

REGULAR MEETING  
LINDALE CITY COUNCIL  
TUESDAY, JULY 20, 2021 6:00 P. M.  
CITY HALL, 105 BALLARD DRIVE

THE MEETING WAS CALLED TO ORDER BY MAYOR JEFF DAUGHERTY

COUNCIL MEMBERS PRESENT RICK THELEN, GINGER SIMS, BOB TARDIFF, AND BRYAN SUMMERVILLE.

COUNCILWOMEN YVETTE MARTIN ABSENT.

GINGER SIMS SAID THE INVOCATION AND MAYOR JEFF DAUGHERTY LED THE PLEDGE OF ALLEGIANCE.

**F-1 DISCUSSION AND POSSIBLE ACTION TO REVIEW AND APPROVE DESIGN AND CONSTRUCTION METHOD TO BE USED TO CONSTRUCT COMMUNITY CENTER.** REA BOUDREAUX AND BRYCE HARRIS WITH BRANNON ENGINEERING PRESENTED NEW DESIGN AND LAYOUT FOR THE COMMUNITY CENTER. REA BOUDREAUX EXPLAINED USING AN ALTERNATE METHOD FOR BIDDING OUT THE COMMUNITY CENTER USING THE CONSTRUCTION MANAGER AT RISK METHOD. THIS METHOD WOULD GIVE THE CITY MORE CONTROL OVER THE PROJECT AND ALLOW THE PROJECT TO MOVE FASTER. BOB TARDIFF MADE A MOTION TO APPROVE **RESOLUTION R13-2021** APPROVING USING THE CONSTRUCTION MANAGER AT RISK METHOD FOR COMMUNITY CENTER CONSTRUCTION AND APPROVE COMMUNITY CENTER DESIGN. SECOND BY BRYAN SUMMERVILLE. ALL VOTED IN FAVOR.

**F-2 DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PRELIMINARY AND FINAL SUBDIVISION OF HARMS LAKE, PHASE 1 J.H. SANDERS SURVEY A-948, J.W. BREWER SURVEY A-116. CREATING 3 LOTS, LOT 1 BEING 0.606 ACRES, LOT 2 BEING 0.459 ACRES, AND LOT 3 BEING 0.846 ACRES, LOCATED AT 1690 S. MAIN ST. LINDALE, SMITH COUNTY, TX.** STEVEN LLOYD, DIRECTOR OF PLANNING AND DEVELOPMENT, PRESENTED FINAL PLAT TO COUNCIL. THE PROPERTY IS ZONED MU-1 AND THERE IS A SHARED ACCESS AGREEMENT ON ALL 3 LOTS. THE PLANNING AND ZONING BOARD RECOMMENDED APPROVAL TO COUNCIL. BRYAN SUMMERVILLE MADE A MOTION TO APPROVE THE FINAL SUBDIVISION OF HARMS LAKE, PHASE 1 J.H. SANDERS SURVEY A-948, J.W. BREWER SURVEY A-116. CREATING 3 LOTS, LOT 1 BEING 0.606 ACRES, LOT 2 BEING 0.459 ACRES, AND LOT 3 BEING 0.846 ACRES, LOCATED AT 1690 S. MAIN ST. LINDALE, SMITH COUNTY, TX. SECOND BY RICK THELEN. ALL VOTED IN FAVOR.

**F-3 DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PRELIMINARY AND FINAL SUBDIVISION OF MALDONADO ADDITION, A. WALSH SURVEY A-1035 BEING 1.993 ACRES, AND CREATING LOT 1 BEING 1.0 ACRE AND LOT 2 BEING 0.993 ACRES, LOCATED AT 19043 CR 4116 LINDALE, SMITH COUNTY, TX.** STEVEN LLOYD, DIRECTOR OF PLANNING AND DEVELOPMENT, PRESENTED FINAL PLAT TO COUNCIL. THE PROPERTY IS LOCATED IN THE ETJ AND MEETS ZONING ORDINANCE REGULATIONS. THE PLANNING AND ZONING BOARD RECOMMENDED APPROVAL TO COUNCIL. GINGER SIMS MADE A MOTION TO APPROVE THE PRELIMINARY AND FINAL SUBDIVISION OF MALDONADO ADDITION, A. WALSH SURVEY A-1035 BEING 1.993 ACRES, AND CREATING LOT 1 BEING 1.0 ACRE AND LOT 2 BEING 0.993 ACRES, LOCATED AT 19043 CR 4116 LINDALE, SMITH COUNTY, TX. SECOND BY RICK THELEN. ALL VOTED IN FAVOR.

**F-4 DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PRELIMINARY AND FINAL PLAT OF WATER OAKS, UNIT 1, CREATING LOT 2 AND LOT 3, LOCATED AT 1740 S. MAIN ST., LINDALE SMITH COUNTY, TX.** STEVEN LLOYD, DIRECTOR OF PLANNING AND DEVELOPMENT, PRESENTED THE FINAL PLAT TO COUNCIL. THE MASTER PLAN IS TO PUT IN A STREET OFF HWY 69. THE PLANNING AND ZONING BOARD RECOMMENDED APPROVAL TO COUNCIL. RICK THELEN MADE A MOTION TO APPROVE THE PRELIMINARY AND FINAL PLAT OF WATER OAKS, UNIT 1, CREATING LOT 2 AND LOT 3, LOCATED AT 1740 S. MAIN ST., LINDALE SMITH COUNTY, TX. SECOND BY BRYAN SUMMERVILLE. ALL VOTED IN FAVOR.

**F-5 DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES FOR JUNE 1, 2021 AND JUNE 15, 2021 REGULAR COUNCIL MEETINGS, AND JUNE 15, 2021 CALLED COUNCIL MEETING.** BOB TARDIFF MADE A MOTION TO APPROVE MINUTES FOR JUNE 1, 2021, AND JUNE 15, 2021 REGULAR COUNCIL MEETINGS, AND JUNE 15, 2021 CALLED COUNCIL MEETING. SECOND BY BRYAN SUMMERVILLE. ALL VOTED IN FAVOR.

**F-6 DISCUSSION AND POSSIBLE ACTION TO APPROVE JUNE 2021 EXPENDITURES AND FINANCIAL REPORTS.** GINGER SIMS MADE A MOTION TO APPROVE JUNE 2021 EXPENDITURES AND FINANCIAL REPORTS. SECOND BY RICK THELEN. ALL VOTED IN FAVOR.

**F-7 CITIZEN TALK TIME. NONE.**

**F-8 REPORTS: CITY COUNCIL, CITY MGR., CITY STAFF (NO DISCUSSION, INFORMATION UPDATE ONLY). NONE.**

**H. EXECUTIVE SESSION: IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT CONSULTATION WITH ATTORNEY UNDER SECTION 551.071(2) OF THE GOVERNMENT CODE TO RECEIVE ADVICE ON LEGAL MATTERS CONCERNING THE DOWNTOWN DEVELOPMENT NOT RELATED TO LITIGATION OR THE SETTLEMENT OF LITIGATION AND DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS UNDER SECTION 551.087 OF THE TEXAS GOVERNMENT CODE. CITY COUNCIL ENTERED INTO EXECUTIVE SESSION AT 6:25 P.M. COUNCIL ENTERED BACK INTO OPEN SESSION AT 7:04 P.M.**

**COUNCIL BREAKS AT 7:00 P.M TO 7:04 P.M.**

**G. WORKSHOP: FOR BUDGET YEAR 2021-2022. COUNCIL ENTERED INTO WORKSHOP 7:05 P.M. ITEMS DISCUSSED IN WORKSHOP: GENERAL FUND, GENERAL CAPITAL FUND EXPENDITURES, WATER FUND, HOTEL/MOTEL FUND, 5 YEAR PLAN, SALE TAX NUMBERS UP 30%. EMPLOYEE COLA RAISES. CAROLYN CALDWELL, CITY MANAGER, STATED SHE HAS NOT RECEIVED CERTIFIED TAX NUMBERS YET BUT SHE SHOULD RECEIVE THEM BY AUGUST 8<sup>TH</sup>. SHE WOULD LIKE TO GIVE THE EMPLOYEES 3% COLA RAISE. COMMUNITY DEVELOPMENT ADD AN ADDITIONAL BUILDING INSPECTOR TO THE COMMUNITY DEVELOPMENT DEPARTMENT. THE HOTEL/MOTEL FUND IS STILL COMING IN STRONG AND BELIEVES THE NUMBERS WILL CONTINUE TO COME IN STRONG. SHE WILL BE BRINGING THE CHAMBER OF COMMERCE CONTRACT BACK TO THE NEXT COUNCIL MEETING. SEONG MACLAREN, TOURISM DIRECTOR, DISCUSSED WITH COUNCIL, CHRISTMAS LIGHTING IN DOWNTOWN AREA. KYLE MCCOY, WATER DIRECTOR, WENT OVER CHANGES IN HIS 5 YEAR CAPITAL. WELL #5 AND #7 NEEDS PAINTED INSIDE AND OUT. DISCUSSED OPTIONS ON THE DOWNTOWN WATER TOWER ON HOW TO PRESERVE THE TOWER AND THE COST THIS ITEM IS NOT IN THE BUDGET. STEVEN LLOYD, DIRECTOR OF PLANNING AND DEVELOPMENT, UPDATED COUNCIL ON INCREASE OF PULLED PERMITS ISSUED IN 2021 WITH THE LEVEL OF GROWTH HE WOULD LIKE TO ADD ADDITIONAL BUILDING INSPECTOR IN THEIR DEPARTMENT. CHIEF DAN SOMES PRESENTED TO COUNCIL AN SALARY SURVEY FOR POLICE OFFICERS. SMITH COUNTY IS INCREASING THEIR PAY FOR OFFICERS AND JAILERS. HE WOULD LIKE A PAY INCREASE FOR HIS OFFICERS. HE WOULD LIKE TO ADD ADDITIONAL OFFICER TO HIS DEPARTMENT. **WORKSHOP ENDED AT 8:09 P.M.****

**I. ADJOURNMENT. 8:09 P.M.**

  
**MICHELLE WIESE, CITY SECRETARY**

  
**JEFF E. DAUGHERTY, MAYOR**