

CALLED MEETING OF THE CANTON CITY COUNCIL
6:00 P.M., TUESDAY, AUGUST 2, 2016
Canton City Hall
290 E. Tyler, Canton, Texas 75103

MINUTES

The Canton City Council met at the above-named date and time in the City Municipal Courtroom. Members present were Mayor Lou Ann Everett and Councilmembers Cindy Malouf, Scott Perkins, Shawn Stewart and Connie Odic. Councilmember Nathan Moore was absent.

Also present were City Manager Lonny Cluck, Assistant City Manager Andy Wolfe, City Secretary Debra Johnson, Finance Director Kimberly Kroha, City Attorney Jeff Moore and CEDC Executive Director Julie Seymore.

1. CALL TO ORDER AND DECLARE QUORUM PRESENT – Mayor Everett called the meeting to order and declared a quorum present at 6:00 p.m.

EXECUTIVE SESSION

In accordance with the authority contained in Sections 551.071 and 551.072 of the Open Meetings Law, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, Council will convene in closed or executive session to discuss the following matters.

2. EXECUTIVE SESSION FOR CONSULTATION WITH ATTORNEY REGARDING EXISTING OR POTENTIAL LITIGATION (Section 551.071)

Henry Lewis v. Jane Cox, Joe Groves and the City of Canton;
Cause No. 16-00043, 294th District Court, Van Zandt County

3. EXECUTIVE SESSION FOR DELIBERATIONS/CONSULTATION WITH ATTORNEY REGARDING POTENTIAL PURCHASE OF REAL PROPERTY (Section 551.072) – Council convened into Executive Session at 6:38 p.m.

RETURN TO OPEN SESSION

4. RECONVENE TO OPEN SESSION AND CONSIDER ACTION, IF ANY, ON ITEMS DISCUSSED IN EXECUTIVE SESSION - Council reconvened into Open Session at 6:38 p.m. with no action taken.

INDIVIDUAL CONSIDERATION

5. CONSIDER DESIGN, CONSTRUCTION AND FINANCING OF PROJECTS INCLUDING, BUT NOT LIMITED TO, IMPROVEMENTS TO FIRST MONDAY GROUNDS, REPAINTING OF HISTORIC WATER TOWER, AND NEW CITY HALL
6. CITY MANAGEMENT REPORTS
 - A. OTHER ITEMS – Mr. Cluck reported Golden Chick was scheduled to buy the Church's Chicken building and had sent the City a blueprint for the new building.

BUDGET WORK SESSION

7. WORK SESSION ON PROPOSED BUDGET FOR FISCAL YEAR 2016-2017

Jeff Moore left the meeting at 6:40 p.m.

- A. Fund balance review
- B. Property tax rate – Ms. Kroha said the effective tax rate was .3979855. About \$1.9 million was added to the tax roll this year. Average property values went down. If we went with the effective tax rate, the City would lose \$56,000 in revenue.
- C. Fee Schedule – Ms. Kroha said they had changed some things in the fee schedule – a plan review fee was added and the wording for an accessory building was changed.
- D. Debt Service – There was a brief discussion regarding whether or not to borrow money for a capital project and what project(s) would be done. No decision was made. Mr. Cluck was to bring back more information.
- E. Projects / Tradeoffs
- F. CEDC/Main Street/CVB Budgets (at 6:01 p.m.) – Julie Seymore presented the budgets for the CEDC/CVB and Main Street. She said the focus was to get the vacant buildings in town filled. They would be finishing the Dallas Street sidewalk this year and hoped to do the last block on South Buffalo in another year. She was not sure how CEDC would support the community youth sports facility. They did not intend to support it with the sixty acre tract. The CEDC had a \$936,700 balanced budget. 94% of that was from sales tax. They had done a five-year loan with Westview with 3% interest which would close in a few days. They included a 3% increase in operating expenses for personnel. The \$9900 for supplies included a new server for \$8500. They had increased travel and meals to \$12,000 because of the trade shows they had been attending. They included \$10,000 for website improvements. They would spend \$10,000 for refurbishment of the Plaza Museum façade. They budgeted \$25,000 for the Applebee's grant, \$100,000 for recruitment of new business and \$190,000 for property development. They would pay off the I-20 sewer project loan this year.

Ms. Seymore also presented the Canton Visitors Bureau budget. Their objective was to put "heads in beds" and to foster the tourism industry. They wanted to market Canton as a destination. They also planned to develop a historical marker tour map and a walking tour map. They wanted to build up attendance for the BalloonFest and projected it would operate at a profit this year. Ms. Seymore said they would spend about \$50,000 in magazines this year. They planned to advertise in more State magazines this year and less in local ones.

Ms. Seymore said the Main Street budget was very simple. They decided not to do an Autumn Festival this year. The beautification projects they had were to place banners across the tops of buildings; work on the flower beds in front of First Monday; buy new trash containers; coordinate the Keep Canton Beautiful program; fill the vacant buildings and attract retail downtown; take care of people who are here; and they want to start recruiting. They were looking at the vacant building ordinance. They would do another dinner on Main

Street in October and another outdoor movie series. Ms. Seymore said they increased the building incentives to \$2500 from \$2000. The building owner had to spend at least \$1000 on the outside of their building to get the grant.

G. Other

H. Changes / questions

8. CONSIDER PROPOSAL TO ADOPT 2016 TAX RATE AND SCHEDULE PUBLIC HEARINGS – Councilmember Malouf made a motion to place a proposal to adopt a tax of .42033200 on the agenda of the 6:00 p.m., September 6, 2016, City Council meeting and to schedule two public hearings – one at 12:00 p.m. on Tuesday August 23, 2016, and the second at 6:00 p.m. on Tuesday, August 30, 2016. Councilmember Stewart seconded.
9. ITEMS FOR FUTURE AGENDAS – None
10. ADJOURN – There being no further business to discuss, the meeting was adjourned at 8:27 p.m.