

Ronald G. Harris, Jr., Mayor  
Rhonda Harrison, Mayor Pro-Tem Place 2  
Richard Troth, Council Member - Place 4  
Trey Sargent, Assistant City Attorney



Austin Petersen, Council Member Place 1  
Melynda Rivers, Council Member Place 3  
Mike Strand, Council Member - Place 5  
Lisa Dawn Cabrera, City Secretary

**MINUTES**  
**VIRTUAL CITY COUNCIL**  
**REGULAR SESSION**  
**TUESDAY, SEPTEMBER 8, 2020**  
**6:30 PM**

**City Council Present:** Rhonda Harrison, Mayor Pro-Tem; Austin Petersen, Place 1; Melynda Rivers, Place 3; Richard Troth, Place 4; and Mike Strand, Place 5

**City Council Absent:** Ron G. Harris, Jr., Mayor

**City Staff Present:** Tom Elgin, Development Services Director; Terry Hargis, Chief of Police; Ken Swindle, Fire Chief; Raquela Cornelius; Fire Administration Captain; Adam North, Assist Fire Chief; Karen Hollingsworth, Finance Director; Donna Pierce, Library Director; Carrie Burkey, Human Resources Director; and Lisa Dawn Cabrera, City Secretary.

**A. CALL TO ORDER**

Mayor Pro-Tem Harrison called the meeting to order at 6:30 pm.

**B. ANNOUNCE QUORUM PRESENT**

Mayor Pro-Tem Harrison announced a quorum was present.

**C. INVOCATION**

Councilman Strand performed the invocation.

**D. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG & TEXAS FLAG**

The Pledges of Allegiance to the U.S. Flag & Texas Flag were recited.

**E. PROCLAMATIONS & PRESENTATIONS**

1. United Way of Denton County - Live United Month

Mayor Pro-Tem Harrison read the proclamation.

**F. DISCUSSION ITEMS**

1. Monthly Financials - July 2020

No discussion was held concerning the July 2020 Financials.

## **G. PUBLIC HEARING**

1. Conduct a public hearing on a proposal to consider a tax rate, which will exceed the lower of the Voter-Approval Rate or the No-New-Revenue Rate and will increase total tax revenues from properties on the tax roll in the preceding tax year by 5.33%.

This public hearing was not conducted and will be rescheduled after the Certified Totals have been received.

2. Conduct a public hearing to receive citizen's comments regarding the proposed Budget for the Fiscal Year 2020-2021.

Mayor Pro-Tem Harrison opened the public hearing at 6:33 pm.

No one wished to speak.

Mayor Pro-Tem Harrison closed the public hearing at 6:34 pm.

## **H. CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. If discussion is desired by the Mayor or a Council Member then that item will be removed from the Consent Agenda and will be considered separately.

1. Consider and take action regarding approval of the minutes from August 5, 2020, August 11, 2020, August 18, 2020 and August 25, 2020.
2. Consider and take action regarding the Annual Review and Approval of the City of Krum Budget Policies.
3. Consider and take action regarding the Annual Review and Approval of the City of Krum Investment Policy.
4. Consider and take action regarding Resolution No. 2020-09-01 being a Resolution of the City Council of the City of Krum, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2020 Rate Review Mechanism filing; declaring Existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Resolution to the company and the ACSC's legal counsel.
5. Consider and take action regarding the updating of the Purchasing Policy.
6. Consider and take action regarding the approval of the North Texas Library Consortium Fiscal Fiduciary Agreement for 2021.

Councilman Strand requested to pull Item # H-5.

Councilman Petersen made a motion to approve Consent Agenda Items H-1 thru H-4 and H-6, seconded by Councilman Troth.

Motion passed without opposition.

Councilman Strand stated that Section 3 (G) should be changed to read "... naming City of Krum as additional insured...".

Councilman Strand made a motion to approve the updating of the Purchasing Policy with the changes above, seconded by Councilman Petersen.

Motion passed without objection.

## **I. REGULAR ITEMS**

1. Discuss, consider, and take action on a request for approval of a Site Plan for a 0.46-acre tract of land situated in the C. Despallier Survey Abstract No. 370, Denton County, Texas, being all of Lot 2A, Block 8, Spurlock Addition, and located on the south side of West Jones Street, approximately 150 feet east of South First Street, Krum, TX. The current zoning is Multifamily-15 (MF-15). The site plan proposes one apartment building with ten dwelling units (apartments). Owner: Thomas Cope. Applicant: Steven Homeyer, Homeyer Engineering, Inc. Case: SPN-2020-02.

A discussion was held among the members of the Council and City Staff concerning the Site Plan concerning the rezoning completed in August 2014, the Planning & Zoning Commission approval, and dedication of an offsite drainage easement.

Councilman Strand made a motion to approve the Site Plan with the offsite drainage easement dedication, seconded by Councilman Petersen.

Motion passed without objection.

2. Discuss, consider, and take action regarding Ordinance No. 2020-09-01 being an Ordinance approving and adopting the 2020-2021 Fiscal Year Budget which encompasses the General Fund, Water and Sewer Fund, Debt Service Fund, Park Sales Tax Fund, Crime Control and Prevention District Fund and Krum Economic Development Corporation Fund; appropriating amounts to departments in said funds in accordance with budgetary line items; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing for engrossment and enrollment; providing for publication in the official newspaper; and providing an effective date.

Councilman Strand made a motion to approved Ordinance No. 2020-09-01, seconded by Councilman Troth.

Motion passed without objection.

3. Discuss, consider, and take action regarding Ordinance No. 2020-09-02 being an Ordinance of the City of Krum, Texas fixing and levying Municipal Ad Valorem Taxes for the Fiscal Year

beginning October 1, 2020 and ending September 30, 2021 at a rate of 0.647489 per one hundred dollars (\$100.00) assessed valuation on all taxable property within the corporate limits of the City; "This tax rate will remain the same as the Tax Rate of the 2019-2020 Fiscal Year."; providing for a due date and delinquency date for the payment of property taxes; providing for the collection and use of penalty and interest in delinquent taxes; directing the Tax Assessor-Collector to assess and collect Ad Valorem Property Taxes in accordance with the ordinance; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a savings clause; providing for publication in the official newspaper; and providing an effective date.

This item was pulled from the agenda.

4. Discuss, consider, and take action regarding Ordinance No. 2020-09-03 being an Ordinance of the City of Krum, Texas, accepting the 2020 Tax Roll and to accept the submission of the certified collection rate of 100 percent for the Fiscal Year beginning October 1, 2020 and ending September 30, 2021; providing an effective date.

This item was pulled from the agenda.

5. Discuss, consider, and take action regarding a vote to ratify the property tax increase reflected in the City's Annual Budget for Fiscal Year 2020-2021.

This item was pulled from the agenda.

6. Discuss, consider, and take action regarding Ordinance No. 2020-09-04 being an Ordinance of the City of Krum, Texas, amending the Code of Ordinances for the City of Krum, Appendix A: Fee Schedule, by amending Article A2.000 Miscellaneous Fees; amending Article A11.000: Utility Fees, Section A11.002 Water Rates; amending Article A11.000: Utility Fees, Section A11.004 Sewer Rates; amending Article A11.000: Utility Fees, Section A11.005 Garbage Collection Fees; adding Article A15.000 Park Facilities Fees; repealing all conflicting ordinances, orders, or resolutions; providing for incorporation of premises; providing for findings; providing a cumulative repealer clause; providing for savings; providing for severability; providing for publication; providing for engrossment and enrollment; and providing an effective date.

A discussion was held among the members of the Council and City Staff concerning the credit card reimbursement fees, the brush & limbs monthly fee, the employee reimbursement for park facilities, and the effective dates for the new fees.

Councilman Strand made a motion to approve Ordinance No. 2020-09-04 with changing the City Staff hourly rate to \$30 per hour per employee, seconded by Councilman Petersen.

Motion passed without objection.

7. Discuss, consider, and take action regarding the selection of BKD, LLP as the City's external audit firm and to authorize the Mayor to execute all agreement documents on behalf of the City of Krum.

A discussion was held among the members of the City Council and City Staff concerning the current auditors, the number of submissions, the bid amount, and being able to prepare our own financial statements.

Councilman Strand made a motion to approve the City Auditors selection of BKD, LLP as the audit firm and to authorize the Mayor to execute all agreement documents on behalf of the City, seconded by Councilman Petersen.

Motion passed without opposition.

**J. EXECUTIVE SESSION**

Mayor Pro-Tem Harrison opened the Executive Session at 6:54 pm.

The Krum City Council will convene in a closed session pursuant to Government Code Section 551.071 to consult with its attorney to seek his advice on legal matters on matters where the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with a discussion in an open meeting and pursuant to Government Code Section 551.071 to deliberate and receive information concerning the value of real property where deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. Those matters are:

1. Seek and receive advice concerning a potential Developer Agreement with McCart Street, LLC, for the Trails of Jordan Creek development.

**K. RECONVENE INTO OPEN SESSION**

Mayor Pro-Tem Harrison reconvened into Open Session at 7:09 pm.

The City Council shall convene in Open Session and may take action related to discussion in Executive Session.

1. Discuss, consider, and take action on approval of Trails at Jordan Creek Development Agreement in accordance with Chapter 212.171 of the Texas Local Government Code and authorize the Mayor to execute all agreement documents on behalf of the City of Krum.

Councilwoman Rivers made a motion to approve the Trails of Jordan Creek Development Agreement and to authorize the Mayor to execute all agreement documents on behalf of the City, seconded by Councilman Troth.

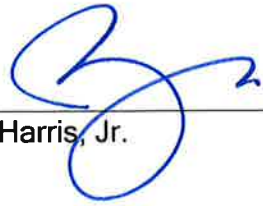
Motion passed without objection.

**L. FUTURE AGENDA ITEMS**

A discussion was held among the members of the City Council concerning items for the October meeting being streets updating, the gateway entry sign, the 2018 IFC Codes, and designating the newspaper.

**M. ADJOURNMENT**

Mayor Pro-Tem Harrison adjourned the meeting at 7:14 pm.



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Ronald G Harris, Jr.  
Mayor



ATTEST:

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Lisa Dawn Cabrera, TRMC  
City Secretary