

**NOTICE OF REGULAR MEETING**  
**OF**  
**THE CITY COUNCIL OF THE CITY OF PALMER, TEXAS**  
**Tuesday February 21, 2017**  
**6:30 P.M.**  
COUNCIL CHAMBERS  
113 W. Jefferson St., Palmer, Texas 75152

**AGENDA**

1. Call Meeting to Order.
2. Invocation and Pledge.
3. Determination of Quorum.
4. Citizen Forum (2 minutes) (Inquiries about subjects not on the following agenda may have the following responses:
  - a. a statement of specific factual information concerning inquiry, or
  - b. a recitation of existing policy concerning the inquiry, or
  - c. limited deliberation of proposal to place subject on agenda for a subsequent meeting.)
5. Consent Agenda  
All matters listed under item 5, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Mayor/City Administrator to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the City Council.
  - a. Balance Sheets
  - b. January 2017 Profit/Loss YTD Actuals
  - c. January 17, 2017 Minutes
  - d. Municipal Court Monthly reports.
  - e. Palmer Police Department Monthly Reports.
  - f. Public Works Monthly Report.
  - g. Joint election agreement with school
  - h. Surplus Property Transfer
6. Discussion and possible action to give a temporary permit to move a manufactured home to 300 Willowcreek until a specific time (to be determined by the City Council).
7. Discussion and possible action regarding 510 S Dallas serving of alcohol at events.
8. **Joint Public Hearing before the Palmer City Council** acting without a Zoning Commission and as City Council, to consider amending Chapter 12 of the Palmer Code of Ordinances (the Zoning Ordinance of the City) by amending, Subsection B, of Sec. 12-6-10 of said Code of Ordinances, **to add a new “permitted use” in the (C-2) Commercial Zoning District, to wit:** “Retail Sales of Utility Gooseneck, Flatbed, Cargo, and Enclosed Heavy Duty Trailers. If any building is to be constructed, or if any trailer is to be stored outside a building, a site plan may be required.”
  - a. Open Joint Public Hearing.
  - b. Determination of quorum regarding Zoning Matter.
  - c. Public participation, if any.
  - d. Close Joint Public Hearing.
  - e. Council (as Zoning Commission, Deliberation.
  - f. Council (as Zoning Commission): Consider action **to approve (or disapprove)** the amendment.
  - g. Receive Report from City Secretary regarding Complaints, if any.

- h. City Council to consider action to adopt Ordinance Number \_\_\_\_\_ amending Chapter 12 of the Palmer Code of Ordinances (the Zoning Ordinance of the City) by amending, Subsection B. of Sec. 12-6-10 of said Code of Ordinances, to add a new “permitted use” in the (C-2) Commercial Zoning District, to wit: Retail Sales of Utility Gooseneck, Flatbed, Cargo, and Enclosed Heavy Duty Trailers. If any building is to be constructed, or if any trailer is to be stored outside a building, a site plan may be required.”

9. Motion to recess City Council Meeting and move into **Board of Adjustment Meeting.**

- a. Determination of Quorum regarding a Request for Variance.
- b. Open Public Hearing on the request of property owner Jack Collins, for a variance from the 80% masonry construction requirement of the Palmer Zoning Ordinance that will permit the placement or construction of a 20x50 ft. metal accessory building on owner’s property at **3081 Wilson Road, City of Palmer, Ellis County, Texas, to be used as a shop, separate from owner’s future house to be located on the property.**
- c. Receive Report from City Secretary regarding Complaints, if any.
- d. Applicant’s presentation.
- e. Public presentation, if any.
- f. Close Public Hearing.
- g. Board Deliberation.
- h. Council (as Board of Adjustment): To consider action to approve an Order of the Board granting applicant’s request for variance.

10. Motion to move back in City Council session.

11. **Motion to move from Open City Council Session into Executive Session pursuant to:**

- a. **Section 551.074: Personnel Matters:** to deliberate expiration of city administrator contract.

12. Motion to move from Executive Session back into Open City Council Session.

13. Discussion and possible action with regard to Executive Session items.

14. Items of Community Interest

- a. City Administrator
- b. Council
- c. Mayor

15. ADJOURNMENT

If, during the course of the meeting covered by this Notice, the City Council should determine that a closed or executive meeting or session of the City Council is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq. will be held by the City Council at the date, hour, and place given in this notice or as soon after the commencement of the meeting covered by this Notice as the City Council may conveniently meet in such closed or executive session concerning any and all purposes permitted by the Act, including, but not limited to the following sections and purposes:

Texas Government Code Section:

551.071 For the purpose of a private consultation with the City’s attorney on any or all subjects or matters authorized by law.

551.072 For the purpose of discussing the purchase, exchange, lease, or value of real property.

551.073 For the purpose of considering a negotiated contract for a prospective gift or donation.

551.074 For the purpose of considering the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear complaints or charges against a public officer or employee.

551.076 To consider the deployment, or specific occasions for implementation, of security personnel or devices.

551.084 For the purpose of excluding witness or witnesses from a hearing during examination of another witness.

551.087 For the purpose of considering economic development negotiations.

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Alicia Baran, City Secretary

**CERTIFICATE OF POSTING**

This is to certify that the undersigned posted the above agenda at 1 P.M., February 17, 2017. Said place being readily accessible to the public at all times to remain continuously posted for at least 72 hours immediately preceding said meeting, all in accordance with Chapter 551, Texas Government Code.

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Alicia Baran, City Secretary