

City of Trenton
Minutes
October 7, 2020
At 6pm

Present for the meeting was; Rodney Alexander, Laurie Alexander, Lew Donaghey and Ismael Gonzalez; also present Amy Wright, Dustin Whitemire, Pam Trusty, CJ Fillingham, William Robertson, and Jamie Davis.


1. Meeting was called to order at 6:00 pm by Rodney Alexander.
2. Open Forum
 - a. Pam Trusty spoke in open forum and requested everyone to wear a mask.
3. Ismael Gonzalez moved to approve the minutes from September 16, 2020, Laurie Alexander seconded and it was approved by majority vote.
4. The department reports were reviewed. On the next agenda put on the renewal of the fire department contract. Rodney Alexander met with DBI and Mike Rogers, they decided to move the fire department 50 feet west from the original plan.
5. Economic Development: Economic A has paid for the bond council and fees for Munson and Munson.
6. Items to be considered
 - a. The council reviewed the ordinance for chickens and the complaint from Betty Dailey asking for regulation. Lew Donaghey will review a list of ordinances and form one to suit the City. There was no action taken and it will be put on the next agenda.
 - b. The sale of the property of 202 Hamilton Ave. The council went into executive session at 6:16 pm for this item. The council came out of executive session at 6:21 pm where there were no decisions or action taken. Lew moved to accept the bid from Amy Wright with P31 Fitness; for \$4000 with an eighteen month agreement to bring the building up to be granted a certificate of occupancy. Laurie Alexander seconded and it was approved by a majority vote.
 - c. Lew Donaghey moved to set a hearing on October 29 at 5:30 pm for the proposed rate increase of \$0.29 per thousand gallons for the accounts inside the city limits, outside the city limits, and commercial accounts. Laurie Alexander seconded and it was approved by a majority vote.
 - d. Lew Donaghey moved to amend the 2020-2021 budget to reflect the water revenue increase to \$408,000.00 because of the rate increase of the water. Laurie Alexander seconded and it was approved by a majority vote.
 - e. Lew Donaghey moved to approve the \$24000.00 increase to the police payroll to allow to higher one more full time police officer. Ismael Gonzalez seconded and it was approved by a majority vote.
 - f. Lew Donaghey moved to make the Leonard Graphic the City of Trenton's paper or record. Laurie Alexander seconded and it was approved by a majority vote.
 - g. The consideration of tax abatement will be placed on the agenda for November to form the guidelines.
 - h. Lew Donaghey moved to not pay out any accrued sick time and vacation time to Nick Earwood. When the new personnel policy was approved in March of 2020 Nick Earwood signed an agreement that he read and understood the new policies. Laurie Alexander seconded and it was approved by a majority vote.

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- i. Lew Donaghey moved to approve the new members for the Trenton Economic Development A; Heather Smith and Terri Jo Vasquez. Ismael Gonzalez seconded and it was approved by a majority vote.
- j. Ismael Gonzalez moved to pay the bills, Laurie Alexander seconded and it was approved by a majority vote.
7. Having no further business Ismael Gonzalez moved to adjourn the meeting at 7:20 pm, Laurie Alexander seconded and it was approved by a majority vote.

The minutes were passed and approved on the 4 day of November, 2020.



Mayor

City Secretary

City of Trenton
Minutes
November 4, 2020
At 6pm

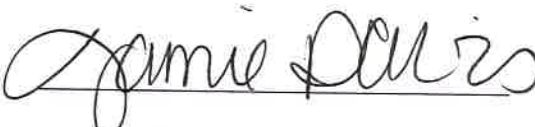
Present for the meeting was; Rodney Alexander, Laurie Alexander, Lew Donaghey Miranda Brooks and Melissa Verde; also present AJ Self, Charles Ealy, Hugo Verde, mark Posey, Scott Ridling, Tomi Shaw, CJ Fillingham, William Robertson, and Jamie Davis.

1. Meeting was called to order at 6:03 pm by Rodney Alexander.
2. Open Forum
 - a. AJ Self, County Commissioner Precinct 10, stated the county has progressed this year in founding the fire departments and they will receive \$11000.00 a year in funding. There will also be a full time ambulance service in Leonard to service the county.
3. Laurie Alexander moved to approve the minutes from October 7, 2020, Lew Donaghey seconded and it was approved by a vote of 3 for with the mayor voting. Melissa Verde and Miranda Brooks abstained due to the not being present at the last meeting.
4. The department reports were reviewed. The water department will have to reroute some sewage lines for 203 and 213 Hamilton
5. Economic Development: There was nothing to review.
6. Items to be considered
 - a. There is still an open seat on the council and they will review appointing the seat to an individual who is interested. The council reviewed the election results and was informed all the mail ballots were sent to the clerk in a timely manner. There was no action taken.
 - b. Council members Lew Donaghey, Miranda Brooks and Melissa Verde were sworn in.
 - c. Ordinance 544 regarding Chickens. Mark Posey is the City's code enforcer and he stated that he has an ordinance that will allow one chicken per square foot; the owner will have to clean up the waste regularly to prevent the smell. He will send the ordinance to the city to review. The item was tabled.
 - d. The annual Fire Department contract is up for renewal and there are no changes needed to the contract. Lew Donaghey moved to renew the contract with the Fire Department. Laurie Alexander seconded and it was approved with a vote of 3 for and Melissa Verde abstaining from the vote.
 - e. The council is proposing raising the water rates \$0.29 by amending the ordinance 541-a. Lew Donaghey moved to approve the ordinance 541-a, Laurie Alexander seconded and it was approved by a vote of 3 for and Melissa Verde abstaining.
7. Laurie Alexander moved to pay the bills, Miranda Brooks seconded and it was approved by a majority vote.
8. Having no further business Laurie Alexander moved to adjourn the meeting at 6:50 pm, Melissa Verde seconded and it was approved by a majority vote.

The minutes were passed and approved on the 2 day of Decmeber, 2020.



Mayor



City Secretary

City of Trenton
Council Minutes
December 2, 2020
6PM

Present for the meeting were: Laurie Alexander, Lew Donaghey Miranda Brooks and Melissa Verde; also present were Charles Ealy, CJ Fillingham, Kim Vollweiler, William Robertson, and Jamie Davis.

1. Meeting was called to order at 6:00 pm by Lew Donaghey.
2. Open Forum
 - a. CJ Fillingham invited the council and their immediate family to a pizza diner at the Rock Yard December 9th at 6pm.
3. Melissa Verde moved to approve the minutes for November 4, 2020 with attached changes. Miranda Brooks seconded and it was carried by a majority vote.
4. The department reports were reviewed. Chief William Robertson stated that Nicole Hunter, the school resource officer, had turned in her resignation. The position has been posted to start the hiring process.
5. Economic Development: Economic A paid Munson and Munson. Economic B, paid for a plaque for Tom Mac Holmes, and the Christmas lights.
6. Items to be considered
 - a. April Hatfield with McClanahan and Holmes, presented the annual audit for 2019-2020. Laurie Alexander moved to approve the audit, Miranda Brooks seconded and it was passed by a majority vote.
 - b. The council discussed appointing someone to the vacant position. Kim Vollweiler spoke to the council expressing interest. The item was tabled for the January meeting to allow for more advertisement that the council is looking to fill the position.
 - c. Laurie Alexander moved to approve ordinance 544, regarding regulation of chickens and other animals, and Miranda Brooks seconded. There were no amendments to change the ordinance in any way. The motion was passed with a majority vote.
 - d. Melissa Verde moved to approve the rate increase with Republic Services, and Laurie Alexander seconded. The motion passed with a majority vote.
 - e. Laurie Alexander moved to approve the changes made to the fire department contract, Melissa Verde seconded and it was approved by a majority vote.
 - f. The approval of the matching funds for the repair for the sewer plant will be tabled for the January meeting. Economic Development A will be meeting to approve the funding of matching grant from FEMA to repair the sewer plant.
 - g. The approval of financing the Tahoe for the police department will be tabled until all of the equipment has been installed.
 - h. The discussion of codifying the ordinances and which company will be tabled for the January meeting.
7. Laurie Alexander moved to pay the bills, Miranda Brooks seconded and it was approved by a majority vote.
8. Having no further business, the meeting was adjourned at 7:05 pm.

The minutes were passed and approved on the 6th day of January, 2021.



Mayor



City Secretary

City of Trenton
Council Minutes
January 6, 2021
6PM

Present for the meeting were: Rodney Alexander, Laurie Alexander, Lew Donaghey Miranda Brooks and Melissa Verde; also present were Charles Ealy, CJ Fillingham, Kim Vollweiler, Dustin Whitmire, Chris Stringer, Will Kramer, William Robertson, and Jamie Davis.

1. Meeting was called to order at 6:00 pm by Rodney Alexander.
2. Open Forum – There was no one to speak in open forum.
3. Laurie Alexander moved to approve the minutes for December 2, 2020, Lew Donaghey seconded, and it was approved by a majority vote.
4. The department reports were reviewed. Texas Department of Transportation stated they will be installing the pylon devices on Hwy 121, in front of the Rock Yard.
5. Economic Development: Lew Donaghey moved to approve the billing activity, Laurie Alexander seconded and the motion passed by a majority vote.
6. Items to be considered
 - a. Lew Donaghey moved to approve the appointment of Kim Vollweiler to finish out the term for the vacant position. Laurie Alexander seconded and it was approved by a majority vote.
 - b. Charles Edwards was not available to be at the meeting. He will reschedule for another date. The Community Development Block Grant has lowered the matching percentage and the downtown revitalization will now allow for infrastructure projects. No action taken.
 - c. Chris Stringer, with the Planning and Zoning Board (P and Z), stated that there is a 16 parcel , 84 acres subdivision going in on County Road 4415 and Hwy 69. To supply them water it would cost an estimated \$250,000.00 for the infrastructure. The P and Z is suggesting the City to annex the land into the city limits and find a way to finance the cost of the infrastructure. The City will also need to find a way of repairing the county road. There are two other developers that would like to bring an estimated 174 homes into the City; seventeen on Sunnyside Drive and the pecan orchard on HWY 69. The council would like the engineer to calculate the number of connections the City has available.
 - d. Miranda Brooks moved to approve the Economic Development 4A to pay the matching funds for the FEMA Grant to repair the sewer system and Laurie Alexander seconded. The motion carried by four with Lew Donaghey abstaining from the vote.
 - e. There were three quotes received for the codification of the ordinances. Melissa Verde moved to use Franklin Legal to codify the ordinances and spreading out the payments between this budget season and next. Lew Donaghey seconded and the motion was approved with a majority vote.
 - f. The drive way at the fire station will not be concreted due to the budget. It will have a base of rock and then if the budget allows in the future it will be cheaper to put in concrete.
7. Laurie Alexander moved to pay the bills, Miranda Brooks seconded and it was approved by a majority vote.
8. Having no further business, the meeting was adjourned at 7:15 pm.

The minutes were passed and approved on the 3rd day of February, 2021.



Mayor



City Secretary

City of Trenton
Council Minutes
February 3, 2021
6PM

Present for the meeting were: Rodney Alexander, Laurie Alexander, Lew Donaghey Miranda Brooks, Melissa Verde, and Kim Vollweiler; also present were Charles Ealy, CJ Fillingham, Jessica Stokes, Hugo Verde, Dustin Whitmire, Eddie Daniels, Aaron Moreland, Charles Edwards, William Robertson, and Tomi Shaw.

1. Meeting was called to order at 6:01 pm by Rodney Alexander.
2. Open Forum – Lew Donaghey and Jessica Stokes
 - a. Lew Donaghey requested that Trenton Economic Development 4A expenditures and checks be put on-line.
 - b. Jessica Stokes informed the council she was here to explain and answer questions regarding the information on energy contract for the City.
3. Laurie Alexander moved to approve the minutes for January 6, 2021, Kim Vollweiler seconded the motion, and it was approved by a majority vote.
4. The department reports were reviewed.
 - a. Police:
 1. William Robertson stated that he is trying to adjust the ETJ region for Trenton to only include the areas in Fannin County.
 2. Silsbee Dodge in Sulphur Springs is working on fixing the electrical problems with the Dodge Charger.
 - b. Rodney asked a question regarding the fire districts, and was informed of the conflict regarding the old and new map used by dispatch.
5. Economic Development: Melissa Verde moved to approve the budget for the board with Kim Vollweiler seconding the motion. However, Rodney Alexander stated that the budget information was only for review and did not to be voted on.
6. Items to be considered :
 - a. Jessica Stokes presented information regarding our current and future rates for energy contracts for the city. Melissa Verde moved to table the plans presented due to their not being on the agenda that was dispersed, and the motion was tabled until the February 9th special meeting. Jessica informed us that because electricity is a market commodity, the exact prices and rates change on a daily basis.
 - b. Charles Edwards with Resource Management spoke regarding the available grant opportunities of the Texas Community Development Block Grant Program.
 1. Rodney Alexander asked for additional paperwork regarding the grant funds.
 2. These grants are to be included on the agenda for the regular council meeting in March 2021.
 - c. Eddie Daniels presented the findings on the water and sewer system capacity for the City moving forward, and presented ideas for expanding the system for future growth.
 1. One option for the city to pay for a new water well and elevated water tank.
 2. Second option is to pay North Texas Municipal Water District to be added to their surface water system.
 3. Lew Donaghey stated that he would start looking or a location for a new well for the City.
 4. Reported that our sewer discharge has reduced dramatically over the last part of last year, although no one can explain for sure why. This helps provide opportunity for additional growth on our existing sewer system.
 5. Discussion regarding what and how developers can pay for new developments moving forward. Lew Donaghey voiced concerns in having to pay for a road bore for the developer. Eddie Daniels stated that most developers pay for all the costs of the development they are building.

City of Trenton
Council Minutes
February 3, 2021
6PM

- d. Lew Donaghey called for the approval of Ordinance 545 regarding Call for the May 2021 Election. Laurie Alexander seconded the motion, and the motion passed by a majority vote.
 - e. Laurie Alexander stated that there has been a problem with chickens getting out of their coop and roaming around in the streets near the school. William Robertson stated that he has spoken with the owners, and they are to be building a bigger coop to contain the chickens.
 - f. William Robertson stated that there have been problems enforcing the area of Hwy 121, in front of Chubbs Liquor due to the absence of a sign telling motorists not to make a U-turn into the store. Lew Donaghey asked about a solution to the problem, and William Robertson said he would have to check with Texas Department of Transportation further regarding the problem.
 - g. William Robertson presented the council with a resolution regarding the financing of a police vehicle and equipment. Lew Donaghey requested information regarding how much was originally budgeted for the equipment, and requested the motion be tabled and discussed at the special council meeting on Feb 9th, 2021.
 - h. Melissa Verde asked about the TEDC process for awarding funds to businesses that are eligible for certain assistance funds. Dustin Whitmire responded that they don't have a set application or procedure due to the varying nature of the businesses in town. Dustin Whitmire also stated that there had been various discussions regarding how awarding the funds to these businesses would benefit the City. Melissa Verde requested that TEDC develop an application form for this process, and establish set criteria be put into place for awarding these funds. Rodney Alexander and Lew Donaghey suggested that the application be created by the City staff. Rodney Alexander asked that the item be reviewed and placed on the agenda for the March 2021 council meeting.
 - i. Melissa Verde asked about the possibility of someone coming to clean up the trails at the Trenton City Park in regards to feces being left along the trails. The idea of community workers cleaning the trails were discussed, but it was determined that type of position is in short supply. Rodney Alexander stated that he will try and get or encourage volunteers to participate.
 - j. The council was informed that Franklin Legal will receive \$600.00 for the task of codification of city ordinances.
7. Melissa Verde asked for the City's bills and financials be given to the council on the Friday before the Wednesday council meeting, for review. Rodney stated that Jamie Davis would provide this information at that time.
8. Having no further business, the meeting was adjourned at 8:30 pm.

The minutes were passed and approved on the March 3rd, 2021.



Mayor

City Secretary

City of Trenton
Council Minutes
February 9, 2021
6PM

Present for the meeting were: Rodney Alexander, Laurie Alexander, Miranda Brooks, and Melissa Verde; also present were Jessica Stokes, Hugo Verde, Dustin Whitmire, William Robertson, and Jamie Davis.

1. Meeting was called to order at 6:21 pm by Rodney Alexander.
2. Open Forum – There was no one to speak in open forum
3. Laurie Alexander moved to approve the minutes for January 6, 2021, Kim Vollweiler seconded the motion, and it was approved by a majority vote.
4. Items to be considered:
 - a. Laurie Alexander moved to approve the 36 month energy contract with a rate of \$0.03763 with Reliant. Melissa Verde seconded and it was approved by a majority vote.
 - b. Melissa Verde moved to approve the 60 month lease with American National Leasing and approve the resolution 511. Miranda Brooks seconded and it was approved by a majority vote.
5. Having no further business, the meeting was adjourned at 6:12 pm.

The minutes were passed and approved on the 3rd day of March, 2021.


Mayor
City Secretary

City of Trenton
Council Agenda
April 7, 2021
at 6pm

1. Call to order
2. Open Forum- Citizens to be heard. (5 minutes per citizen)
3. Consider / call action to approve minutes from previous meeting(s) March 3, 2021
4. Review and discuss department reports
5. Review, discuss or approve bills and activities for the Economic Development Boards.
6. Items to be considered action\discuss :
 - a. Take Action on or discuss: Move to approve a resolution authorizing the submission of an application to the Texas Department of Agriculture for the Downtown Revitalization Fund.
 - b. Take Action on or discuss: Move to approve a resolution authorizing the submission of an application to the Texas Department of Agriculture for the Community Development Fund.
 - c. Take Action on or discuss: Move to approve or deny the application for the sale of beer and wine for the new owner Sanjeev Sethi of Magers Food Store. LD
 - d. Take Action on or discuss: A motion to discontinue the SRO agreement with TISD. RA
 - e. Take Action on or discuss: Move to approve or deny the sale the SRO police car to TISD. RA
 - f. Take Action on or discuss: Move to adopt the international buildings codes. LD
 - g. Take Action on or discuss: Move to approve the contractors register form and decide if an annual fee should be charged. RA
 - h. Take Action on or discuss: Move to approve ordinance 546 regarding the Collin County Extra Territorial Jurisdiction. RA
 - i. Take Action on or discuss: Move to approve ordinance 547 regarding the Grayson County Extra Territorial Jurisdiction. RA
 - j. Take Action on or discuss: Discuss the letting of bids of City owned property. LD
 - k. Take Action on or discuss: Move to approve an ordinance to have no parking at the location of 101 North Pearl. LD
 - l. Take Action on or discuss: The insurance for the fire station. LD
 - m. Take Action on or discuss: Trenton Sports Association Agreement. MV
 - n. Take Action on or discuss: The Park maintenance. MV
 - o. Take Action on or discuss: Having an after-hours number for Trenton Sports Association to call for repairs. MV
 - p. Take Action on or discuss: Move to approve the water loss procedure and policy ordinance. MV and RA
 - q. Take Action on or discuss: Motion to review and consider paying the bills.
7. **Executive Session - The council reserves the right to retire into executive session concerning any of the items listed in this agenda; whenever it is considered necessary involving any of the following legally justified under the Open Meeting Act:**
 - a. Pending or contemplated litigation (Attorney must be present)
 - b. Accepting a gift or Donation
 - c. Discussion of employment status, responsibilities, evaluations, discipline, or to hear

City of Trenton
Council Agenda
April 7, 2021
at 6pm

any complaints against an officer or an employee. (first must be considered in open meeting)

- d. **Security Devices**
- e. **Persons with disabilities who plan to attend this meeting and may need assistance should contact Jamie Davis at 903-989-2237 two days prior to the meeting so that appropriate arrangements can be made This is to certify that I, Jamie Davis posted this agenda on the glass door of the City Hall, Facing outside on April 2, 2021 at 4:00pm.**

Jamie Davis
4/2/2021
11AM

City of Trenton
Council Minutes
April 21, 2021
6PM

Present for the meeting were: Rodney Alexander, Laurie Alexander, Kim Vollweiler, Miranda Brooks and Jamie Davis

1. Meeting was called to order at 6:07 pm by Rodney Alexander.
2. Open Forum – There was no one to speak in open forum
3. Laurie Alexander moved to approve the minutes from April 7, 2021. Kim Vollweiler seconded and it was approved by a majority vote. Two votes for, Miranda Brooks abstained and it was approved a majority vote.
4. Kim Vollweiler moved to approve the Slum/Blight resolution. Miranda Brooks seconded and it was approved by a majority vote.
5. The minutes were passed and approved on the 5th day of May, 2021



Mayor

City Secretary

City of Trenton
Council Minutes
May 5, 2021
6PM

Present for the meeting were: Rodney Alexander, Lew Donaghey, Laurie Alexander, Kim Vollweiler, Melissa Verde, and Miranda Brooks. Also present was Justin Rushing, Jessica Rushing, Hugo Verde, Charles Verde, Mark Posey, Scott Talley, Lisa Gilbreath, Dustin Whitmire, CJ Fillingham, William Robertson and Jamie Davis


1. Meeting was called to order at 6:02 pm by Rodney Alexander.
2. Open Forum – There was no one to speak in open forum
3. Laurie Alexander moved to approve the minutes from April 21, 2021. Miranda Brooks seconded and it was approved by a majority vote.
4. Department reports: The Water Department is looking for an employee; the City will be going through a temporary agency to hire an employee.
5. Economic Development financials were reviewed, no action was taken.
6. Items to be discussed or considered:
 - a. Daniel and Brown Engineering (DBI) reported on the cost of the two different water towers. The legged tower is cheaper initially, however the maintenance and repairs will cost more than the composite water tower. The composite will cost more to build it will last longer and cost less in maintenance. The City will need to acquire the land and then choose the financing. The financing options will be; USDA, a general obligation loan, or through the water development board. DBI will gather information for the financing and present it back to the City.
 - b. The construction of the fire station is a week away from the completion. There is a two year maintenance contract after the final closing. The ADA compliant inspection is scheduled for May 10th.
 - c. The international building codes will tabled until the June agenda. Mark Posey asked for the City to adopt the IPMC 2021 for the code enforcement. This will be on the June agenda.
 - d. John Orozco is requesting a variance for 100 Daisey to run a Bed and Breakfast. Lew Donaghey moved to start the process of the variance. There will be two public hearings and then it will be finalized in June. Laurie Alexander seconded and it was approved by a majority vote. The zone change request for Stacey Walls at 604 E Saunders from multi-family to residential 1 will be moved to June.
 - e. The Trenton Sports Agreement (TSA) was presented to the council. The term will be changed to one year. They are requesting the City to pay the entire electric bill, spray herbicide throughout the entire park, and the damages that occur during the time TSA has the facility, March through June, the cost will be split between TSA and the City.

Lew Donaghey moved to approve the following changes to the TSA contract; the agreement will change to one year, the seeding of the park will be done as needed by the City, and the electrical bill be averaged for the months that the City pays the electrical. Then that amount will be deducted from the bills and TSA will pay the remaining. TSA has use of the facilities, pay for damages and TSA will be responsible for the remaining balance. A form will be submitted to the City to request any change to the park, so the City can approve or deny the request of change. Melissa Verde seconded and it was approved by a majority vote.
 - f. The May 1st election votes were canvassed.
 - g. Lew Donaghey moved to approve the amendment to ordinance 453-a, with the grammatical errors corrected. Laurie Alexander seconded and it was approved by a majority vote.
 - h. Laurie Alexander moved to pay the bill, Miranda Brooks seconded and it was approved by a majority vote.

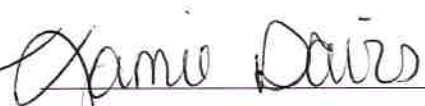
Having no further business the meeting was adjourned at 9:30 pm.

City of Trenton
Council Minutes
May 5, 2021
6PM

Passed and approved the 2nd day of June, 2021.



Mayor



City Secretary

City of Trenton
Council Minutes
June 2, 2021
6PM

Present for the meeting were: Rodney Alexander, Lew Donaghey, Laurie Alexander, Melissa Verde, and Miranda Brooks. Also present were; Miranda Harp, Russell Latimer, Alecia Latimer, Mitchell Fields, Larry Anderson, Stacey Walls, Caroline Noby, Irene Henry, CJ Fillingham, William Robertson, and Jamie Davis.

1. i. The meeting was called to order at 6:03 pm; by Rodney Alexander.
2. Open Forum – Caroline Noby and Irene Henry would like the community center to be reopened.
3. Laurie Alexander moved to approve the minutes from May 5, 2021. Miranda Brooks seconded, and it was approved by a 5 for and none against.
4. Department Reports: Chief Robertson did not have anything new to report for the police department. Public Works Department hired two employees. Rodney Alexander met with Patterson; he received a quote for them to oversee the water and sewer operations.
5. Economic Development financials were reviewed, no action was taken.
6. Items to be discussed or considered:
 - a. Rodney Alexander was sworn into office by Lew Donaghey.
 - b. Lew Donaghey moved to start the zone change for approximately 23.58 acres substantially comprised of the A0849 S Nunalle, Acres 130.544 (Parcel #81070). The public hearings are set for June 30th and July 7 at 6 pm. Miranda Brooks seconded and it was approved by a vote of 5 for and none against. The planning and zoning board will have a meeting on June 8th about the sub-division.
 - c. The fire station interior has been finished out and we are waiting for the sign-off on the building. When that happens then the fire department will upgrade the inside.
 - d. Miranda Harp, from the Texoma Council of Government, stated that it was time to update the hazard mitigation plan. The City will partner with the county and needs to approve the memorandum of understanding. Lew Donaghey moved to accept the memorandum of understanding and the plan. Laurie Alexander seconded and it was approved with a vote of 5 for and none against.
 - e. Lew Donaghey stated that the council needs to be looking at starting the process of building the water tower and well. There was no action taken.
 - f. For the Trenton Sports Association Agreement, there needs to be some clarification on the City's, determines as needed. Remove that the city will repair the drainage. The agreement will be reviewed and changed as needed. There was no action taken.
 - g. Laurie Alexander moved to pay the bills, Miranda Brooks seconded and it was approved with a vote of 5 for and none against.
 - h. Melissa Verde moved to adjourn at 7:24 pm, Laurie Alexander seconded and it was approved by a vote of 5 for and none against.

Passed and approved the 7th day of July 2021.



Mayor



City Secretary

City of Trenton
Council Minutes
July 1, 2021
6PM

Present for the meeting were: Rodney Alexander, Lew Donaghey, Laurie Alexander, Melissa Verde, Miranda Brooks, and Kim Vollweiler. Also present were; Russell Latimer, Alecia Latimer, Mitchell Fields, Larry Anderson, Peggy Robinson, Melody Lemay, Dave Parks, John Skotnik, William Robertson, and Jamie Davis.

1. The meeting was called to order at 6:00pm by Rodney Alexander.
2. Open Forum – there was no one to speak in open forum
3. Laurie Alexander moved to approve the minutes from June 2, 2021. Miranda Brooks seconded, and there was a vote of 3 for. Melissa Verde asked to have the minutes tabled. Lew Donaghey withdrew his vote. The minutes were tabled to the next meeting.
4. There no economic reports available. No action taken.
5. Items to be discussed or considered:
 - a. Chris Stringer presented the report from Planning and Zoning; The Planning and Zoning meeting was called to order at 6pm. There were two people to speak in the public hearing and they were in favor of the development. The public hearing was closed. There was discussion about the zoning and plan development. The zone change and conceptual plan was passed with a vote of four and one against. The ordinance 550 PDR1 was discussed and a motion was made then seconded. The motion passed with a vote of four for and one against. There was a fence variance for 104 Fourth Street. There was discussion and then it was approved with a vote five for and none against.
 - b. Melissa Verde asked for clarification on for the John Orozco variance and Stacey Walls zone change. There were public hearings on June 16th and 30th. There was no one who attended those. Planning and Zoning passed the items at a meeting in May. The council will pass and approve them July 7, 2021.
 - c. Kim Vollweiler asked why we are varying from the 7500 feet lot size. The planning development presented will be for only this parcel of land it will not change the standards for the entire City. Mellissa Verde asked if there were other examples of the housing development. The examples are in Melissa, the Liberty, Wolf Creek, and Creek Crossing.
 - d. Todd Winters is the engineer for the proposed housing addition. He stated the first step for them to move forward is for the council to agree to the zone change. Then the developers can start the rest of the studies for water and traffic. The plan will be presented to the City several times before the first house is built.
 - e. Lew Donaghey moved to have the public hearing for the property of approximately 23.58 acres of A0849S Nunalle 130.544 acres, parcel 81070. This property is south of East Saunders. On July 29, 2021 at 6pm. Laurie Alexander seconded and it passed with five for and none against.
 - f. Melissa Verde moved to adjourn Kim Vollweiler seconded and it was approved by a vote of five for non against.

ADJOURN 6:32 PM

Passed and approved the 7th day of July 2021.


Mayor


City Secretary

City of Trenton
Council Minutes
July 7, 2021
6PM

Present for the meeting were: Rodney Alexander, Lew Donaghey, Laurie Alexander, Melissa Verde, Miranda Brooks, and Kim Vollweiler. Also present were: Aaron Moreland, Zach Bohannon, Jacob Dupuis, Dustin Whitmire, CJ Fillingham, William Robertson, and Jamie Davis.

1. The meeting was called to order at 6:03 pm; by Rodney Alexander.
2. There was no one signed up for open forum.
3. Laurie Alexander moved to approve the minutes from June 2, 2021. Miranda Brooks seconded, and it was approved by a vote of five for none against.
4. Lew Donaghey moved to approve the minutes from July 1, 2021. Melissa Verde wanted the start time of the meeting changed to 6:01 pm and the adjournment time changed to 6:32 pm. Melissa Verde seconded and it was approved with a vote of five for and none against.
5. Department Reports: Chief Robertson did not have anything new to report for the police department. Rodney Alexander stated that Jeremy Strickland reached out to him about purchasing the dodge charger.
6. Economic Development financials were reviewed. Economic A agreed to pay the twenty-five percent of the repair to the sewer system. The council had agreed to the payment, previously. Economic B would like to pay 6 United to repair the drainage at the park. The council will look into different companies to get another quote. We will need to ask McClanahan and Holmes to add \$10,000.00 to the budget for park repair in the 2021-2022 budget.
7. Items to be discussed or considered:
 - a. Laurie alexander moved to approve the variance for John Orozco at 100 Daisy to run a B and B from the location. Kim Vollweiler seconded and it was approved by a vote five for non against.
 - b. Miranda Brooks moved to approve the zone change for Stacey Walls at 604 E Saunders. Melissa Verde seconded and it was approved by a vote of five for none against.
 - c. Melissa Verde moved to approve the fence variance for Mayra Flores at 104 Fourth St. to allow a 8 foot fence. Kim Vollweiler seconded. Lew Donaghey abstained from the vote. The motion passes with a vote four for and none against.
 - d. Lew Doanghey stated that the City needs to think about building a new water tower and well sooner than later. After the repairs from the winter in the existing tower and well the City needs think ahead to be able to continue to supply water to the citizens. Dunaway/DBI Engineering will start testing the flow of the water for two different locations for the water well and tower. McClanahan and Holmes will start figuring the financing into the budget. Dunaway /DBI Engineering will present numbers and the studies at the August meeting.
 - e. Council reviewed a quote from Backflow Solutions, Inc. to subscribe to a reporting system for backflow assembly testing within the city. The annual fee is \$495. The program is funded by \$14.95 paid by contractors for each test they submit online. Lew Donaghey moved to approve the quote and hire BSI for the \$495 per year. Laurie Alexander seconded the motion, and it passed 5 for and none against.
 - f. Lew Donaghey moved to approve the Resolution of Disapproval for the Fannin County Appraisal District salary part of the budget. Laurie Alexander seconded and it was approved with a vote of five for and none against.
 - g. The bathroom stalls at the park have been repaired.
 - h. Lew Donaghey moved to send Trenton Sports Association the final draft of the agreement. Miranda Brooks seconded and it was approved by a vote of five for none against
 - i. Laurie Alexander moved to pay the bills, Melissa Verde seconded and it was approved with a vote of 5 for and none against.
 - j. Melissa Verde moved to adjourn at 7:37 pm, Kim Vollweiler seconded and it was approved by a vote of 5 for and none against.

City of Trenton
Council Minutes
July 28, 2021
6PM

Present for the meeting were: Rodney Alexander, Lew Donaghey, Melissa Verde, Miranda Brooks, and Kim Vollweiler. Also present were: Steve Mohundro, Charles Ealy, and Jamie Davis

1. The meeting was called to order at 6:05 pm; by Rodney Alexander.
2. There was no one signed up for open forum.
3. The minutes from July 7, 2021 was tabled.
4. Items to be discussed or considered:
 - a. Steve Mohundro and the council discussed the budget and preliminary numbers were set.
 - b. Melissa Verde moved to adjourn at 8:10 pm, Kim Vollweiler seconded and it was approved by a vote of 4 for and none against.

Passed and approved the _____ day of _____ 2021.

Mayor

City Secretary

City of Trenton
Council Minutes
July 29, 2021
6PM

Present for the meeting were: Rodney Alexander, Lew Donaghey, Laurie Alexander, Melissa Verde, Miranda Brooks, and Kim Vollweiler. Also present were: Jo Cofer, Don Cofer, Mallory Barnes, Larry Anderson, Mandi Alexander, Becky Goldammer, Mary Ann Anderson, Russell Latimer, Alecia Latimer, Tom Mac Holmes, Peggy Robinson, Jeremy Strickland, Zach Bohannon, Mitchell Fielding, Todd Winters, Scott Talley, Darlene Nichols, and Jamie Davis

1. The public hearing was called to order at 6:03 pm; by Rodney Alexander.
2. There were several to speak in open forum:
 - A. Mallory Barnes, Jo Cofer, Becky Goldamer, Darlene Nichols
 - a) Concerns listed were the lot size being smaller than current ordinance requires of residential lots, and the high density of homes to be built. The smallest residential lot per the current zoning ordinance is 7500 square feet. The proposed development is planning 6000 square feet to 7200 square foot lots. Their concerns were the strict guidelines for the building plans. The traffic on West Saunders and through our town. The amount of people moving in. The impact on the infrastructure. If the subdivision will have curbs and gutters as well as a drainage system. They want the city have a better planning for the growth.
 - B. Todd Winters is the engineer working on the sub division. He stated that there are strict guidelines on the type house that will be built, the material that will be used. There will be underground storm drainage, curbs, gutters, concrete streets and sidewalks. The tree line between East Saunders and the sub division is planned to stay as a barrier. There will be a HOA in effect. The first step the city is asked to do is change the zoning and then accepts the PDR1 sub division. The developer will then conduct the needed studies for the traffic, drainage and several others. Platting will be presented to the City Council at a later time, and the City will have the final approval of the project, including the final plat.
 - C. The public hearing was closed at 7:22pm, by Rodney Alexander.
 - D. Rodney Alexander opened the regular council meeting at 7:23pm.
 - a) The minutes from July 28, 2021 was tabled.
 - b) Lew Donaghey moved to approve the zone change from Agriculture to PDR1 for approximately 23.58 acres substantially comprised of the A0849 S Nunalle, Acres 130.544 (Parcel #81070).. Laurie Alexander seconded and the motion carried with a vote of 4 for and none against, Kim Vollweiler abstaining. The motion carried.
 - c) Lew Donaghey moved to approve ordinance 550 PDR1 with the additions to the ordinance exhibit A and B from the zone change request of approximately 23.58 acres substantially comprised of the A0849 S Nunalle, Acres 130.544 (Parcel #81070) and exhibit C being the zoning map of the City of Trenton. Laurie Alexander seconded and it was approved by a vote of 5 for and none against.
 - d) Having no further business Melissa Verde moved to adjourn the meeting at 7:36 pm. Kim Vollweiler seconded and the motion passed with a vote of 5 for none against.

Passed and approved the

day of

2021.

Mayor

City Secretary

City of Trenton
Council Minutes
August 4, 2021
6PM

Present for the meeting were: Rodney Alexander, Lew Donaghey, Laurie Alexander, Melissa Verde, and Miranda Brooks. Also present were; Wayne Walters, Aaron Moreland, CJ Fillingham, William Robertson, and Jamie Davis.

1. The meeting was called to order at 6:08, pm by Rodney Alexander.
2. Open Forum – there was no one to speak in open forum
3. Miranda Brooks moved to approve the minutes from July 7th, 2021; Laurie Alexander seconded and it was approved by a vote four and none against. Melissa Verde moved to approve the minutes from July 28th, 2021, and Miranda Brooks seconded. Laurie Alexander abstained from the vote carries with three for and none against. Laurie Alexander moved to approve the minutes from July 29th, 2021. Melissa Verde seconded. The motion carries with a vote of four for and none against.
4. The department reports were reviewed. The Economic development reports were reviewed.
5. Items to be discussed or considered:
 - a. Wayne Walters asked for the council to allow him to organize preachers from the local area to open our meetings up in prayer. Lew Donaghey moved to allow local churches to open our meetings in prayer. Laurie Alexander seconded and the motion carries with a vote of four for and none against.
 - b. Aaron Moreland stated that a new well and tower will double the capacity of the water capacity. There will be a 12 inch line installed along Highway 69 to the East Saunders and then west towards the existing water tower. Aaron will gather more information for a legged tower to present to the council. More information will be gathered and then presented to the council. Lew Donaghey stated that he does not think the council should call for an election for the November 2021 ballot. The council needs to have the budget settled before adding another debt.
 - c. The park drainage was discussed. There is ten acres to survey and the topographical survey will cost \$5000.00 and then the engineering fees will be \$2500.00 . The repairs could cost up to \$30 to \$50 thousand. Economic Development will be asked to help with the fees but it will be up to the council for a final decision.
 - d. The next budget meeting will be August 11th, 2021 at 6:30pm.
 - e. Potential there will be a tax hearing meeting on September 2nd, 2021. This will be decided after the rate is received from Fannin County Appraisal District.
 - f. There was nothing decided on the budget items.
 - g. Nathan Voight declined to come and speak to the council about the ETJ.
 - h. Laurie Alexander moved to pay the bills. Miranda Brooks seconded and it was approved by a vote of four for and none against.
 - i. Melissa Verde moved to adjourn. Miranda Brooks seconded and it was approved with a vote of four for and none against to adjourn at 7:14pm.

Passed and approved the 1st day of September, 2021.



Mayor



City Secretary

City of Trenton
Council Minutes
August 11, 2021
6PM

Present for the meeting were: Rodney Alexander, Lew Donaghey, Laurie Alexander, Melissa Verde, and Miranda Brooks. Also present were; William Robertson, and Jamie Davis.

1. The meeting was called to order at 6:42, pm by Rodney Alexander.
2. Open Forum – there was no one to speak in open forum
3. Items to be discussed or considered:
 - The Council discussed the budget. The Debt service will pay for the following debt;
 - 2019 Capital Lease (Backhoe) \$ 17,311
 - First State Bank (Police camera equipment) \$ 15,160
 - 2021 Capital Lease (Tahoe) \$ 13,700

The City will also be receiving fund from the Covid Economic Relief Act, and we are going with another insurance company for the medical benefits.

There will be another meeting with a representative with Texas Rural Water Assco. To explain the process of raising water rates effectively and efficiently. The advalorem tax hearing and meeting will be on September 8th at 6pm.

- a. Melissa Verde moved to adjourn. Miranda Brooks seconded and it was approved with a vote of four for and none against to adjourn at 7:23pm.

Passed and approved the 1st day of September, 2021.



Mayor

City Secretary

City of Trenton
Council Minutes
August 25, 2021
6PM

Present for the meeting were: Rodney Alexander, Lew Donaghey, Kim Vollweiler, Melissa Verde, and Miranda Brooks. Also present were; James Smith, William Robertson, and Jamie Davis.

1. The meeting was called to order at 6:08, pm by Rodney Alexander.
2. Open Forum – there was no one to speak in open forum
3. Items to be discussed or considered:
 - a. James Smith with Texas Rural Water Association was here to explain a spread sheet for the council to determine when and if the City will need a water rate increase. James Smith suggested having the customers pay for every gallon used and removing the 1000 gallons discount from the billing. This would increase the City's revenue with the least amount of impact. Lew Moved to have a public hearing on October 4, 2021 at 6pm to remove the 1000 gallon discount from the water and sewer side of the billing, and then vote on the decision the same day. Kim Vollweiler seconded and it was approved with a vote of four for and none against.
 - b. Lew Donaghey moved to approve the proposed rate of \$0.691440/\$100. The M and O will be \$0.521389/\$100 and the debt rate will be \$0.170051/\$100. Miranda Brooks seconded and it was approved by a vote of four for and none against.
 - c. Melissa Verde moved to adjourn. Kim Vollweiler seconded and it was approved with a vote of four for and none against.

Passed and approved the 1st day of September, 2021.



Mayor



City Secretary

City of Trenton
Council Minutes
September 1, 2021
6PM

Present for the meeting were: Rodney Alexander, Lew Donaghey, Laurie Alexander, Melissa Verde, and Miranda Brooks. Also present were; Wayne Walters, CJ Fillingham, William Robertson, and Jamie Davis.

1. The meeting was called to order at 6:02, pm by Rodney Alexander.
2. Wayne Walters opened the meeting in prayer
3. Open Forum – there was no one to speak in open forum
4. Minutes
 - a. Melissa Verde moved to approve the minutes from August 4, 2021. Lew Donaghey seconded and it was approved by a vote four for and none against.
 - b. Laurie Alexander moved to approve the minutes from August 11, 2021. Melissa Verde seconded and it was approved by a vote of four for and none against.
 - c. Miranda Brooks moved to approve the minutes from August 25, 2021. Melissa Verde seconded and it was approved by a vote of three for and none against. Laurie Alexander abstained from the vote.
5. The department reports were reviewed. The Economic development reports were reviewed.
 - a. Lew Donaghey moved to cancel the Labor Day events. Melissa Verde seconded and it was approved by a vote of four for and none against.
 - b. We will need to advertise for the public works position at a pay of \$22.00 to \$29.00 an hour. Add this item to the September 8th agenda.
6. Items to be discussed or considered:
 - a. Laurie Alexander moved to pay the bills. Melissa Verde seconded and it was approved by a vote of four for and none against.
 - b. Lew Donaghey moved to adjourn. Melissa Verde seconded and it was approved with a vote of four for and none against to adjourn at 6:25 pm.

Passed and approved the 6th day of October, 2021.



Mayor



City Secretary

City of Trenton
Council Minutes
September 22, 2021
7PM

Present for the meeting were: Rodney Alexander, Lew Donaghey, Laurie Alexander, Melissa Verde, Kim Vollweiler, and Miranda Brooks. Also present were; Wayne Walters, CJ Fillingham, William Robertson, and Jamie Davis.

1. The meeting was called to order 7:04, pm by Rodney Alexander.
2. Wayne Walters opened the meeting in prayer
3. Open Forum – there was no one to speak in open forum
4. Items to be discussed or considered:
 - a. The public hearing for the Ad Valorem taxes was opened at 7:05pm and there was no one present. Melissa Verde moved to close the public hearing. Miranda Brooks seconded and it was passed with a vote of four for and none against.
 - b. Lew Donaghey moved to start the process to allow the preacher of the First Baptist Church to stay in an RV at the church for six months. Miranda Brooks seconded and it was approved by a vote four for and none against.
 - c. Lew Donaghey moved to approve the 2021-2022 budget as proposed. Melissa Verde seconded and it was approved with a vote of five for and none against.
 - d. Hiring a public works director was tabled.
 - e. Lew Donaghey moved to adopt the advalorem tax ordinance 551 with a rate of \$0.691440 /\$100; the debt rate being \$0.170051 and the M&O rate being \$0.521389. 2020 tax rate was a total of \$0.691440/\$100. Melissa Verde seconded and it was approved by a vote of five for and none against.
 - f. Melissa Verde moved to adjourn the meeting at 7:35 pm. Kim Vollwieler seconded and it was approved with a vote of five for and none against.

Passed and approved the 6th day of October, 2021.



Mayor

City Secretary

City of Trenton
Council Minutes
October 6, 2021
6PM

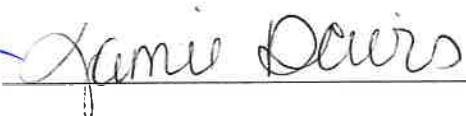
Present for the meeting were: Rodney Alexander, Melissa Verde, Miranda Brooks, Kim Vollweiler, and Laurie Alexander. Also present were; Wayne Walters, CJ Fillingham, William Robertson, Glenda Hackney, a member of the community, and Jamie Davis.

1. The meeting was called to order at 6:02 pm by Rodney Alexander.
2. Wayne Walters opened the meeting in prayer
3. Open Forum – CJ Fillingham stated that the fire department will not be having its annual party. They will be having a grand opening for the fire department and a toy drive on December 4th. This will be placed on the agenda for November 3rd.
4. Minutes
 - a. Melissa Verde moved to approve the minutes from September 1, 2021. Miranda Brooks seconded and it was approved by a vote of three for and none against.
 - b. Melissa Verde moved to approve the minutes from September 22, 2021. Miranda Brooks seconded and it was approved by a vote of four for and none against.
5. The department reports were reviewed. The Economic development reports were reviewed.
 - a. Charles Ealy is interviewing applicants for the public works director. There are three potential people.
 - b. Chief William Robertson stated that the police department was audited by TCOLE and after everyone qualified shooting the department does not have any deficiencies.
6. Items to be discussed or considered:
 - a. Caroline Noby met with Rodney Alexander about the community center. She stated that everyone has signed a letter stating they will not sue the City if anyone gets COVID.
 - b. Miranda Brooks moved to accept the Trenton Volunteer Fire Department contract. Melissa Verde seconded and it was approved by a vote of four for and none against.
 - c. The preliminary plat and the Anderson Crossing entrances were tabled until the Planning and Zoning board can meet to discuss the two items.
 - d. Melissa Verde moved to approve ordinance 552 regarding side-by-side. Miranda Brooks was seconded and it was passed with a vote of four for and none against.
 - e. Melissa Verde moved to approve ordinance 541-B regarding the water and sewer rate increase. Kim Vollweiler seconded and it was approved by a vote four for and none against.
 - f. Ordinance 538 and 460 were tabled until Planning and Zoning will review them.
 - g. Melissa Verde moved to pay the bills. Kim Vollweiler seconded and it was approved of a vote four for and none against.
 - h. Kim Vollweiler moved to adjourn at 6:53 pm. Melissa Verde seconded and it was approved by a vote of four for and none against.
 - i.

Passed and approved the 3rd day of November 2021.



Mayor



City Secretary

City of Trenton
Minutes
November 3, 2021
6 pm

Present for the meeting were; Rodney Alexander, Lew Donaghey, Miranda Brooks, Melissa Verde, CJ Fillingham, Jacob Dupuis, Aaron Moreland, Mitchell Fielding, Terence Burnside, Jerry Keeton, Sam Satterwhite, William Robertson, Glenda Hackney, and Jamie Davis.

1. The meeting was called to order at 6:02 am b Rodney Alexander.
2. Jerry Keeton opened the meeting up with prayer.
3. There was no one to speak in open forum.
4. The public hearing was opened for the First Baptist Church to allow the preacher to stay in the RV for 6 months. There was no one for the hearing. The hearing was closed.
5. The minutes from October 6, 2021, were tabled.
6. They were still looking for a replacement for the public works director. A police officer has quit and we are looking for his replacement.
7. Items to consider:
 - a. Lew Doanghey moved to follow Planning and Zoning guidance and deny the variance request for the First Baptist Church. Miranda Brooks seconded the vote and it was passed with a vote of three for and none against.
 - b. Melissa Verde moved to allow the fire department to have a grand opening on December 4, 2021, starting at noon. There will be a ribbon-cutting at 4 pm with the council. Miranda Brooks seconded and the motion passed with a vote of three for and none against.
 - c. Miranda Brooks moved to start the process for a variance to allow Dollar General to sell beer and wine. Lew Doanghey seconded and it was passed with a vote of three for and none against.
 - d. The banners for the Trenton ISD were tabled.
 - e. Jacob Dupuis with Dunaway/DBI stated the preliminary plat has met all the building standards for the City. The planning and zoning board suggested accepting the preliminary plat. Lew Doanghey moved to approve the preliminary plat. Miranda Brooks seconded and it was approved with a vote of three for and none against.
 - f. The second entry for Anderson Crossing is only 40 feet and will need a variance to be approved. The concrete will still be 27 feet wide and once the road extends back into the sub-division then the entrance widens to 50 feet. Planning and Zoning recommended a variance for the 40 foot-entry-way. Lew Doanghey moved to start the process for the variance for the 40 foot-entry-way for Anderson Crossing. Miranda Brooks seconded and the motion passed with a vote of three for and none against.
 - g. Burnco is requesting an easement for a road on the property on Highway 69. Aaron Moreland with Dunaway/DBI stated that the City will need to get the 150-foot sanitary easement first and then we can issue. Once Dunaway/DBI has documentation for Economic A to review a meeting will be set up.
 - h. No action was taken on Pay raises for the employees.
 - i. Lew Doanghey moved to pay the bills. Miranda Brooks seconded and it was approved with a vote of three for and none against.

City of Trenton
Minutes
November 3, 2021
6 pm

- j. Miranda Brooks moved to adjourn, Lew Donaghey seconded and it was approved with a vote of three for and none against.

Passed and approved on the 1st day of December, 2021.



Mayor

City Secretary