a brief overview of the review process of the Zoning Code update with the adoption of the Comprehensive Plan. Mr. Sefko then gave a slide presentation focused on the major changes proposed to the zoning in Canyon.

Planning and Zoning Commission Chair Bill Craddock asked how regulation would take place on a Specific Use Permit that was issued for one year, would we come back change things? (Mr. Craddock was specifically referencing the SUP granted for the corner of 4th Ave and 23rd Street). Mr. Sefko said zoning is zoning, there is no automatic zoning in Texas. Mr. Behrens asked how you go from today to the vision of the future. Mr. Sefko answer an Overlay District or Special District would scrutinize major intersections and key points that are important in appearance. Mr. Sefko said a temporary SUP is a bad idea, temporary zoning means you will have to go back at the end of the permit and determine if the SUP is reissued or denied based on what standards you want to enforce, and is the temporary zoning now non-conforming. Mayor Pro-Tem Jones stated he felt if the standards were set, people would meet those standards automatically creating an atmosphere where everyone was meeting those standards over time. Mr. Sefko said part of the Comprehensive Plan is to up the standards in high visible areas that effect the city.

Mayor Hinders asked how to work with all the development going on outside the city limits. City Engineer Dwight Brandt stated the standards set by the City of Canyon are applied within the ETJ, but the rules are different for the ETJ of Amarillo and for Randall County. Mr. Brandt stated he is re-writing the standards for Randall County to match but with all the growth between Canyon and Amarillo in the County, it would be best if all 3 entities had the same standards aligned with each other. Mr. Sefko said this definitely should be addressed in the subdivision ordinance as it levels the playing field for building in the city limits vs building in the county.

After discussion, Mr. Sefko said it seemed both the City Commission and the Planning and Zoning Commission were comfortable with Freese and Nichols to begin drafting the subdivision ordinance using the diagnostic report as a guide as well as comments made by Commissioners. Mr. Sefko

said there are check points and updates that will be presented through the process of developing the ordinance.

Item 11. Consider and Take Appropriate Action on Meeting Dates for the Months of July, August and September 2019.

After discussion, Commissioners agreed to meet as follows:

June 17, 2019 beginning at 4:30 pm

July 8, 2019 beginning at noon with lunch, then the half day budget work session

July 22, 2019 beginning at 4:30

August 5, 2019 beginning at 4:30

August 19, 2019 beginning at 4:30

September 9, 2019 beginning at 4:30 at which time the budget would be adopted.

The regular meetings would resume October 7, 2019.

Item 12. Adjourn

There being no further business, Mayor Pro-Tem Jones moved this meeting be adjourned at 5:51 pm.

Gary Hinders, Mayor

Bill Craddock, Planning and Zoning
Commission Chair

ATTEST:

Gretchen Mercer, City Secretary

To: Canyon City Commission
From: Jon Behrens, Interim City Manager
Date: June 17, 2019
Re: City Manager Update

I would like to briefly update you on several projects and items that may appear on future agendas.

1. Seal Coating 2019
Brandt Engineering will be coordinating our annual sealcoating project which is scheduled to begin on June 24. Map of the project area is included. G&G Operators will be performing the work.
2. Commissioner Tours
On Friday, June 7, Commissioners Randy Ray and Cody Jones toured City facilities. Dan Reese provided superior tour guide services.
3. Staff Evaluation Process
The staff evaluation process is underway and this process will determine eligibility for merit raises.
4. Coordination Related to the Spur
City Staff continues to meet with WTAMU staff as we move toward an early August transfer agreement with TXDOT. Staff is working with WTAMU toward an interlocal agreement related to maintenance and operation of the roadway and right of way. TXDOT will resurface and stripe the roadway next summer.
5. Severe Weather Info
Chief Webb and Chief Davis developed a flyer, which was included in all water bills, related to severe weather and methods for citizens to use to receive timely severe weather information. Chief Davis also spoke to the Canyon News related to severe weather.
6. Annual Water Quality Report
Our latest water bill contained the 2019 Annual Water Quality Report. This report is required and provides citizens with an analysis of our Canyon drinking water.
7. Fuller Sewer Project
Project still underway. Currently tearing out and replacing pipe in front of Crestview Elementary and working south of Wal-Mart. City expects completion of the project this fall.

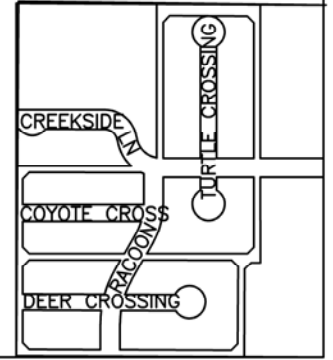
AGENDA

8. AMR Project

Final quote for the project has been received. Chris will be looking at two or three potential methods to fund this project. Commission should expect a staff presentation on this item soon.

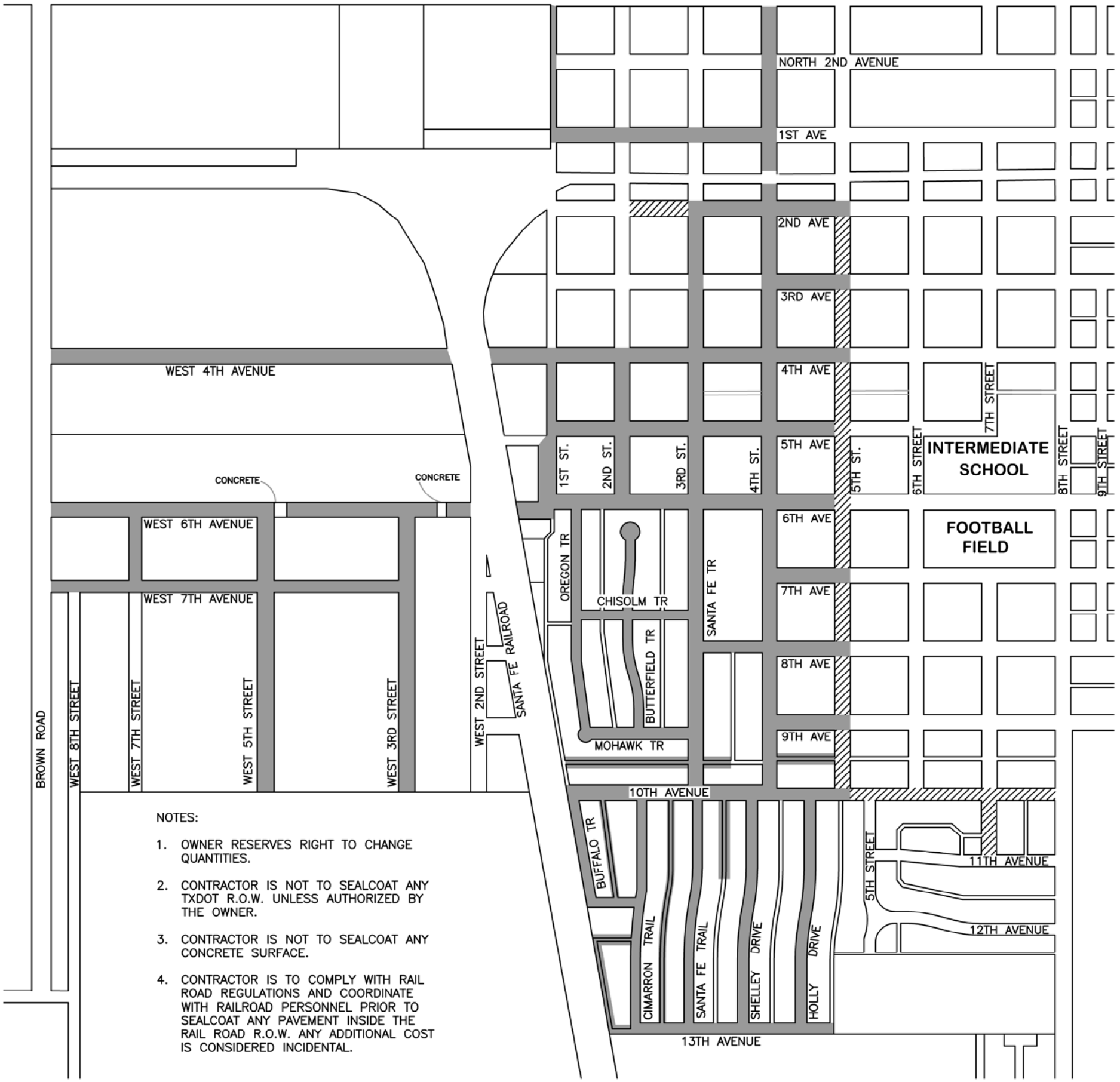
9. Republic Services

Staff reviewing a potential contract with Republic Services for bulky trash services and commercial route services. Commission should expect a staff presentation on this item soon.



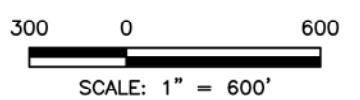
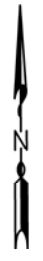
CHERRYWOOD

U.S. HIGHWAY 60



NOTES:

1. OWNER RESERVES RIGHT TO CHANGE QUANTITIES.
2. CONTRACTOR IS NOT TO SEALCOAT ANY TXDOT R.O.W. UNLESS AUTHORIZED BY THE OWNER.
3. CONTRACTOR IS NOT TO SEALCOAT ANY CONCRETE SURFACE.
4. CONTRACTOR IS TO COMPLY WITH RAIL ROAD REGULATIONS AND COORDINATE WITH RAILROAD PERSONNEL PRIOR TO SEALCOAT ANY PAVEMENT INSIDE THE RAIL ROAD R.O.W. ANY ADDITIONAL COST IS CONSIDERED INCIDENTAL.



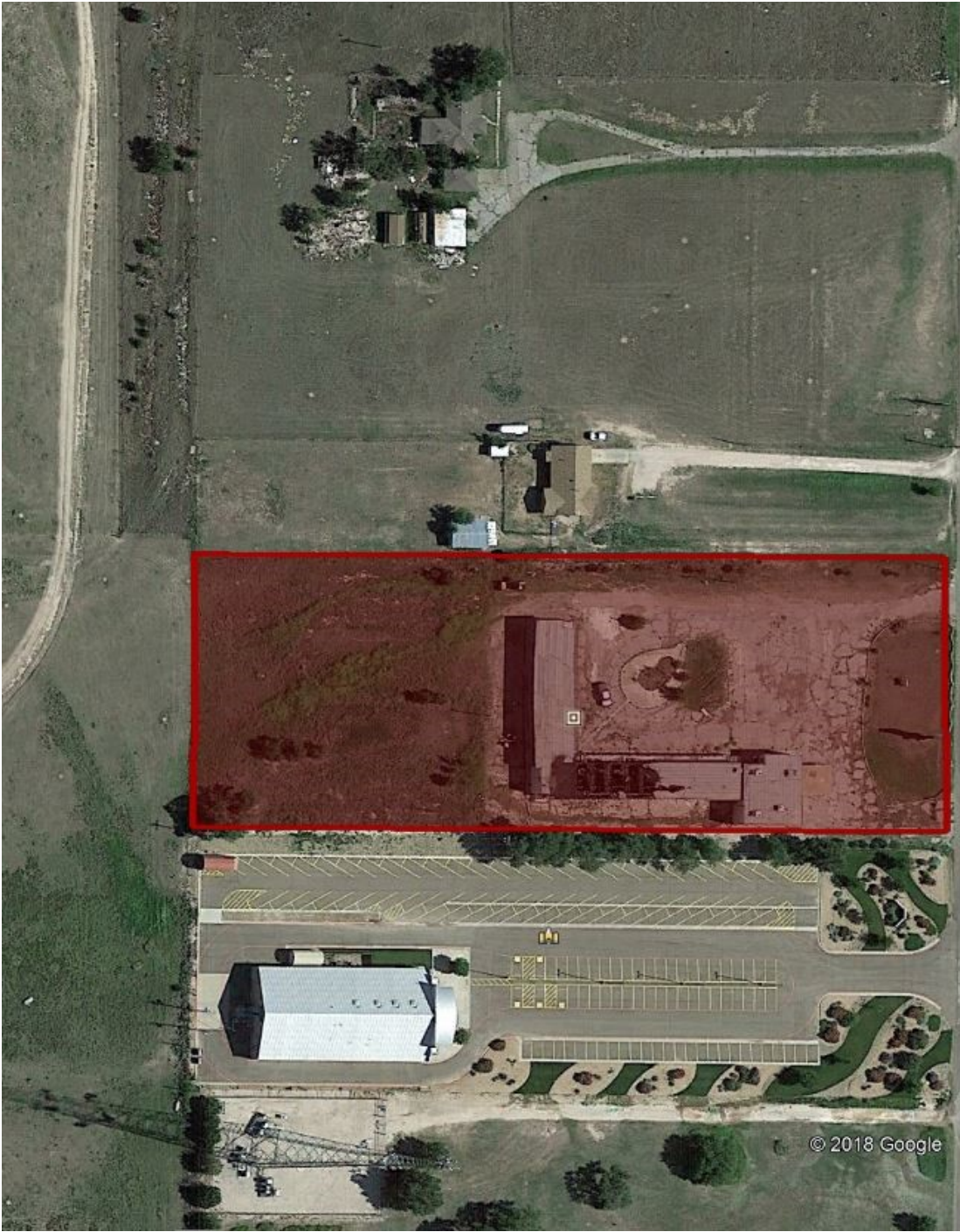
REGARDING ITEM 7

AGENDA

To: Mayor and City Commission
From: Jon Behrens, Interim City Manager
Date: June 3, 2019
Re: Consider and Take Appropriate Action on Ordinance No. 1106,
Annexing Property for Hillside Christian Church.

Ordinance No. 1106 will annex the property owned by Hillside Christian Church for building their future church. All requirements for legal publications and public hearings have been met and the Annexation will be finalized with tonight's adoption of Ordinance No. 1106.

Staff recommends the adoption of Ordinance No. 1106.



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ORDINANCE NO. 1106
ANNEXING TERRITORY TO THE CITY OF CANYON
Hillside Christian Church

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.

WHEREAS, the TEXAS LOCAL GOVERNMENT CODE and the municipal charter of the City of Canyon authorizes the annexation of the territory described in this Ordinance subject to the laws of the State of Texas; and,

WHEREAS, the procedures prescribed by the TEXAS LOCAL GOVERNMENT CODE and the municipal charter of the City of Canyon and the other laws of the State of Texas have been duly complied with and followed with respect to the annexation of the following described territory, to wit:

**METES AND BOUNDS DESCRIPTION
3.21 ACRES**

Being a tract or parcel of land in Section 63, Block B-5, H & GN Railroad Co. Survey, Randall County, Texas, and being a part of that tract conveyed to Ted W. Smith and wife, Karen J. Smith by that certain instrument of conveyance of record in Volume 1155, Page 348 of the Deed Records of Randall County, Texas, said 3.21 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set in the West right-of-way line of US Highway 87, in the North line of the aforesaid Smith tract for the Northeast corner of the herein described tract from this point a 1/2" iron rod found with a cap marked "GOLLADAY" (the Southeast corner of Canyon Crest Apartments, an addition to the City of Canyon, of record in Volume 860, Page 125) bears North 00° 29' 15" East, 1131.3 feet and the Northeast corner of Section 63 bears South 89° 29' East 88.0 feet and North 00° 28' East 1331.0 feet (from record data);

THENCE South 00° 28' West, 228.6 feet along the said right-of-way line of US Highway 87 to a 1/2" iron rod set, the Southeast corner of the herein described tract;

THENCE North 89° 29' West, 612.0 feet along the North line of that certain described tract in that certain instrument of conveyance of record in Volume 1293, Page 369, to a 1/2" iron rod set, the Southwest corner of the herein described tract;

THENCE North 00° 28' East, 228.6 feet to a 1/2" iron pipe found, the Southwest corner of that certain tract described in that certain instrument of conveyance of record in Volume 195, Page 325, and the Northwest corner of the herein described tract;

THENCE South 89° 29' East, 612.00 feet along the North line of the said Smith tract to the PLACE OF BEGINNING and containing a computed area of 3.21 acres, more or less.

(Description per instrument recorded under Clerk's File No. 2018011633 of the Official Public Records of Randall County, Texas.)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CANYON, TEXAS;

SECTION 1.:

That the property hereinabove described is hereby annexed to the City of Canyon, a home rule municipal corporation in Randall County, Texas, and that the boundary limits of the City of Canyon be and the same are hereby extended to include the above-described territory within the city limits of the City of Canyon and the same shall hereafter be included within the territorial limits of said City and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens the City of Canyon and shall be bound by the acts, ordinances, resolutions and regulations of the City of Canyon.

The City Clerk of the City of Canyon is hereby directed to file with the County Clerk of Randall County, Texas, a certified copy of this Ordinance to evidence the annexation of the territory herein described and the extension of the city limits of the City to include all such property.

ADOPTED by the City Commission of the City of Canyon on June 17, 2019.

GARY HINDERS, Mayor

ATTEST:

GRETCHEN MERCER, City Clerk

(ACKNOWLEDGMENT)

THE STATE OF TEXAS §

COUNTY OF RANDALL §

This instrument was acknowledged before me on the ____ day of June, 2019, by GARY HINDERS, Mayor of the City of Canyon, Texas.

Notary Public, State of Texas

Commission Expires:_____

AFTER RECORDING RETURN TO:

City of Canyon
301 16th Street
Canyon, Texas 79015

JUNE 2019

Sun Mon Tue Wed Thu Fri Sat

1

2 3 *CC meeting beginning at 3 with prebudget workshop and joint meeting with P&Z at 4:30* 4 5 6 7 8

9 10 11 12 13 14 15

16 17 *Commission meeting beginning at 4:30* 18 19 20 21 22

23/30 24 25 26 27 28 29

JULY 2019

Sun Mon Tue Wed Thu Fri Sat

1 2 3 4 **City Hall
Closed** 5 6



7 8 **City
Commission
Meeting at
noon—
lunch and
budget work
session** 9 10 11 12 13

14 15 16 17 18 19 20

21 22 **Budget
Calendar
required
City
Commission
Meeting at
4:30** 23 24 25 26 27

28 29 30 31

AUGUST 2019

Sun Mon Tue Wed Thu Fri Sat

1 2 3

4 5 **Budget Calendar required**
City Commission Meeting at 4:30 6 7 8 9 10

11 12 13 14 15 16 17

18 19 **Budget Calendar required**
City Commission Meeting at 4:30 20 21 22 23 24

25 26 27 28 29 30 31

SEPTEMBER 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 City Hall closed— Labor Day	3	4	5	6	7
8	9 Budget Calendar required City Commission Meeting at 4:30—adopt budget	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					