

CITY OF EMORY
Minutes of the
Public Hearing and City Council Meeting
Tuesday the 13th Day of August 2024

The City Council of Emory met on the 13th day of August 2024 at 7:00 pm for a Public Hearing and Regular City Council Meeting with the following members present: Mayor Earl Hill III, Mayor ProTem Blake Cooper, Lori Honeycutt, Jake Roan, Jannie Stephens and Travis Potts, Others present: Dennis Threadgill, Allen and Rachelle Jones, Katelyn Green, Kathy Layne with the Rains County Chamber, James and Shannon Baily with Bailey's Car Wash, Jason Jarrett, Bret Hollon, Finance Director Samantha Gibby, Chief of Police Cliff Gloar, Director of EDC Leah Drown, Public Works Director Blake Brumit and City Secretary Donna Raper.

Meeting called to order by Mayor Earl Hill III at 6:45 pm

Public Hearing

1. Request from Jason Jarret to consider a land replat and use change from a Single Family Residential (R1) to Retail District Commercial (C1), for the property located at 110 Wells St. and 219 Tawakoni Dr. in Emory, Texas 75440.
2. Request from Genevieve Golden (Casey Pederson) to consider a land replat and use change from Commercial (C1) to a Single Family Residential (R1) for the property located at 304 N. Texas St. and 516 N. Texas St. in Emory, Texas 75440.

Public Hearing Closed at 7:00 pm

Meeting called to order by Mayor Earl Hill III at 7:00 pm.

Invocation and Pledges given by Jannie Stephens and Mayor Earl Hill III.

Public Comments - No Public Comments

Consent Agenda

- A. and B. - Motion made by Jannie Stephens seconded by Travis Potts to approve the minutes from the July 9, July 25, July 30 and August 6, 2024 City Council Meeting and Budget Workshops, and the payment of the bills. Motion carried unanimously.
- B. Review the Official water rate schedule for lake Tawakoni and Lake Fork from the Sabine River Authority (SRA) (No Action Needed).
- C. The city reviewed an update from Atmos Energy Corporation's Conservation and Energy Efficiency Tariff. No action was needed.

Items for Consideration and/ or Action

- A. Departmental Updates: Blake Brumit stated the RV park on North Hwy 19 to open next week. Blake Brumit also stated that Potts Feed Store are asking if they could tear down the old pump station where the old water tower used to set. Leah Drown informed the Council Members that the mural on Ivan Smith furniture build was finished and paid by the EDC. Leah Drown also stated that they will be accepting bids for a turnaround street at the business park, located at the end of Enterprise. Leah Drown also informed Council Members that she is actively looking for a sidewalk grant to apply for. Leah Drown also stated that she has contacted the Core of Engineers and TxDot and in the process of making contact with Sabine Rivier Authorities (SRA) about the dam at Sandy Creek Park, to try and get some help with- it. Mrs. Drown also stated she found out that the dam was built back in the Great Depression.
- B. No action taken on the subdivision plan from Edward Okpa, named The Enclave of Emory.
- C. Motion made by Blake Cooper seconded by Travis Potts for a variance for Bret Hollon to allow an RV on property for 5 months during construction. (Wells St. Lot 6). Motion carried unanimously.
- D. Motion made by Blake Cooper, seconded by Travis Potts for a 12-month variance for James Bailey (Bailey's Car Wash) to allow an RV on property located at 631 E. Lennon, during construction / and the first few months of operation. Blake Cooper, Travis Potts, Jacob Roan, Jannie Stephens voting for, and Lori Honeycutt abstained. Motion carried.
- E. Motion made by Blake Cooper seconded by Jacob Roan to approve Rains CAD proposed FY 2025 Budget. Motion carried unanimously.
- F. Motion made by Blake Cooper seconded by Lori Honeycutt to approve the ACSE -Atmos Mid Texas RRM Settlement. (Resolution R5, 2024.) Motion carried unanimously.
- G. Motion made by Lori Honeycutt seconded by Blake Cooper adopting Resolution R6 - 2024. Authorizing participation with Cities served by Texas-New Mexico Power Company, authorizing hiring legal counsel. Motion carried unanimously.
- H. Motion made by Blake Cooper seconded by Travis Potts to approve Ordinance No. 4-2024 amending Ordinance No: 12-2004, passed on 6/18/2004 Article 10 A Subdivision Ordinance Exhibit 14 A 14. Filing Fees. A. 1.) Concept / Plan Review. 2.) Flat Rate of \$ 300.00 3.) Replat Fee of \$ 100.00 plus \$ 2.00 per lot. Motion carried unanimously.
- I. Motion made by Lori Honeycutt seconded by Jacob Roan to change to Administrative Policies Under Purpose and Disclaimer 2.0 Policy 2.8. The City specifically reserves the right to repeal, modify or amend these policies at any time with or without notice. (To remove with or without notice.) Motion carried unanimously.

- J. Motion made by Blake Cooper seconded by Lori Honeycutt to consider changes to the Administrative Policies Under Hiring Process 3.0 Recruitment 3.07. The City does not under normal circumstances, use the service of any private employment agency, either employed or employee paid, (to add) not without council approval. Motion carried unanimously.
- K. Motion made by Blake Cooper seconded by Jannie Stephens to adopt Policy 4.10 Medical and Psychological Examination of a Licensee for the Emory Police Department. Jannie Stephens, Lori Honeycutt, Jacob Roan Travis Potts voting for and Blake Cooper opposing.
- L. Motion made by Travis Potts seconded by Jannie Stephens to approve the FY 2025 proposed budget. Motion carried unanimously.
- M. Motion made by Blake Cooper seconded by Travis Potts to approve the 2024 proposed tax rate. Motion carried unanimously.
- N. Motion made by Jacob Roan seconded by Blake Cooper to increase FY 2024 Micro-purchase threshold to \$25,000. Motion carried unanimously.
- O. Motion made by Blake Cooper, seconded by Jacob Roan to approve Resolution R7-2024 Water Conservation Plan / Water Conservation Implementation Report and Drought Contingency Report. Motion carried unanimously.
- P. Motion made by Blake Cooper seconded by Lori Honeycutt to consider appointing / hiring Samantha Gibby for Interim City Administrator with pay increase. Motion carried unanimously.
- Q. Motion made by Blake Cooper seconded by Jacob Roan to accept the proposed incentives from EDC for the Y'all Come Back Café. Motion carried unanimously.
- R. Motion made by Lori Honeycutt seconded by Jacob Roan to appoint new EDC Board Member Shana Turbyfill- Co Owner of Prestige Health and Aesthetic. With Lori Honeycutt, Jacob Roan, Travis Potts, Jannie Stephens voting for with Blake Cooper abstaining. Motion carried.
- S. Motion made by Blake Cooper seconded by Lori Honeycutt to approve the replat and zoning change from a Single Family Residential (R1) to Retail District Commercial (C1) for the property located at 110 Wells St. and 219 Tawakoni Dr. in Emory, Texas 75440. Motion carried unanimously.
- T. Motion made by Blake Cooper seconded by Lori Honeycutt to approve the replat and zoning change from Commercial (C1) to a Single Family Residential (R1) for the property

at 304 N. Texas St. and 516 N. Texas St. in Emory, Texas 75440. Motion carried unanimously.


EXECUTIVE SESSION

A. City Council went into executive session under 551.074 Personnel Matters.

Motion made by Blake Cooper seconded by Lori Honeycutt to go into executive session at 9:02 pm. Motion made by Blake Cooper seconded by Jacob Roan to go back into regular session at 9:54 pm.

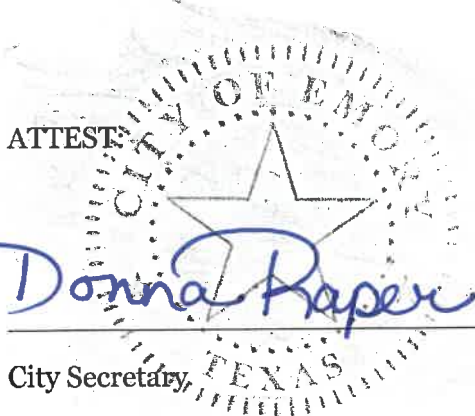
Motion made by Travis Potts seconded by Jacob Roan to adjourn. Motion carried unanimously.

Adjourned 9:55 pm.



Mayor, City of Emory, Texas

ATTEST



Donna Paper

City Secretary