

**MINUTES  
CITY COUNCIL – CITY OF JOSEPHINE  
REGULAR MEETING/PUBLIC HEARING  
AUGUST 12, 2024**

Mayor Turney called the meeting to order at 6:00 p.m.

Council members present: Mayor Turney, Doug Ewing, Brad Ahlfinger, Alex Esquivel, Dr. Pam Sardo and Gary Chappell.

Pledge of Allegiance led by Mayor Turney.  
Invocation – Dr. Sardo.

**Citizen Comments**

Hayde Spencer was present to promote the Royse City American Legion to the Council. She acknowledged Gary Chappel as a Navy Veteran, and he is with their Post in Royse City. She wants to let the Council know that they are here to support our Veterans and First Responders. During Law Enforcement Day and International Fire Fighters Day, they have come out to Josephine to recognize the First Responders, and they are here to support the community, and if we ever need them, they will be here.

**Consent Agenda**

City Administrator, Lisa Palomba suggested that the Council may want to pull the Dunaway/DBI Projects report from the Consent Agenda and consider the amended report that Jacob Dupuis with Dunaway/DBI is here to discuss.

Dr. Sardo had questions about the Kimley-Horn projects report.  
Elizabeth Livergood with Kimley-Horn was available to answer questions.

Doug Ewing made a motion to approve the Consent Agenda with the Dunaway/DBI report being pulled. Seconded by Gary Chappell. All in favor, the motion passed.

Jacob Dupuis with Dunaway/DBI gave an update on the amended report. The discharge permits for the North Wastewater Treatment Plant that has been advertised and is out for bid at this time has been identified to go to a TCEQ commissioner's court hearing regarding the discharge permits. It is not a contested hearing but during the period it was advertised several people submitted comments and requested a contested hearing and that has been reviewed and it will go to a TCEQ Commissioner's Court hearing, but no date has been set. The next step will be Dunaway/DBI trying to get in touch with the legal team that will be making a recommendation to the Commissioner's Court to see what the recommendation may be or what they need from the engineer, and it may be a good idea to attend the hearing and if they can get up and speak and answer any questions the Court may have.

Dr. Sardo had questions on items on the amended report about Riverfield, Waverly and Liberty Ranch West. She also asked questions regarding the Magnolia Wastewater Treatment Plant and the North Wastewater Treatment Plant. Jacob addressed her questions.

Gary Chappel made a motion to approve the Dunaway/DBI amended report. Seconded by Alex Esquivel. All in favor, the motion passed.

## OPEN PUBLIC HEARING FOR FISCAL YEAR 2024-2025 BUDGET

Open Public Hearing at 6:23 p.m. There were no comments made.

Close Public Hearing at 6:24 p.m.

Record Vote required on the adoption of the 2024-2025 Budget.

Alex Esquivel made a motion to adopt an ordinance approving the Budget for the Fiscal Year beginning October 1, 2024 – September 30, 2025. Seconded by Brad Ahlfinger.

Roll call – Doug Ewing - Aye, Brad Ahlfinger - Aye, Alex Esquivel - Aye, Dr. Sardo - Aye, Gary Chappell - Aye.

### **Proposed Tax Rate**

Brad Ahlfinger made a motion to set a Proposed Maximum Tax Rate of 0.468097 per \$100 valuation for the City of Josephine for the Fiscal Year beginning October 1, 2024 – September 30, 2025, and to schedule a public hearing on the Proposed Property Tax Rate to be held August 20, 2024, at 6:00 p.m. Seconded by Alex Esquivel.

Roll call – Doug Ewing - Aye, Brad Ahlfinger - Aye, Alex Esquivel - Aye, Dr. Sardo Aye, Gary Chappell - Aye.

Receive an update from Project Manager Ryan Rosborough representing AGCM.

Public Safety Building – site grading and building pad is 95% complete. The underground plumbing has started and is progressing on time. The Council has been provided an image of the Masonic cornerstone image for their approval.

Community Center – demolition and metal framing is coming along good. Some of the electrical work has started and the plumbing has also been started. There will be a total of four trees that will be removed to achieve the parking spots that are required.

A change order has been approved for the city annex building at 220 Main St. The elevation for the city annex building has been approved.

Open Public Hearing at 6:37 p.m. for 5.535 acres located at 1250 FM 1777.

Receive public comments regarding a zoning change request for 5.535 acres from A – Agricultural District to PD (Planned Development) C – General Commercial Business other than Retail and LR – Local Retail.

No comments were made.

Close Public Hearing at 6:39 p.m.

The proposed ordinance was left out of the packet and the Council took a five-minute recess so that the ordinance could be printed.

Discussion regarding proposed uses and Sunny Singh with the marketing team answered questions that were brought up.

Brad Ahlfinger made a motion to adopt an ordinance for a zoning change request for 5.535 acres from A – Agricultural District to PD (Planned Development) C – General Commercial Business other than Retail and LR – Local Retail. Seconded by Gary Chappell. All in favor, the motion passed.

**Open Public Hearing at 7:03 p.m. for 7.240 acres located at 707 W. Cook St.**

**Receive public comments regarding a zoning change request for 7.240 acres from SF-1 (Single Family Residential) to PD (Planned Development) C – General Commercial Business other than Retail and LR – Local Retail.**

**Jerry Miller – Savanna Dr.**

**Very concerned about the size of construction that they are proposing next to Fountain View and the traffic that will be using Sebastian Ln., with only one way in and out. Concerns about fencing or some type of barrier between them and the neighborhood.**

**Rebecca Hanke – Savanna Dr.**

**Concerns about safety and traffic on Sebastian Ln. Also has concerns about noise. She asked about the possibility of putting a park on the property. She has a petition with 109 signatures from people that are requesting a six- or eight-foot wall on the East side of Sebastian Ln., to protect their families.**

**Close Public Hearing at 7:11 p.m.**

**Jag Singh – Project Manager for Josephine Town Square was available for questions and to explain the project. There were several things that were brought up at the Planning and Zoning meeting and they have addressed these concerns. They now have an entrance on the North side of the property right off Cook St. They have also moved the exit that was on Sebastian Ln., to the intersection on Cook St. They did have a car wash showing on the property and they have now removed it. They are now proposing a six to eight-foot cinder block wall on the East side of Sebastian Ln. There will need to be discussions with the HOA to see if they will allow this.**

**The question was asked if there was a possibility of having a park area in the development. Jag said we are not at that point right now, but he is aware that there are some drainage issues on the South corner of the lot and that may end up being a shared detention area and this could be a spot where there could be some open patios with a view of a small pond. It was mentioned again that the topic tonight is strictly for zoning.**

**It was also brought up that over the years, citizens have said they want a grocery store and businesses. We have two major throughfares on FM 6 and FM 1777 and this is where businesses will be. If businesses come in, this will help reduce the tax burden on citizens.**

**City Administrator, Lisa Palomba mentioned that there is a slight discrepancy with the CAD map and survey and if approved, she recommended conditional approval until maps are verified.**

**Doug Ewing made a motion to conditionally approve an ordinance amending the Comprehensive Zoning Map of the City of Josephine to grant a change in zoning for 7.240 acres to PD (Planned Development) C – General Commercial Business other than Retail and LR – Local Retail. Seconded by Brad Ahlfinger. Opposed by Gary Chappell. Four in favor, one opposed, the motion passed.**

**Order of Election**

**Brad Ahlfinger made a motion to approve the Order of General Election for the City of Josephine on November 5, 2024, to fill the position of the Mayor and Council Member Place 5 for a two-year term each for Collin and Hunt County. Seconded by Doug Ewing. All in favor, the motion passed.**

**Order Special Election to abolish the current one-half of one percent JCDC sales tax and adoption of a local sales and use tax in the City of Josephine at the rate of one and one-half percent.**

The question was brought up regarding some possible discrepancies on FM 6 East and if that is being addressed prior to the canvass and map being sent to the Comptroller.

Kimley-Horn is working on the boundary map for the city limits and the ETJ and the map on the Hunt County side of Josephine to verify the boundaries. All will be verified before the election.

Brad Ahlfinger made a motion to adopt an ordinance ordering a Special Municipal Election on November 5, 2024, for the purpose of proposing to the voters of the City of Josephine to abolish the current one-half of one percent Josephine Community Development Corporation (Type B) sales tax and the adoption of a local sales and use tax in the City of Josephine at the rate of one and one-half percent. Seconded by Alex Esquivel. Opposed by Dr. Sardo. Four in favor, one opposed, the motion passed.

**Order Special Election to create the Josephine Municipal Development District.**

Jane Ridgway – questions about the ETJ and the city limits on the Hunt County side. Will this be corrected before the election.

This is being worked on and yes, this will be corrected before any voter sees this on the ballot.

Doug Ewing made a motion to adopt an ordinance creating the boundaries of the Josephine Municipal Development District in the Collin County portion of the City of Josephine and all of the City of Josephine's Extraterritorial Jurisdiction extending into Collin and Hunt counties, ordering a Special Election on November 5, 2024, for the purpose of proposing to the voters of the City of Josephine residing in Collin County and voters residing in Josephine's Extraterritorial Jurisdiction in Collin and Hunt counties authorizing the creation of the Josephine Municipal Development District and authorizing the imposition of a sales and use tax at the rate of one-half of one percent for the purpose of financing development projects beneficial to the district. Seconded by Alex Esquivel. Opposed by Dr. Sardo. Four in favor, one opposed, the motion passed.

**Greenwood Municipal Utility District No. 1 of Collin County.**

Brad Ahlfinger made a motion to approve a Resolution declining to consent to the creation of Greenwood Municipal Utility District No. 1 of Collin County, consisting of 148.671 acres and partially located within the City of Josephine's Extraterritorial Jurisdiction (ETJ). Seconded by Gary Chapell. All in favor, the motion passed.

Petition received asking for consent to create the Southeast Collin County Municipal District consisting of 207.336 acres and partially located in the City of Josephine's Extraterritorial Jurisdiction (ETJ). Presented for informational purposes only. No action will be taken.

**TML Resolution**

Doug Ewing made a motion to approve a Resolution to be presented to the Texas Municipal League requesting delegates assembled at the 2024 Annual Conference of the Texas Municipal League to seek introduction and passage of legislation relating to the requirements for creation of municipal utility districts located within the Extraterritorial Jurisdiction (ETJ) of an incorporated city and authorizing the City Administrator to represent the City of Josephine during the annual business meeting. Seconded by Brad Ahlfinger. All in favor, the motion passed.

**Items for future agendas**

**Brad Ahlfinger would like an update on the North Wastewater Treatment Plant.**

**Dr. Sardo – TML Small City Scholarships**

**Dr. Sardo is going to tour the North Texas Fusion Center and would like to bring an update to the Council.**

**Brad Ahlfinger made a motion to adjourn at 8:09 p.m. Seconded by Gary Chappell. All in favor, the motion passed.**

**ATTEST:**

**Patti Brooks, City Secretary**

**APPROVED BY:**

**Jason Turney, Mayor**