

MINUTES OF REGULAR MEETING

March 24, 2021

SHENANDOAH CITY COUNCIL

The meeting was called to order by Mayor M. Ritchey Wheeler at 7:00 p.m. City Council members present, Councilmember McLeod, Councilmember Bradt, Councilmember Gristy, Councilmember Fletcher and Councilmember Raymaker. City Administrator Kathie Reyer, City Secretary Courtney Clary, City Attorney William Ferebee, Finance Director Lisa Wasner, Public Works Director Joseph Peart, Police Chief Troye Dunlap, CVB Director John Mayner, Community Development Director Jackie Thompson, IT Manager Chris Grizzaffi, and Communications Manager Debbie Pilcher were also present.

1. CALL TO ORDER

Mayor Wheeler called the meeting to order at 7:00 p.m.

2. CALL OF ROLL

Mayor Wheeler stated for the record that all members were present.

3. PLEDGE OF ALLEGIANCE

4. INVOCATION

Mayor Wheeler gave the invocation.

5. CITIZENS FORUM

Responses to inquiries are limited by state law to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision by Council shall be limited to a proposal to place the subject on the agenda of a future meeting.

Jon Samuelson: To hear citizen comments, please click [HERE](#)

6. COUNCIL'S INQUIRY

Pursuant to Texas Government Code Sect. 551.042, the Mayor and Council Members may inquire about a subject not specifically listed on this Agenda. Responses are limited to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place the subject on the agenda of a future meeting.

MINUTES OF REGULAR MEETING

March 24, 2021

SHENANDOAH CITY COUNCIL

Mayor Wheeler stated that former employee Paul Fredrickson had passed away unexpectedly at the age of 53. He added that Mr. Fredrickson was the City Administrator from 1998 to 2004 and during that time he oversaw the construction and buildout of City Hall. Mayor Wheeler stated that Mr. Fredrickson left behind a wife and three sons and asked citizens to pray for the family.

INDIVIDUAL CONSIDERATION:

7. Presentation of the MDD monthly report.

To view the presentation, please click [HERE](#)

8. Presentation of a Planning and Zoning Commission Preliminary Report regarding the proposed zoning amendment for a special use permit to allow Tourist Accommodations: Lodging General and Restricted. The proposed special use permit is for Restricted Reserve "B" of the Amazing Spaces Plat, Cabinet Y, Sheet 15 of the Map Records of Montgomery County, Texas.

Ms. Thompson stated that the application was for a Special Use Permit allowing for Tourist Accommodations: Lodging Restricted or General. She stated that the property would be purchased by a new owner who was proposing construction of a Hampton Inn & Suites on the site located at the corner of IH 45 and Country Lane. Ms. Thompson added that the proposed hotel would be five stories with a small bar and bistro, and that the new owner planned to construct the hotel identically to the approved site and building design as permitted in 2018 by the previous owner. Ms. Thompson stated that the Planning and Zoning Commission unanimously recommended approval.

9. Public Hearing regarding the proposed zoning amendment for a special use permit to allow Tourist Accommodations: Lodging General and Restricted. The proposed special use permit is for Restricted Reserve "B" of the Amazing Spaces Plat, Cabinet Y, Sheet 15 of the Map Records of Montgomery County, Texas.

Mayor Wheeler opened the public hearing at 7:17 p.m.

Patrick Murphey: To hear citizen comments, please click [HERE](#)

MINUTES OF REGULAR MEETING

March 24, 2021

SHENANDOAH CITY COUNCIL

Jon Samuelson: To hear citizen comments, please click [HERE](#)

Mayor Wheeler closed the public hearing at 7:22 p.m.

10. Discussion and possible action to adopt the following Ordinance:

AN ORDINANCE OF THE CITY OF SHENANDOAH, TEXAS, AMENDING THE CODE OF ORDINANCES, CHAPTER 102, SO AS TO A SPECIAL USE PERMIT FOR TOURIST ACCOMMODATIONS: LODGING RESTRICTED OR GENERAL FOR RESTRICTED RESERVE "B" OF THE AMAZING SPACES PLAT, CABINET Y, SHEET 15 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS; PROVIDING FOR A PENALTY IN THE AMOUNT OF \$2,000 FOR VIOLATIONS THEREOF; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

COUNCILMEMBER BRADT MADE A MOTION TO ADOPT AN ORDINANCE FOR A SPECIAL USE PERMIT FOR TOURIST ACCOMMODATIONS: LODGING RESTRICTED OR GENERAL SO LONG AS THE PROPERTY CARRIES A HAMPTON FLAG AND INCLUDES THE BAR AND BISTRO, COUNCILMEMBER FLETCHER SECONDED. THE MOTION CARRIED 3/2 WITH COUNCILMEMBER RAYMAKER AND COUNCILMEMBER MCLEOD AS THE OPPOSING VOTES.

11. Discussion and possible action to adopt the following Ordinance:

ORDINANCE OF THE CITY OF THE CITY OF SHENANDOAH, TEXAS SUSPENDING THE RATES PROPOSED BY CENTERPOINT ENERGY RESOURCES CORP., d/b/a CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS ("CENTERPOINT" OR "COMPANY") COMPANY'S GAS RELIABILITY INFRASTRUCTURE PROGRAM ("GRIP") FILING MADE WITH THE CITY ON MARCH 4, 2021; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT, AND DECLARING AN EFFECTIVE DATE.

COUNCILMEMBER FLETCHER MADE A MOTION TO ADOPT TO ADOPT AN ORDINANCE SUSPENDING THE RATES PROPOSED BY CENTERPOINT ENERGY RESOURCES CORP, COUNCILMEMBER GRISTY SECONDED. THE MOTION CARRIED 5/0.

12. Discussion and possible action to approve an interlocal agreement with Montgomery County.

COUNCILMEMBER MCLEOD MADE A MOTION TO APPROVE AN INTERLOCAL AGREEMENT WITH MONTGOMERY COUNTY BY PROVIDING ADDITIONAL PUBLIC SAFETY

MINUTES OF REGULAR MEETING

March 24, 2021

SHENANDOAH CITY COUNCIL

PERSONNEL AT THE MASS VACCINATION SITE LOCATED AT WOODFOREST STADIUM,
COUNCILMEMBER FLETCHER SECONDED. THE MOTION CARRIED 5/0.

13. Discussion and possible action to declare surplus equipment.

COUNCILMEMBER GRISTY MADE A MOTION TO DECLARING THE 2007 ODOM
GOOSENECK FLATBED TRAILER AS SURPLUS MOBILE EQUIPMENT, COUNCILMEMBER MCLEOD
SECONDED. THE MOTION CARRIED 5/0.

14. Discussion regarding amendments to the City's Comprehensive Plan.

Mr. Ferebee gave a presentation providing suggested updates to the City's
Comprehensive Plan. To view the presentation, please click [HERE](#).

15. Discussion and possible action to adopt the minutes of the February 10, 2021 and the February 24, 2021 regular meetings.

COUNCILMEMBER BRADT MADE A MOTION TO APPROVE THE MINUTES OF THE
FEBRUARY 10, 2021 AND THE FEBRUARY 24, 2021 REGULAR MEETINGS, COUNCILMEMBER
RAYMAKER SECONDED. THE MOTION CARRIED 5/0.

16. Discussion and possible action to ratify the accounts payable for February, 2021.

COUNCILMEMBER GRISTY MADE A MOTION TO RATIFY THE ACCOUNTS PAYABLE FOR
FEBRUARY, 2021, COUNCILMEMBER FLETCHER SECONDED. THE MOTION CARRIED 5/0.

17. CITIZENS FORUM

Responses to inquiries are limited by state law to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision by Council shall be limited to a proposal to place the subject on the agenda of a future meeting.

Mayor Wheeler stated for the record that there were no citizen's wishing to speak.

18. City Administrator Updates.

MINUTES OF REGULAR MEETING

March 24, 2021

SHENANDOAH CITY COUNCIL

Ms. Reyer provided the following updates:

- Chief Dunlap speaking at the State Capital regarding House Bill 323
- SPD arrested three suspects at Home Depot for theft of property. Two of the suspects were involved in thefts across the nation
- Extra patrol has been added on the weekends due to hotels having a high number of car break ins
- The Easter event was very successful. The weather was nice, and the turnout was great which included a visit from Representative Steve Toth
- Trash Bash event set for March 27, 2021 from 9:00 a.m. to noon

19. COUNCIL'S INQUIRY

Pursuant to Texas Government Code Sect. 551.042, the Mayor and Council Members may inquire about a subject not specifically listed on this Agenda. Responses are limited to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place the subject on the agenda of a future meeting.

Councilmember McLeod thanked City staff and volunteers for their work with City events, and encouraged residents to sign up to volunteer.

Councilmember Gristy stated that some of the blue street signs had faded and were turning white. Mr. Peart responded that they were on schedule to be replaced.

Councilmember Raymaker stated that the Easter event was great, and he thanked everyone who helped to put the event together. He also thanked Representative Steve Toth for attending so many Shenandoah events.

Councilmember Raymaker asked for an update on the progress of the Questica software Ms. Wasner stated that implementation began in October, 2020 and that she would begin training with each department within the next one to two weeks.

Councilmember Fletcher inquired about whether an election forum was planned for the two candidates running for City Council, position 3. Ms. Reyer stated that Ms. Pilcher would look into it.

MINUTES OF REGULAR MEETING

March 24, 2021

SHENANDOAH CITY COUNCIL

Mayor Wheeler stated that he enjoyed the Easter event and shared his appreciation for everyone who helped with the planning and preparations. Mayor Wheeler also thanked Representative Steve Toth for attending the event and added that Commissioner Riley also shows his support often but was out of town.

Mayor Wheeler asked Chief Dunlap for updates on the Safety Expo event. Chief Dunlap stated that the event would include multiple agencies with members from local police, fire departments, EMS, and military. He added that there would be demonstrations including the jaws of life and K9 units to name a few. Mayor Wheeler stated that residents could cast their votes for City Council and then head to Woodforest Stadium for the Safety Expo event.

Mayor Wheeler concluded by stating that the City staff does so much that citizens are unaware of behind the scenes, and that they consistently work hard for the residents of Shenandoah.

EXECUTIVE SESSION

Public notice is given that the City Council may elect to go into Executive Session at any time during the meeting in order to discuss any matters listed on the Agenda when authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code, to receive advice from legal counsel, to discuss matters of land acquisition, personnel matters or other lawful matters that are specifically related to items listed on this Agenda. Prior to any such closed session, the Mayor, in open session, will identify the agenda item to be discussed and the Section or Sections of Chapter 551 under which the closed discussion is authorized.

There being no further business, Mayor Wheeler adjourned the meeting at 8:03 p.m.

ADJOURN

The Council may vote and/or act upon each of the items listed on this Agenda. One agenda item will be discussed at a time unless logic and practical consideration allow similar topics to be considered together for purposes of convenience and efficiency. The Council may retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

Any discussion item on the City Council agenda permits City Council to question the involved parties or

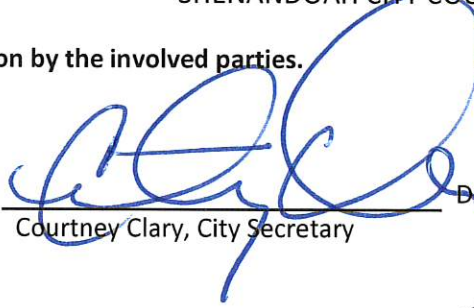
MINUTES OF REGULAR MEETING

March 24, 2021

SHENANDOAH CITY COUNCIL

receive a presentation by the involved parties.

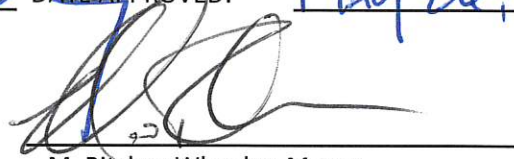
SUBMITTED BY:



Courtney Clary, City Secretary

DATE APPROVED:

May 26, 2021



M. Ritchey Wheeler, Mayor

