



**MINUTES OF REGULAR TOWN COUNCIL MEETING
FOR THE TOWN OF CROSS ROADS
MONDAY, AUGUST 21, 2023 AT 6:00 P.M.
LOCATION:
IN PERSON at 1401 FM 424, CROSS ROADS, TEXAS 76227
OR
VIRTUALLY by Zoom Meeting**

1. Call to Order – **6:01 P.M.**
2. Roll Call: **Mayor Tompkins; Council Members Housewright, Meek, King, Zuczek, and Paus.**
3. Invocation – **Mike Spence, Denton Bible Church**
4. Pledge of Allegiance – **Stephanie Housewright, Council Member**
5. Citizens Input (Items on the agenda and not on the agenda)
None.
6. Council Members' announcements and updates
 - **Housewright – Founder's Day, Park fund raisers, Movie in the Park**
7. Mayor's announcements and updates.
Founder's Day announcement and event details; led audience in singing Happy Birthday to Council Member Chris Paus
8. Updates; Discussion of the Same.
 - a. Town Administrator Announcements and Updates – **Kristi Gilbert**
 - b. Financial Reports – **Kristi Gilbert**
 - c. Building Permits and Development – **Rodney Patterson & Kristi Gilbert**
 - d. Law Enforcement – **Shaun Short**
 - e. Fire Department – **Paul Rust**
 - f. Committee Reports – **Paula Paus for Parks and Recreation**

CONSENT AGENDA

9. Consider approval of the July 10, 2023 Council Meeting Minutes.
10. Consider approval of the June 2023 and July 2023 Financials.
11. Consider approval of awarding a contract for primary bank depository services to Independent Financial and authorizing the Mayor to negotiate and execute the associated contract.
12. Consider approval of a resolution authorizing the Mayor or Town Administrator to establish an account with Bank of America and designating signatories for the account.

13. Consider approval of a resolution suspending the September 1, 2023 effective date of CoServ Gas, Ltd.'s requested rate change to permit the Town time to study the request and establish reasonable rates, including utilizing legal and consulting services of Lloyd Gosselink Rochelle and Townsend, P.C. and requiring reimbursement of the Steering Committee of Cities Served by CoServ.
14. Consider approval of a resolution declaring Atmos Energy Corp., Mid-Tex Division rates to be unreasonable, adopting tariffs that reflect rate adjustments consistent with the negotiated settlement and finding the rates from the negotiated settlement to be just and reasonable and in the public interest.
15. Consider approval of a resolution finding that Oncor Electric Delivery Company LLC's application to increase rates within the Town of Cross Roads should be denied including utilizing legal and consulting services of Lloyd Gosselink Rochelle and Townsend, P.C. and requiring reimbursement of the Oncor Cities Steering Committee.
16. Consider approval of a contract for Environmental Health Inspections with Bradley Tucker Investments, LLC, dba Instant Inspector, and authorize the Mayor to execute the contract.
17. Consider approval of an ordinance adopting the 2018 International Building Code, 2018 International Residential Code, 2018 International Energy Conservation Code, 2015 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fire Code, 2018 International Fuel and Gas Code and the 2017 National Electrical Code with local amendments.
18. Consider approval of a resolution amending the regular meeting schedule for the remainder of the 2023 calendar year.

**Motion to approve the Consent Agenda made by Housewright;
Second by Zuczek;
Passed unanimously.**

REGULAR SESSION

19. CONDUCT A PUBLIC HEARING, discuss and consider an application by Justin Brannan with School of Rock on behalf of property owner Bridgette Lily for a proposed text amendment to the Town of Cross Roads Comprehensive Zoning Regulations to expand the definition of "piano or musical instrument sales" to include instrument instruction activities to the definition of instrument sales.

Mayor Tompkins opened the Public Hearing at 6:27 P.M.

- **Town Administrator Gilbert gave Staff briefing.**
- **Justin Brannan, applicant, spoke regarding his request.**
- **Council Member Paus asked about revenue.**
- **Council Member King spoke of remaining property tax free.**
- **Pamela Ross, for School of Rock, explained the SOR business.**
- **Council Member Zuczek spoke of location and business hours concerns.**

- Paula Paus – approves of School of Rock in Town but concerned with proposed location.
- Carolyn Drahos Zohfeld, via email – approves of School of Rock in Town but opposed to text amendment for the proposed location.

Mayor Tompkins closed the Public Hearing at 6:57 P.M.

**Motion to deny the text amendment made by Meek;
Second by King;
Denial of text amendment passed unanimously.**

20. Discuss and consider approval of a commercial building permit and elevations for a proposed Dollar Tree store in the Cross Roads Retail Addition generally described as property located north of US Hwy 380 and east of Walmart Dr. in the Villages of Cross Roads Commercial development within the Town of Cross Roads. (2023-0524-02C)

**Building Official Rodney Patterson gave Staff briefing.
Linda Snapp spoke on behalf of Dollar Tree.**

**Motion to approve the commercial building permit and elevations made by Meek;
Second by Paus;
Passed unanimously.**

21. Discuss the proposed Fiscal Year 2023-2024 budget.
Town Administrator Kristi Gilbert gave the budget summary, and explained the Fiscal Year 2023-2024 budget will be on the September Council Agenda.
22. Discuss and consider a resolution of appointments to the Planning and Zoning Commission, Municipal Development District, and Parks and Recreation Board.

Motion to appoint the following to the Parks and Recreation Board made by Paus:

- Seat 5 – Erika Cook
- Seat 7 – Damaris Combs

**Second by King;
Passed unanimously.**

Motion to appoint the following to the Municipal Development District made by Meek:

- Seat 2 – Ron King

**Second by Housewright;
Passed unanimously.**

Motion to appoint the following to the Planning and Zoning Commission made by Meek:

- Commissioner – Rick Hodge

**Second by Zuczek;
Passed unanimously.**

23. Discuss and consider issues related to the Mill Creek Road project.
Mayor Tompkins and Halff Engineering gave an update on the Mill Creek Road project.
No action was taken.

EXECUTIVE SESSION

24. The Town Council may convene into Executive Session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:
- a. Section 551.087 Deliberation Regarding Economic Development Negotiations – Project Alpha, Project Bravo, Project Charlie and Project Delta
 - b. Section 551.074 Personnel – Police Chief Performance Evaluation
 - c. Section 551.074 Personnel Matters – Planning and Zoning Commission and Municipal Development District board appointments
25. Take action as may be necessary or appropriate on matters discussed in Executive Session.
Motion to approve the compensation changes for the Chief of Police consistent with the discussion held in Executive Session made by Housewright;
Second by Meek;
Passed unanimously.

ADJOURN – 8:33 P.M.

T. Lynn Tompkins, Jr., Mayor

Donna Butler, Town Secretary