



CITY COUNCIL WORK SESSION MINUTES

Monday, September 08, 2025 at 6:30 PM

Council Chambers

1. CALL TO ORDER

Mayor Skip Baliles called the meeting to order at 6:30pm.

A. Roll Call

PRESENT

Mayor Skip Baliles

Council Member Bill DuVall

Council Member Melanie Long

Council Member Lisa Newberry

Council Member Branden Whitfield

Council Member Patti Wolfe

ABSENT

Council Member Anne Huntsinger

B. Approval of Agenda

Motion made by Council Member Newberry to adopt the agenda. Seconded by Council Member DuVall.

Motion made by Council Member Newberry, Seconded by Council Member DuVall.

Voting Yea: Council Member DuVall, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 5-0.

2. PLANNING & DEVELOPMENT COMMITTEE REPORT

A. Code Re-write

Council Member Newberry presented to the council the staff recommendations for the top two companies on the code re-write. They are GMC/Foresite and TPUDC LLC. A meeting will be held on, 09/18/2025 @6:30pm, to allow them to present to the council. They will be given five minutes to present, and twenty minutes to answer questions. This meeting will have a hard stop at 7:30pm.

3. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

A. Budget Amendments

Finance Director Natalie Warnack presented the budget amendments to the Mayor and Council for their approval.

Consent agenda for Thursday night.

4. PUBLIC SAFETY COMMITTEE REPORT

A. GrayKey Software for CID - \$29,310.00 (210-3200-542400)

Consent Agenda for Thursday Night.

5. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

- A. Treatment Facility Influent Pump Station Electrical Repair - \$19,900.00 (505-4300-522205)

Consent Agenda for Thursday Night.

- B. Ashton Manor Road Emergency Stormwater Repair - \$78,645.00 (505-4320-522205)

Consent Agenda for Thursday Night.

6. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

- A. Health Department Contract - September

Council Member Wolfe presented to the Council the Health Department Contract.

Motion made by Council Member Wolfe for the Health Department to pay \$10,000 a month in rent for the three year contract. Seconded by Council Member Long.

Voting Yea: Council Member Long, Council Member Wolfe

Voting Nay: Council Member DuVall, Council Member Newberry, Council Member Whitfield

Motion failed 2-3.

Motion made by Council Member Whitfield for the Health Department Contract to be approved as it's written. No rent for three years, with a 90 day clause. The new contract will begin after the existing contract ends on February 28, 2026. Seconded by Council Member Newberry.

Voting Yea: Council Member DuVall, Council Member Newberry, Council Member Whitfield

Voting Nay: Council Member Long, Council Member Wolfe

Motion carried 3-2.

7. ECONOMIC DEVELOPMENT COMMITTEE REPORT

- A. DDA Appointments

Council Member Whitfield presented the council with the two applicants to be appointed to the DDA. City Attorney Paul Rosenthal stated the two applicants, Joanne Byrne and David King will only serve the two unfulfilled unexpired terms on the DDA ending on April 28, 2028.

Consent Agenda for Thursday Night.

8. CITY MANAGER'S REPORT

City Manager Danny Roberts gave an update on the Whataburger Development Group and the City working together for the cut through street project, council wants him to proceed. He also presented the Council with two new employees in his department. Council Member Long presented to City Manager Danny Roberts some issues with the cemetery located on the Walgreens property being in poor conditions. She asked if the council would be okay with City Attorney Paul Rosenthal moving forward with the process to see if the City could obtain the property. The council agreed to allow City Attorney Paul Rosenthal and City Manager Danny Roberts to do a records search and survey.

9. CITY ATTORNEY'S UPDATES / REPORTS

- A. Discussion - Alcohol Ordinance Amendment - Licensing Qualifications for Registered Agents

Consent Agenda for Thursday Night.

- B. Discussion - Noise Ordinance Amendment

Consent Agenda for Thursday Night.

- C. Discussion - Library Operations IGA

City Attorney Paul Rosenthal presented the council with the Library IGA.

- D. Discussion - Peddlers License Ordinance Change

City Attorney Paul Rosenthal presented to the Council the Peddlers License Ordinance Change.

Motion made by Council Member Long. Seconded by Council Member Whitfield.

Voting Yea: Council Member DuVall, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 5-0.

10. PUBLIC COMMENT

Public Comments are limited to five minutes per speaker unless additional time is given by the Mayor. Each speaker should approach the podium and state their name and address for the record. All public comments are to be directed to the Mayor and Council and not the audience. Public Comments should follow general rules of appropriate decorum.

The following individual addressed the Mayor and Council: Lee Phillips 4421 Pecan St.

11. EXECUTIVE SESSION

12. ITEMS FOR THURSDAY NIGHT

- A. Last Month's Minutes
- B. Last Month's Financial Report

13. ADJOURNMENT

Motion made by Council Member Whitfield. Seconded by Council Member Wolfe.

Voting Yea: Council Member DuVall, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 5-0.

Meeting adjourned at 8:53pm.

Skip Baliles
Mayor

Ansley Pope
Deputy Clerk