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**Minutes**  
**Forney City Council**  
**Tuesday, September 20, 2022**  
**6:30 p.m. Regular Meeting**  
**City Hall, 101 E. Main Street, Forney, Texas 75126**

**I. CALL TO ORDER**

Mayor Lewis called the meeting to order at 6:30 p.m. Present were Mayor Amanda Lewis, Mayor Pro Tem Zahnd Schlensker and Council Members James Traylor, Cecil Chambers, Sandi Primous, Sarah Salgado and Jason Roberson. Also present was City Manager Charles Daniels.

**II. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR AMANDA LEWIS**

**III. PROCLAMATIONS / PRESENTATIONS**

**1. Proclamation for Constitution Week**

Mayor Lewis read the Constitution Week Proclamation and presented it to Nancy Holland, Regent of the King's Fort Chapter, Daughters of the American Revolution.

**2. Proclamation for National IT Professionals Day**

Mayor Lewis read the National IT Professionals Day Proclamation and presented it to IT Department members: Director of IT Joseph Yazdanpanahi and Staff members Stephen Williamson and Preston Jensen.

**IV. APPROVAL OF MINUTES**

**1. Consider approval of the Minutes of the September 6, 2022, City Council meeting.**

Mayor Lewis asked if Council had any changes to the Minutes of the September 6, 2022, City Council meeting. There being no changes, Mayor Lewis called for a motion. Mayor Pro Tem Schlensker made a motion to approve the Minutes of the September 6, 2022, City Council meeting and Council Member Salgado seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

**V. OPEN FORUM/CITIZEN COMMENTS**

This is the public's opportunity to address the City Council on any matter related to the City. In accordance with the Texas Open Meetings Act, Section 551.042, the City Council cannot discuss, consider, or take action on matters not listed on the agenda. The City Council will receive citizen comments on non-agenda items, and if necessary, may refer the matter to City staff for research, resolution or referral to Council on a future agenda. As described in the City's Public Meeting Procedures, comments will be limited to three (3) minutes.

Mayor Lewis opened the floor to anyone in the audience who wished to address the Council. The following person came forward to address the Council:

51 Robert Holman  
52 310 W. Trinity  
53 Forney, Texas 75126  
54 Mr. Holman stated he has been here for 5 years. He just got information yesterday  
55 regarding the bonds. He is concerned with Proposition E regarding a bridge over  
56 Broad. This will affect a lot of people. People should have been notified...he was  
57 not. "Pork Barrel" we are here right now.  
58

59 There being no one else to address the Council, Mayor Lewis closed the open forum session.  
60

61 **VI. CONSENT AGENDA**

62 The items on the Consent Agenda are considered to be self-explanatory by the Council and will be  
63 enacted in one motion. There will be no separate discussion of these items unless requested by a  
64 Council Member.  
65

- 66 1. **Consider a Resolution awarding a contract to Authers Building Group**  
67 **for the Fire Station No. 1 Renovation Project - CIP 215 and all related**  
68 **issues.**
- 69 2. **Consider a Resolution approving the 2022 Annual Update to the**  
70 **Service and Assessment Plan and Assessment Rolls for The Villages**  
71 **of Fox Hollow Public Improvement District No. 1 (Capital PID)**  
72 **including the collection of the 2022 annual installments.**
- 73 3. **Consider approval of a preliminary plat for Platform 80-20 Addition II,**  
74 **located west of County Road 212 and east of F.M. 1641.**
- 75 4. **Consider approval of a final plat for Platform 80-20 Addition II, located**  
76 **west of County Road 212 and east of F.M. 1641.**
- 77 5. **Consider approval of a preliminary plat for the Megatel Bellagio**  
78 **Laguna.**
- 79 6. **Consider approval of a final plat for the Megatel Bellagio Laguna.**
- 80 7. **Consider approval of a preliminary plat for the Megatel Bellagio Multi-**  
81 **family.**
- 82 8. **Consider approval of a final plat for the Megatel Bellagio Multi-family.**
- 83 9. **Discuss and consider approval a final plat for Overland Grove Phase**  
84 **2.**
- 85 10. **Consider approval of the acceptance of public improvements for the**  
86 **Forney Logistics Crossing project (Stillwater One Addition).**
- 87 11. **Consider approval of a revised site plan for the Bearded Monkey, a**  
88 **restaurant located at 104 E. Highway 80, Suite 120.**  
89  
90  
91  
92  
93  
94  
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96  
97  
98  
99

100           12.     **Consider approval of a site plan for Forney Marketplace Lot 7B,**  
101                   **located east of U.S. Highway 80 and northwest of Marketplace**  
102                   **Boulevard.**

103  
104           13.     **Consider approval of a site plan for Gateway Apartments Phase 5,**  
105                   **located east of North F.M. 548 and south of North Gateway Boulevard.**  
106

107 Mayor Lewis asked if Council wanted to pull any of the Consent Agenda Items for discussion.  
108 Mayor Pro Tem Schlensker request that Consent Agenda Item No. 1 be pulled. Mayor Lewis then  
109 requested a motion on Consent Agenda Items No. 2 through 13. Council Member Traylor made  
110 a motion to approve Consent Agenda Items No. 2 through 13 and Mayor Pro Tem Schlensker  
111 seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.  
112

113 Mayor Pro Tem Schlensker had questions regarding Consent Agenda Item No.1. Assistant City  
114 Manager Karl Zook came forward to discuss this item. Fire Station #1 is an immediate need. This  
115 project is really needed. Fire crews will not be moving out until the last station is completed.  
116 Station #3 will not be completed for at least three years. Fire Station #2 is an expansion of the  
117 footprint. This will provide extra beds and apparatus. Council Member Traylor made a motion to  
118 approve Consent Agenda Item No. 1 and Mayor Pro Tem Schlensker seconded the motion. The  
119 motion passed unanimously by a vote of 7 ayes and 0 nays.  
120

121 **VII.     PUBLIC HEARING ITEMS / ACTION ON PUBLIC HEARING ITEMS**  
122

123           1.     **Hold a public hearing to discuss the proposed Future Land Use Map**  
124                   **for the City of Forney.**  
125

126 Community Development Director Peter Morgan introduced the Half Associate representative  
127 who presented the draft of the Future Land Use Map. The following items were discussed.  
128

129 **AGENDA**  
130

- 131 Community Vision
- 132 Public Engagement
- 133 Future Land Use Map
- 134 Focus Areas
- 135 Next Steps

136  
137 **COMMUNITY VISION**  
138

- 139 Community Snapshot
- 140 Community Visioning
- 141 Guiding Principles
- 142 Growth Framework

143  
144 **PUBLIC ENGAGEMENT**  
145

- 146 4 Stakeholder Listening Sessions
- 147 4 Community Events
- 148 2 Community Forums
- 149 3 Community Surveys
- 150 4 Podcast Episodes

151  
152 PUBLIC ENGAGEMENT CHARACTER AREAS MAP  
153  
154 Defines broad development context  
155  
156 Considers the combination and scale of our built and natural environments  
157  
158 Forney Character Areas:  
159 Rural  
160 Suburban  
161 Suburban Center  
162 Town Center  
163  
164 FUTURE LAND USE MAP  
165 Integrates variety of residential options while protecting existing SF neighborhoods  
166 Designates areas for mixed-use destinations  
167  
168 Supports economic development opportunities  
169  
170 FOCUS AREAS  
171 1. Downtown & Vicinity  
172 2. Gateway Town Center & Vicinity  
173 3. US 80 at FM 460/Clements  
174 4. FISD Opportunity Center  
175  
176 DOWNTOWN & VICINITY  
177 Considerations  
178 Downtown Opportunity  
179 Small-Town Character  
180 Broad Street Redevelopment  
181  
182 PLACE TYPES  
183 Downtown  
184 Mixed Use  
185 Dynamic Residential  
186 Business & Innovation Center  
187 Rural Residential  
188  
189 GATEWAY TOWN CENTER & VICINITY  
190 Considerations  
191 Mixed Use Development  
192 Light Industrial  
193  
194 PLACE TYPES  
195 Mixed Use  
196 Dynamic Residential  
197 Mixed Residential  
198 Commercial Center  
199 Business & Innovative Center  
200

201  
202 US 80 AT FM 460/CLEMENTS DRIVE  
203 Considerations  
204 Neighborhood vs Regional Commercial  
205 Partially in floodplain  
206  
207 PLACE TYPES  
208 Suburban Residential  
209 Neighborhood Center  
210 Business & Innovative Center  
211  
212 FISC OPPORTUNITY CENTER  
213 Considerations  
214 Vibrant campus environment  
215 Housing options  
216  
217 PLACE TYPES  
218 Civic/Institutional  
219 Suburban Residential  
220 Mixed Residential  
221 Neighborhood Center  
222  
223 NEXT STEPS  
224  
225 Review Future Land Use Map  
226 Community Forum #2 –Sept. 20  
227 City Council Briefing –Sept. 20  
228 PNZ Public Hearing –Oct. 6  
229  
230 Adopt Future Land Use Map  
231 City Council Hearing –Oct. 18  
232  
233 Future Forney Blueprint (Policy)  
234 Technical Advisory Committee –October  
235  
236 Engagement Opportunities (TBD)  
237 Community Survey #3  
238 Brews on Bois d’ Arc  
239 Trail of Treats  
240  
241 Mayor Lewis opened the public hearing at 6:58 p.m. No one came forward to address the Council,  
242 so Mayor Lewis closed the public hearing at 6:58 p.m.  
243  
244 The final vote to adopt the Future Land Use Map will happen on October 18, 2021. No action  
245 was taken by Council at this time.  
246  
247 **2. Hold a public hearing and discuss and consider approval of a replat**  
248 **of the Prescott 741 Addition, located northeast of the intersection of**  
249 **F.M. 741 and Interstate Highway 20.**  
250

251 Community Development Director Peter Morgan discussed this item. Wise Texas Surveying,  
252 representing the property owner, requests approval of the replat for the Prescott 741 Addition.  
253 The purpose of the replat is to establish easements necessary for the development of a gas  
254 station with a restaurant in the City of Forney extra-territorial jurisdiction (ETJ).

255  
256 The property is currently vacant and undeveloped. The property consists of 1.323 acres of land  
257 located within the City of Forney extra-territorial jurisdiction. The property is regulated by the City  
258 of Forney Subdivision Ordinance. The preliminary plat was approved by City Council on  
259 November 21, 2017. The original final plat was approved by City Council on January 16, 2018.

260  
261 The replat consists of one (1) lot on 1.323 acres of property. The plat is designed in compliance  
262 with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision  
263 Ordinance. On September 1, 2022, the Planning and Zoning Commission recommended  
264 approval.

265  
266 Mayor Lewis opened the public hearing at 6:59 p.m. No one came forward to address the Council,  
267 so Mayor Lewis closed the public hearing at 6:59 p.m.

268  
269 Mayor Lewis called for a motion. Council Member Roberson made a motion to approve the replat  
270 and Council Member Primous seconded the motion. The motion passed unanimously by a vote  
271 of 7 ayes and 0 nays.

272  
273 **3. Hold a public hearing and discuss and consider approval of an**  
274 **Ordinance approving a conditional use permit to allow a full-service**  
275 **car wash with self-service options to operate on 1.76 acres of**  
276 **property located west of S. F.M. 548 and east of Forney Community**  
277 **Park.**

278  
279 Community Development Director Peter Morgan discussed this item. Mr. Ibrahim Kassem  
280 requests approval of a Conditional Use Permit. The purpose of the request is to allow for a car  
281 wash to operate as an approved use west of S. F.M. 548 and east of Forney Community Park.  
282 This request is an appeal of a recommendation of denial made by the Planning and Zoning  
283 Commission.

284  
285 The 1.76-acre property is currently zoned within the Fox Hollow Planned Development zoning  
286 district. The base zoning district for the property is Commercial and the property is bordered by  
287 the Jack's Quick Stop gasoline service station to the south and medical/dental professional  
288 buildings to the north.

289  
290 The applicant requests to operate under the zoning classification of full-service car wash with self-  
291 service options. The Zoning Ordinance allows a full-service car wash to be permitted by right on  
292 this property, but it does require approval of a Conditional Use Permit (CUP) for self-service. The  
293 Concept Plan shows the proposed site design. A driveway connection to S. F.M. 548 provides  
294 access to the property. Twenty (20) self-service vacuum canopy stations are provided at the front  
295 of the property. The CUP is required because of the self-service options. The site design shows  
296 that behind the vacuum canopies is where a customer will be able to pull up to receive the full-  
297 service option. The application letter provides additional details. Mr. Kassem owns a car wash in  
298 Terrell and has a car wash under contract in Rockwall. The property has direct access to S. F.M.  
299 548.

300



354 Council Member Traylor left the meeting at this time.

355

356 **VIII. DISCUSSION / ACTION ITEMS**

357

358 Council Member Traylor returned to the meeting at this time.

359

360 **1. Discuss current status of the City's approach to utilizing ARPA funds**  
361 **for capital projects and subgrant programs.**

362

363 Assistant City Manager Karl Zook discussed this item and gave a short power point presentation.

364

365 Proposed List of Projects with ARPA Funding

366 \$6.7 Million in Available Funding

367 -12" Water Line Loop from NTB to Gates Blvd ~ \$1,700,000

368 -Stormwater Drainage Projects (Elm St, Pecan Ln, Forestwood) ~ \$1,000,000

369 -New 1 Million Gallon Elevated Water Tower (Design Cost) ~ \$1,500,000

370 -Water Lines Associated to New Water Tower (Design Cost) ~ \$500,000

371 -New Police Department Radios ~ \$2,000,000

372

373 Forney Household Grant Program

- 374 • Will distribute up to \$500 one-time grants to eligible households within Forney city  
375 limits which have been disproportionately impacted by COVID-19

376 -Temporary Assistance for Needy Families (TANF)

377 -Supplemental Nutrition Assistance Program (SNAP)

378 -Supplemental Security Income (SSI)

379 -Head Start and/or Early Head Start

380 -Low-Income Home Energy Assistance Program (LIHEAP)

381 - Special Supplemental Nutrition Program for Women, Infants, and Children (WIC)

382 -Medicare Part D Low-Income Subsidies

383 -Section 8 Vouchers

384

385 Small Business and Nonprofit Program

- 386 • Will distribute up to \$1,500 one-time grants to eligible small businesses and nonprofits  
387 which have been disproportionately impacted by COVID-19

- 388 • Small businesses (non-franchise and less than 500 people) in the tourism, travel, and  
389 hospitality industries within Forney City Limits are eligible

- 390 • These businesses must have experienced decreased revenue or gross receipts, financial  
391 insecurity, increased costs, decreased capacity to weather financial hardship, or  
392 challenges covering payroll, rent or mortgage and other operating costs

- 393 • The organizations also must have initiated operation before January 1, 2020, be currently  
394 in operation, serve Forney residents, and operate from a physical address within city limits

395

396 Outreach

- 397 • Letters will be mailed to eligible businesses and non-profits

- 398 • Press release, website, social media, and flyers

- 399 • Collaboration with FISH to reach low-income families

- 400 • Application will be available at [forneytx.gov](http://forneytx.gov) and in person at City Hall and Community  
401 Development

402

403 Baker Tilley has been working on this and plans on rolling it out on October 3, 2022, and closing  
404 it down on October 31, 2022. Mayor Lewis called for a motion. Council Member Chambers made



405 a motion to approve the utilization of the ARPA funds and Mayor Pro Tem Schlensker seconded  
406 the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

407

408 **2. Discuss and consider a Resolution setting a date, time and place for**  
409 **a public hearing on the proposed annexation of approximately 5.10**  
410 **acres of land situated in the Samuel Smith Survey, Abstract No. 450,**  
411 **Kaufman County, Texas, located on FM 548 and Reeder Lane, owned**  
412 **by Good Luck Exxon, Inc.**

413

414 City Attorney Jennifer Barnes Smith discussed this item. The owner of the property, Good Luck  
415 Exxon, Inc., is petitioning the City to annex 5.10 acres of property on FM 548 and Reeder Lane.  
416 The Resolution calls for the public hearing to be held during the City's regular Council meeting on  
417 October 18, 2022. Following the public hearing on October 18, 2022, the Council may consider  
418 adopting the annexation ordinance. Ms. Barnes stated she had sent the Council information  
419 regarding the property. The owner's representative, Mr. Salim Lakhani, came forward to speak  
420 to the Council regarding the cost to bring the property up to code. Council Member Traylor made  
421 a motion to deny the Resolution and Mayor Pro Tem Schlensker seconded the motion. The  
422 motion passed unanimously by a vote of 7 ayes and 0 nays.

423

424 **3. Discuss and consider approval of a market rate adjustment for**  
425 **Community Waste Disposal.**

426

427 Community Development Director Peter Morgan discussed this item. Community Waste Disposal  
428 (CWD) is present to request a market rate adjustment for commercial services. The contract with  
429 CWD allows a commercial adjustment of up to 5%. However, CWD is requesting that City Council  
430 approve an adjustment larger than 5%.

431

432 Mr. Greg Roemer, President of CWD, gave their 2021 Annual Review. Nicole Roemer, Municipal  
433 Director for CWD, was also present. Mr. Roemer stated that the increases of 8.96% for  
434 commercial and 8.38% for industrial are needed due to higher inflation and greater use in Forney.  
435 Council Member Traylor made a motion to deny both rate increases and Council Member Primous  
436 seconded the motion. The motion passed by a vote of 4 ayes [Traylor, Chambers, Primous, and  
437 Schlensker] and 3 nays [Lewis, Salgado and Roberson].

438

## 439 **IX. CITY MANAGER'S REPORT**

440 **THE CITY MANAGER WILL DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS,**  
441 **FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS FOR POSSIBLE**  
442 **ACTION, INCLUDING THE FOLLOWING:**

443

- 444 • Department Reports (Fire, Police, Municipal Court, Finance)
- 445 • Citizen Complaints -- Actions taken or to be taken
- 446 • Upcoming Special Events
- 447 • Personnel Changes
- 448 • Commendations
- 449 • Public Works/Streets Projects, Repairs or Construction
- 450 • Park Issues
- 451 • Inspection Issues
- 452 • CIP Projects

453

454 The Fire Department applied for a Texas Intrastate Fire Mutual-Aid System (TIFMAS) Training  
455 Grant to offset costs related to training for fire personnel and was awarded up to \$12,200.00. This  
456 is a zero-cost reimbursement style grant in which the City recoups course tuition costs for

457 successful completion of the course. This funding applies to many different disciplines such as  
458 Technical Rescue courses, Fire Officer and Instructor courses, Incident Command courses, and  
459 courses put on by the Texas Fire Chiefs Association.

460  
461 Also, through a partnership with Big Brothers/Big Sisters and the Forney ISD, the Fire and Police  
462 Departments are offering employees the opportunity to mentor young people through the BBBS  
463 Site-based Mentorship Program. Personnel who enter the program will be paired with their Little  
464 Brother/Sister from one of the ISD Elementary Campuses. Matches will meet 2-4 times a month  
465 at the school during the student's lunch period. We hope to expand this program to all city  
466 employees in the future.

467  
468 All twelve of the new outdoor warning sirens have been installed throughout the city. The first test  
469 of the new system is scheduled for Wednesday, October 5<sup>th</sup>. More information, including siren  
470 locations is available at [forneytx.gov/warningsystem](http://forneytx.gov/warningsystem).

471  
472 Main St. will be closed this Friday at 4 p.m. in preparation for Brews on Bois D' Arc. Brews on  
473 Bois D' Arc will be this Saturday from 1 to 6 p.m. in Downtown Forney.

474  
475 City Manager Daniels wished HR Director Jamie Holbert a quick recovery. She had  
476 appendectomy surgery this afternoon. She is headed home at this time.

477  
478 **X. ANNOUNCEMENT OF COMMUNITY EVENTS**  
479 This section is used to communicate items of community interest, specifically, reminders about  
480 upcoming events organized or sponsored by the governing body or other information regarding a  
481 social, ceremonial, or community event organized or sponsored by an entity other than the  
482 governing body that may be of interest to the citizens of Forney.

483  
484 The Fisd is still collecting uniforms. You can help by dropping off gently used and clean uniforms  
485 Year Round!

486  
487 Forney's Upcoming 2022 Market Dates are October 8; November 12 and November 26. Hours  
488 are from 10:00 a.m. to 3:00 p.m.

489  
490 Mayor Pro Tem Schlensker thanked North Forney High School for including her in their parade.  
491 It was great fun.

492  
493 Mayor Lewis announced that Council would now go into Executive Session under Chapter 551,  
494 Texas Government Code, Sections 552.072, 551.074 and 551.087. Mayor Lewis called for a  
495 motion at 8:14 p.m. Council Member Traylor made a motion to adjourn into Executive Session  
496 and Mayor Pro Tem Schlensker seconded the motion. The motion passed unanimously by a  
497 vote of 7 ayes and 0 nays.

498  
499 **XI. EXECUTIVE SESSION**  
500 **PURSUANT TO THE OPEN MEETINGS ACT, CHAPTER 551, TEXAS GOVERNMENT CODE,**  
501 **THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO**  
502 **DISCUSS THE FOLLOWING:**

- 503  
504 1. Deliberate the purchase, exchange, lease, or value of real property. (Tex.  
505 Gov't Code Section 551.072):  
506  
507 a. Project Citrus  
508 b. Fisd Agreement Update

- 509  
510 2. Deliberate the appointment, employment, evaluation, reassignment,  
511 duties, discipline, or dismissal of a public officer or employee (Tex. Gov't  
512 Code 551.074):  
513  
514 a. City Manager  
515  
516 3. Discuss or deliberate regarding commercial or financial information that the  
517 governmental body has received from a business prospect that the  
518 governmental body seeks to have locate, stay, or expand in or near the  
519 territory of the governmental body and with which the governmental body  
520 is conducting economic development negotiations, or to deliberate the offer  
521 of a financial or other incentive to a business prospect (Tex. Gov't Code  
522 Section 551.087):  
523  
524 a. Project V  
525

526 **XII. RECONVENE INTO REGULAR SESSION**  
527 **IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551, THE CITY COUNCIL**  
528 **WILL RECONVENE INTO REGULAR SESSION TO CONSIDER ACTION, IF ANY, ON**  
529 **MATTERS DISCUSSED IN EXECUTIVE SESSION.**  
530

531 Council returned to Chambers at 9:11 p.m. Mayor Lewis called for a motion to adjourn out of  
532 Executive Session at that time. Council Member Salgado made a motion to adjourn out of  
533 Executive Session and Mayor Pro Tem Traylor seconded the motion. The motion passed  
534 unanimously by a vote of 7 ayes and 0 nays.  
535

536 Mayor Lewis asked if there was any action to be taken as a result of Executive Session. Council  
537 Member Roberson made a motion to authorize the \$225,000 incentive for Forney Market Place  
538 and to give them a 6-month extension to meet goals. Council Member Traylor seconded the  
539 motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.  
540

541 There being no further business to come before the Council, Mayor Lewis called for a motion to  
542 adjourn. Council Member Salgado made a motion to adjourn at 9:12 p.m. and Council Member  
543 Primous seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0  
544 nays.  
545

546 **PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FORNEY,**  
547 **TEXAS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.**  
548  
549

550  
551 **ATTEST:**  
552  
553

\_\_\_\_\_  
**Amanda Lewis, Mayor**

\_\_\_\_\_  
**Laura J. Calcote, Interim City Secretary**  
554  
555