

**REGULAR MEETING OF THE CANTON CITY COUNCIL
6:00 P.M, APRIL 20, 2021**

Canton City Hall
201 N. Buffalo, Canton, Texas 75103

AGENDA

1. CALL MEETING TO ORDER AND DECLARE A QUORUM PRESENT
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. MAYOR'S WELCOME
5. DECLARATIONS REGARDING CONFLICTS OF INTEREST
6. PROCLAMATIONS AND ANNOUNCEMENTS
 - A. *RECOGNIZE CITY EMPLOYEES VOTED AS BEST IN THEIR CATEGORY BY VAN ZANDT NEWS SUBSCRIBERS*
 - *J.P. MARSH – BEST PEACE OFFICER*
 - *BUD SANFORD – BEST FIREFIGHTER*
 - *LONNY CLUCK – BEST CITY WORKER*
 - B. *KID FISH – MAY 15, 2021 FROM 10 AM TO 1 PM AT TWO ACRE LAKE*

CITIZENS FORUM

7. CITIZENS FORUM – CITIZENS ARE INVITED TO SPEAK ON MATTERS RELATING TO CITY GOVERNMENT

CONSENT AGENDA

8. CONSIDER APPROVAL OF FINANCIAL REPORTS FOR FEBRUARY, 2021
9. CONSIDER APPROVAL OF MINUTES FOR MARCH 16, 2021, CITY COUNCIL MEETING
10. CONSIDER APPROVAL OF AMENDMENTS TO POLICE POLICY MANUAL
11. CONSIDER APPROVAL OF LEASE WITH DAVID HARMON FOR LOTS ON ROW 11, LOTS 1568, 1569, 1570, 1571, 1572 and 1573 ON FIRST MONDAY GROUNDS
12. CONSIDER APPROVAL OF FIRST MONDAY LEASE BETWEEN CITY OF CANTON AND SEAN AND STEFANIE MEDLIN FOR THE BAKED POTATOE
13. CONSIDER AWARD OF CONTRACT FOR ELEVATED STORAGE TANK MODIFICATION ON HIGHWAY 243 WATER TOWER

14. CONSIDER APPROVAL OF APPLICANTS FOR DRAWING FOR FIRST MONDAY PARKING

INDIVIDUAL CONSIDERATION

15. AUDIT PRESENTATION AND CONSIDER ACCEPTANCE OF 2019-2020 AUDIT
16. DISCUSS AND CONSIDER AMENDED FIRST MONDAY CONTRACT FOR CIVIC CENTER EVENTS
17. CITY MANAGEMENT REPORTS
 - A. FIRST MONDAY
 - B. MARKETING
 - C. SPORTS COMPLEX
 - D. LAKE STATUS
 - E. FIRST MONDAY MEETING SCHEDULE
 - F. CODE ENFORCEMENT
 - G. OTHER ITEMS

EXECUTIVE SESSION

In accordance with the authority contained in the Texas Government Code, Chapter 551, including but not limited to, Sections 551.071, 551.072, 551.074 and 551.087. Council will convene in closed or executive session to discuss the following matters.

18. EXECUTIVE SESSION FOR DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS (Section 551.087) REGARDING THE FOLLOWING:

Section 551.087 – to deliberate commercial or financial information the CEDC has received from a business prospect, and to deliberate the offer of a financial or other incentive for Project Bluegreen Development, and other business prospects, including but not limited to, a mixed-use development project, a local business retention and expansion project, a local capital investment project, a downtown retail rent subsidy prospect, and recruitment of new commercial, industrial, retail, restaurant, hospitality, and family entertainment prospects.
19. EXECUTIVE SESSION FOR CONSULTATION WITH ATTORNEY REGARDING EXISTING OR POTENTIAL LITIGATION (Section 551.071) REGARDING ONGOING LITIGATION INVOLVING CITY OF CANTON VS. JERRY L. HARRELL, CAUSE NO. 20-00121, PENDING IN THE 294TH JUDICIAL DISTRICT COURT OF VAN ZANDT COUNTY; AND DUSTIN REYNOLDS VS. MICHAEL KING ET AL, CAUSE NO. 4:20-CV-691, IN THE U.S. DISTRICT COURT FOR THE EASTERN DISTRICT OF TEXAS
20. EXECUTIVE SESSION FOR CONSULTATION WITH ATTORNEY (Section 551.071)
21. EXECUTIVE SESSION FOR DELIBERATIONS REGARDING POTENTIAL PURCHASE OF REAL PROPERTY (Section 551.072)

RETURN TO OPEN SESSION

22. CONSIDER ADOPTION OF RESOLUTION NO. 2021-12 APPROVING AND AUTHORIZING THE PURCHASE AND SALE AGREEMENT BY AND BETWEEN CANTON ECONOMIC DEVELOPMENT CORPORATION AND KAUFMAN DEVELOPMENT & CONSTRUCTION, LLC CONVEYING APPROXIMATELY 27 ACRES, BEING A PART OF A CERTAIN APPROXIMATE 54.62-ACRE TRACT AT THE END OF BURNETT TRAIL, SITUATED IN THE J. DOUTHIT SURVEY, A-198, OWNED BY CANTON ECONOMIC DEVELOPMENT CORPORATION
23. CONSIDER ADOPTION OF RESOLUTION NO. 2021-13 APPROVING AND AUTHORIZING THE PURCHASE AND SALE AGREEMENT BY AND BETWEEN CANTON ECONOMIC DEVELOPMENT CORPORATION, A TEXAS NON-PROFIT CORPORATION, AND KAUFMAN DEVELOPMENT & CONSTRUCTION, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, CONVEYING APPROXIMATELY 15 ACRES, BEING PART OF A CERTAIN APPROXIMATE 54.62-ACRE TRACT AT THE END OF BURNETT TRAIL, SITUATED IN THE J. DOUTHIT SURVEY, A-198, OWNED BY THE CANTON ECONOMIC DEVELOPMENT CORPORATION
24. CONDUCT FIRST READING AND DISCUSSION OF RESOLUTION NO. 2021-14 APPROVING AND AUTHORIZING A CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM AGREEMENT AND PERFORMANCE AGREEMENT BY AND BETWEEN THE CITY OF CANTON, CANTON ECONOMIC DEVELOPMENT CORPORATION, AND HBIC, LLC REGARDING BLUEGREEN DEVELOPMENT PROJECT.
25. CONDUCT SECOND READING AND CONSIDER APPROVAL OF RESOLUTION NO. 2021-14 APPROVING AND AUTHORIZING A CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM AGREEMENT AND PERFORMANCE AGREEMENT BY AND BETWEEN THE CITY OF CANTON, CANTON ECONOMIC DEVELOPMENT CORPORATION, AND HBIC, LLC REGARDING BLUEGREEN DEVELOPMENT PROJECT.
26. CONSIDER APPROVAL OF DEVELOPMENT AGREEMENT BETWEEN CITY OF CANTON AND HBIC, LLC. ON APPROXIMATELY 20.006 ACRES OF LAND IN THE Q.C. NUGENT SURVEY, A-618, VAN ZANDT COUNTY, TEXAS, OWNED BY BETTY WILKERSON, EDWARD DEARING, DORIS BUTLER, AND THE ESTATE OF JOYCE CRABTREE
27. CONSIDER ADOPTION OF ORDINANCE NO. 2021-2 ANNEXING APPROXIMATELY 20.006 ACRES OF LAND IN THE Q.C. NUGENT SURVEY, A-618, VAN ZANDT COUNTY, TEXAS, OWNED BY BETTY WILKERSON, EDWARD DEARING, DORIS BUTLER, AND THE ESTATE OF JOYCE CRABTREE
28. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2021-3 GRANTING A ZONING CHANGE FROM RURAL AGRICULTURAL (RA) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT ON THAT APPROXIMATELY 20.006 ACRE TRACT OF LAND IN THE Q.C. NUGENT SURVEY, A-618, LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF HWY 19 AND I-20, CURRENTLY UNDER CONSIDERATION FOR ANNEXATION INTO THE CITY OF CANTON, TEXAS,

CURRENTLY OWNED BY EDWARD DEARING, BETTY WILKERSON, DORIS BUTLER,
AND THE ESTATE OF JOYCE CRABTREE

29. CONSIDER APPROVAL OF LICENSE AGREEMENT WITH TRACY ANN CALHOUN FOR CITY/FIRST MONDAY LOGO
30. ITEMS FOR FUTURE AGENDAS
31. ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda.

The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including 551.071 (private consultation with the attorney for the City); 551.072 (discussing purchase, exchange, lease or value of real property); 551.074 (discussing personnel or to hear complaints against personnel); and 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

The City of Canton City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary 48 hours prior to this meeting at (903) 567-1841 so that appropriate arrangements may be made.

I, Debra Johnson, do hereby certify this Notice was posted at the Canton City Hall bulletin board, on April 15, 2021, at 1:30 p.m.

ATTEST:


Debra Johnson, City Secretary

Removed this the _____ day of April, 2021, at _____ .m.

Debra Johnson, City Secretary