

City of Trenton

Minutes

October 5, 2022

Present for the meeting was Rodney Alexander, Lew Donaghey, Miranda Brooks, Sarah Waddle, Riley Stringer, and Laurie Alexander. Also Present were Tammy Littrell, Kenneth Conoley, Mark Skinner, Sarah Knight, Tres Campbell, Melissa Verde, William Robinson, Wade Thompson, Glenda Hackney, and Jamie Davis.

1. Meeting was brought to order by Rondey Alexander at 6pm.
2. Tammy Littrell spoke in open forum asking about the water bill rates. Melissa Verde spoke in open forum about the same topic.
3. The public hearing was opened for the zone change for 0.467 acers located on East Saunders, part of Anderson Crossing from single family residential to 550 PDR1. There was no one to speak at the hearing and it was closed.
4. The department reports were reviewed. There was another accident at 13919 Highway 121, and it was suggested to promote public commit to TXDOT at the truck or treat. October 31, 2022.
5. Laurie Alexander moved to approve the minutes for September 29, 2022. Sarah Waddle seconded, and it was approved with a vote of five for and none against.
6. Lew Donaghey moved to approve the planning and zoning activities of removing Chris Stringer from the board. Miranda Brooks seconded the motion, and the motion passed four for and Riley Stringer abstaining.
7. Items to consider:
 - a. Miranda Brooks moved to approve the annual Trenton Volunteer Fire Department contract. Laurie Alexander seconded, and it was approved with a vote of five for and none against.
 - b. The repairs or upgrade to the fire truck will be tabled when CJ Fillingham can be at the meeting to explain the repairs. It will be on the November 2, 2022, meeting.
 - c. The city went through the private market due to the timing of funding through USDA and Texas Rural Water Development Funds. The city could not wait three to five years to fund the project. Lew Donaghey moved to approve the ordinance 566 for the authorization of bonds to pay for the water tower and well. Riley Stringer seconded the motion, and it passed with a vote of five for and none against.
 - d. Miranda Brooks moved to approve the zone change request for 0.467 acers located on East Saunders, part of Anderson Crossing from single family residential to 550 PDR1. Riley Stringer seconded, and the motion passed with a vote of five for and none against.
 - e. The council discussed what projects could be funded with a public investment development. Sarah Waddle moved to approve the funds with a public investment development to contribute to the water tower and well. Laurie Alexander seconded, and it was approved with a vote of four for and one against.
 - f. Miranda Brooks moved to give permission to the property owners at 120 Holmes to move the railroad box car. Riley Stringer seconded the motion, and it passed with a vote of five for and none against.
 - g. The discussion of the water and sewer rates were tabled to November 2, 2022.

- h. Riley Stringer moved to change the meeting time of the regular meetings to 7pm. Miranda Brooks seconded the motion, and it passed with a vote of five for and none against.
- i. Miranda Brooks moved to pay the bills, Laurie Alexander seconded, and it was passed with a vote of five for and none against.
- j. Lew Donaghey moved to adjourn at 855 pm. Miranda Brooks seconded, and it was approved with a vote of five for and none against.

Minutes passed and approved _____ day of _____, 2022

Mayor _____

City Secretary _____

City of Trenton

Minutes

October 19, 2022

Present for the meeting was Andy Messer, Tammy Littrell, Aaron Morelan, Eddy Daniels, Nick Bulaich, Rodney Alexander, Lew Donaghey, Sarah Waddle, Riley Stringer, Miranda Brooks. Jamie Davis and William Robertson.

1. The meeting was brought to order at 6pm by Rodney Alexander.
2. Tammy Littrell spoke in open forum asking about the water rates.
3. The council went into executive session at 6pm.
4. The council came out of executive session with no motions or decisions at 7:15 pm.
5. Lew Donaghey moved to retain Andy Messer with Messer, Fort, McDonald the municipal law firm, to develop the public Investment development. Miranda Brooks seconded, and the motion passed with a vote of four for and none against.
6. Lew Donaghey moved to engage with Hilltop Securities for financial advisement for the public investment development. Riley Stringer seconded the motion, and it passed with a vote of four for and none against.
7. Riley Stringer moved to adjourn the meeting at 7:37 pm. Lew Donaghey seconded the motion and it was with a vote of four for and none against.

Minutes passed and approved _____ day of _____, 2022

Mayor _____

City Secretary _____

City of Trenton

Minutes

November 2, 2022

Present for the meeting was Rodney Alexander, Lew Donaghey, Riley Stringer, and Laurie Alexander. Also Present were Darinda Ross, CJ Fillingham, Aaron Moreland, Justin Wilson, Erin Martin, J. Stewart, Glenda Hackney, and Jamie Davis.

1. Meeting was brought to order by Rondey Alexander at 7pm.
2. No one to speak in open forum.
3. Laurie Alexander moved to approve the minutes from October 5, 2022. Riley Stringer seconded, and it was approved with a vote three for and none against.
4. Riley Stringer moved to approve the minutes from October 19, 2022. Lew Donaghey seconded, and it was approved with a vote of two for and Laurie Alexander abstained.
5. Lew Donaghey moved to approve the minutes from October 17, 2022. Riley Stringer seconded, and it was approved with a vote three for and none against.
6. Lew Donaghey moved to approve the expenditures for Economic Development B. Riley Stringer seconded and it was approved with a vote of three for and none against.
7. Items to consider:
 - a. Aaron Moreland with Dunaway/DBI stated they will start with the hydrologist study and Geotech report. The water well takes 10 to 12 months to build and the first will include the water lines to connect back to East Saunders. A timeline will be provided for both the well and tower.
 - b. Aaron Moreland does not suggest the city to relinquish the streets and alley ways.
 - c. Lew Donaghey moved to approve the professional service agreement with Fieldside Development. Riley Stringer seconded, and it was approved with a vote of three for and none against.
 - d. Lew Donaghey moved to approve the professional service agreement with Hilltop Securities and P3 services. Riley Stringer seconded, and it approved with a vote three for and none against.
 - e. Lew Donaghey moved to open two interest bearing accounts at First United bank for construction. Riley Stringer seconded, and it was approved with a vote of three for and none against.
 - f. The water and sewer rates can not be changed due to the loan payment and the future of applying for another loan. No action was taken.
 - g. Lew Donaghey moved to approve the purchase of a chevron for the city owned fire truck instead of repairing the pumps. Laurie Alexander seconded and it was approved with a vote three for and none against.
 - h. Laurie Alexander moved to pay the bills, Lew Donaghey seconded, and it was passed with a vote of five for and none against.
 - i. Laurie Alexander moved to adjourn at 8:03 pm. Lew Donaghey seconded, and it was approved with a vote of five for and none against.

Minutes passed and approved _____ day of _____, 2022

Mayor _____

City Secretary _____

City of Trenton

Minutes

December 7, 2022

Present for the meeting was Rodney Alexander, Lew Donaghey, Miranda Brooks, Riley Stringer, and Laurie Alexander. Also Present were James Day, Jack Delancey, Andy Messer, Phillip Allison, Wayne Walters, Erin martin, CJ Fillingham, Tom Mac Holmes, William Robinson, and Jamie Davis.

1. Meeting was brought to order by Rondey Alexander at 7:03 pm.
2. Wayne Walters opened the meeting with prayer.
3. There was no one to speak in open forum.
4. The department reports were reviewed. Jack Delancey stated that TCEQ is requiring the city to replace all lead and copper lines. The survey has already started. Texas Tank has inspected the tanks and TCEQ will require the city to repair the North Well. The police did not have any updates.
5. Laurie Alexander moved to approve the minutes from November 2, 2022. Riley Stringer seconded, and it was approved by a vote of three for and none against. Miranda Brooks abstained from the vote.
6. Laurie Alexander moved to approve the minuets from planning and zoning from November 14, 2022. Riley Stringer seconded, and it was approved with a vote of four for and none against.
7. Items to discuss or act on:
 - a. The council went into executive session at 7:25 pm.
 - b. They came out of discussion at 8:02 pm. There were no decisions made.
 - c. Randi Skinner will be working on a new web site. It will be paid for through a donation. Lew Donaghey moved to accept the bid to revamp the web site. Riley Stinger seconded, and it was approved with a vote of four for and none against.
 - d. Ace Pipe Cleaning has completed, and the pipes are not as bad as thought. The problems are the manholes and the sewer clean outs. The company will not camera the lines because there is not a need. This will save money to allow for the manholes to be repaired. The council requested to have a quote to repair all the manholes. No action was taken.
 - e. Economic Development B would like to purchase 214 North Pearl for \$25,000 to \$30,000. The council will put this item on the agenda to get a phase one environmental survey to see if there is any asbestos. There was no action taken.
 - f. There was no action taken on the community center.
 - g. Miranda Brooks moved to pay the bills. Riley Stringer seconded and it was approved with a vote of four for and none against.

Minutes passed and approved _____ day of _____, 2022

Mayor _____

City Secretary _____

City of Trenton

Minutes

January 4, 2023

At 7pm

Present for the meeting was Rodney Alexander, Laurie Alexander, Riley Stringer, and Miranda Brooks. Also present was; William Robertson, Kayla Weil, Jamie Davis, Andy Messer, Richard Brand, Jeff Jordan, Ken Franklin, Kathy Franklin, Wayne Walters, Erin Martinson, Dawn Sudderth, Mathew Weil, Jill Russel, Doris Dunn, Tonette Serrano, Tom Mac Holmes and Justin Wilson.

1. Meeting was brought to order at 7:00 pm by Rodney Alexander.
2. Wayne Walters opened with prayer.
3. There was no one to speak in open forum.
4. Department Reports
 - a. Kayla Weil was sworn in as the City's new police officer.
5. Miranda Brooks moved to approve the minutes from December 7, 2022. Riley Stringer seconded the motion, and it was approved with a vote of three for and none against.
6. Laurie Alexander moved to approve the minutes from Planning and zoning from January 3, 2023. Riley Stringer seconded the motion, and it was approved with a vote of three for and none against.
7. Items to discuss or take action on;
 - a. Laurie Alexander moved to accept the application of Melissa Verde to continue to serve on Planning and Zoning. Miranda Brooks seconded, and it was approved with a vote of three for and none against.
 - b. The new web site and logo is in progress. There was nothing to report and no action taken.
 - c. Ace Pipe Cleaning has not completed the inspections of the man holes. The item will be placed on the February agenda.
 - d. Linebarger currently collects back taxes for the Fannin County appraisal district on the City's behalf. They presented an updated contract. Riley Stringer moved to approve the contract with Linebarger, Laurie Alexander seconded, and it was approved with a vote of three for and none against.
 - e. Miranda Brooks moved to pay the bills. Laurie Alexander seconded, and it was approved with a vote of three for and none against.
 - f. The council went into executive session at 7:38pm.
 - g. The council came out of executive session at 8:38 pm. There was no action taken.
 - h. Miranda Brooks moved to adjourn at 8:39 pm. Riley Stringer seconded the motion, and it was approved with a vote of three for and none against.

Mayor

City Secretary

City of Trenton

Minutes

February 8, 2023

At 7pm

Present for the meeting was Rodney Alexander, Laurie Alexander, Riley Stringer, and Miranda Brooks. Also present was; William Robertson, Jamie Davis, Andy Messer, Dawn Sudderth, Araine Burk, Jeff Barnes, Mitchele fielding, Jessica rushing, Hugo Verde, Tom Mac Holmes and Justin Wilson.

1. Meeting was brought to order at 7:04 pm by Rodney Alexander.
2. Heather Sayre spoke in open forum asking to use the community center for a reading program at no charge. It will be on the March agenda.
3. Department Reports
 - a. Jack Delancey would like to start getting bids to mow the city property for this year. He is also getting bids for a new meter reading system.
4. Riley Stringer moved to approve the minutes from January 4, 2023. Laurie Stringer seconded the motion, and it was approved with a vote of three for and none against.
5. Items to discuss or take action on;
 - a. The annual 2021-2022 audit was presented by Araine Burks from McClanahan and Holmes. Riley Stringer moved to approve the 2021- 2022 audit.
 - b. Mitchell Fielding with Anderson Crossing discussed the type of houses that will be built, what the entry way will look like, and the type of park that will be built in the housing division. The City will need to finalize the design for the park and entry way.
 - c. Riley Stringer moved to approve the Trenton Sports Association agreement for the 2023 ball season. Miranda Brooks seconded, and it was passed with a vote of three for and none against.
 - d. Riley Stringer moved to approve the sale of the Ford trucks on Rene Bates. Miranda Brooks seconded and it was approved by a vote of three for and none against.
 - e. Miranda Brooks moved to sale the bad boy mower and the tractor on Rene Bates. Riley Stringer seconded, and it was passed with a vote of three for and none against.
 - f. The communication for the wells and left stations are through Frontier Communications and the equipment is failing. XIO will set up the communication for \$800 and \$325 a month. Laurie Alexander moved to cancel Frontier Communications and purchase the XIO system. Riley Stringer seconded the motion and it passed with a vote of three for and none against.
 - g. Ace Pipe Cleaning has not completed the inspections of the manholes. The item with be placed on the March agenda.
 - h. Texas Tank conducted an inspection on the ground storage tank and elevated tank. TCEQ is requesting for the ground storage tank to be rehabbed. The quote to repair the ground storage tank is \$187,000.00. Jack Delancey will need to research the different options to repair the tank and follow TCEQ guild lines.
 - i. The council went into executive session at 8:35pm.
 - j. The council came out of executive session at 9:26 pm. There was no action taken.
 - k. Miranda Brooks moved to pay the bills. Riley Stringer seconded, and it was approved by a vote of three for and none against.

1. Riley Stringer moved to adjourned at 9:26 pm. Miranda Brooks seconded the motion, and it was approved with a vote of three for and none against.

Mayor

City Secretary

City of Trenton

Minutes

March 1, 2023

At 7pm

Present for the meeting was Rodney Alexander, Laurie Alexander, Riley Stringer, Lew Donaghey, and Chris Stringer. Also present; Chris Gueviera, Justin Wilson, Aaron Moreland, Susan Thomas, Dawn Sudderth, Tom Mac Holmes, Dorris Dunn, Sarah Smith, Lucy Stringer, Heather Sayre, CJ Fillingham, William Robertson, James Day, and Jamie Davis.

1. Meeting was brought to order at 7:01 pm by Rodney Alexander.
2. There was no one to speak in open forum.
3. Department Reports
 - a. The east well had to be repaired and it cost \$65000.00. The city secretary, Jamie Davis, turned in her notice and the council will be looking for an employee.
4. The minutes from February 8, 2023 was tabled.
5. Chris Stinger was sworn into office as council member.
6. Items to discuss or take action on;
 - a. Heather Sayre would like to use the community center for a reading program for children on Mondays. Lew Donaghey moved to allow the use of the community center on Mondays for a reading program at no cost. Riley Stringer seconded, and it was approved with a vote of four for and none against.
 - b. Aaron Moreland with Dunaway/DBI stated that the hydrogeological study will be conducted. They will report how deep the well have to be dug, gallon per minute, and send the report to the ground water district. The city can start getting bids to clear the land and then after the report is submitted then there will be a time of the construction.
 - c. Lew Donaghey moved to amend the ordinance 538 for planning and zoning to strike “ members must own property in the city limits and live within ten miles of the corporate City limits” to state “Members will live or own property with the city limits of Trenton and/or within it’s ETJ.” Riley Stringer seconded, and the motion passed with a vote of four for and none against.
 - d. No action was taken on the planning and zoning policy.
 - e. The mowing bids will be advertised and placed on the April agenda.
 - f. Lew Donaghey moved to approve resolution 590 accepting the petition, authorizing a public hearing and directing the publication, and mailing of the public notices. The special hearing is March 29, 2023 at 7pm. Riley Stringer seconded and it was approved with vote of four for and none against.
 - g. The city did receive a grant from Texas Development Block Grant to replace the sewer lines and manholes on East Saunders and South Pearl.
 - h. Laurie Alexander moved to pay the bills. Riley Stringer seconded and it was approved by a vote of four for and none against.
 - i. Having no further business Riley Stringer moved to adjourn the meeting at 7:44 pm. Laurie Alexander seconded and it was approved with a vote of four for and none against.
 - j. Riley Stringer moved to adjourned at 9:26 pm. Miranda Brooks seconded the motion, and it was approved with a vote of three for and none against.

Mayor

City Secretary

City of Trenton

Minutes

March 29, 2023

At 7pm

Present for the meeting was Rodney Alexander, Laurie Alexander, Riley Stringer, Lew Donaghey, Miranda Brooks and Chris Stringer. Also present; Susan Thomas, Tom Mac Holmes, William Robertson, Bekka Aviles, and Jamie Davis.

1. Meeting was brought to order at 7:01 pm by Rodney Alexander.
2. There was no one to speak in open forum.
3. Items to discuss or take action on;
4. Public Hearing was opened for PUBLIC HEARING CONCERNING THE CREATION OF THE ANDERSON CROSSING PUBLIC IMPROVEMENT DISTRICT, PURSUANT TO THE PROVISIONS OF CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE
At 7:01 pm. There was no one to speak in the public hearing. The item was tabled to the April meeting.
5. CONSIDERATION AND APPROVAL OF A RESOLUTION AUTHORIZING AND CREATING THE ANDERSON CROSSING PUBLIC IMPROVEMENT DISTRICT. The item was tabled.
6. Having no further business Chris Stringer moved to adjourn the meeting. Miranda Brooks seconded and the motion passed with a vote of five for and none against.

Mayor

City Secretary

City of Trenton
Minutes
April 5, 2023
At 7pm

Present for the meeting was Rodney Alexander, Laurie Alexander, Riley Stringer, Lew Donaghey, and Chris Stringer. Also present; Justin Wilson, Aaron Moreland, Julie Fort, CJ Fillingham, Hugo Verde, William Robertson, James Day, Jamie Davis, Bekka Aviles.

- 1) The meeting was brought to order at 7:03 pm by Rodney Alexander.
- 2) CJ Fillingham spoke about the leaking of the Fire station. The contractor needs to be contacted to fix it. CJ Fillingham is going to get the information together and send it to the City Council about the leaks.
- 3) Laurie Alexander moved to approve the minutes from February 8, 2023. Riley Stringer seconded, and the motion passed with a vote of four for and one sustained.
- 4) Laurie Alexander moved to approve the minutes from March 29, 2023. Riley Stringer seconded, and the motion passed with a vote of five for and none against.
- 5) Laurie Alexander moved to approve the minutes from March 1, 2023, were approved. Riley Stringer seconded, and the motion passed with a vote of four for and one sustained.
- 6) Review Department Reports;
 - a) Jack Delancey reported that all equipment was sold on Renee Bates except the white ford, it will be on the Auction again.
 - b) Ground Storage tank must be rehabbed. Texas Storage Tank sent in a quote for a seven-year plan. TCEQ will approve the plan to rehab in the seven-year plan that was quoted by Ground Storage.
 - c) Still waiting on manhole inspections to be completed.
 - d) There was a new hire for the Water Department.
- 7) Items to consider and act on:
 1. PUBLIC HEARING CONCERNING THE CREATION OF THE ANDERSON CROSSING PUBLIC IMPROVEMENT DISTRICT, PURSUANT TO THE PROVISIONS OF CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE. The hearing was opened and tabled until the next regular meeting.
 - a) Contract Bids for 500 Highway 69 on the clearing of site. Lew Donaghey motioned to accept a bid from Levi Babers for 4500.00 only to clear out trees and roots. Laurie Alexander seconded, and the motion was passed with a vote of five for and none against.
 - b) The Council tabled opening an interest baring account to the date of the PID creation.
 - c) The Council went into Executive session at 7:29 pm.
 - d) The Council came out of Executive session at 7:42 pm. No action was taken.
 - e) Chris Stringer moved not to enter in a third party and budget an amount of \$1400 a month for maintenance and mowing. Jack Delancey will manage the mowing of city property. Riley Stringer seconded the motion; the motion was passed with 4 for and one against.
 - f) PID money will come in and that will be used to pay back the THI water well repair. Lew Donaghey motioned to pay bills and pay the THI water well bill out of the general fund. Chris Stringer seconded the motion; the motion was passed with a vote of 5 for and none against.
 - g) Miranda Brooks moved to adjourned at 7:53 pm. Riley Stringer seconded the motion, and it was approved with a vote of five for and none against.

Mayor

City Secretary

City of Trenton
Special Meeting
Minutes
April 26, 2023
At 7pm

Present for the meeting was Rodney Alexander, Laurie Alexander, Riley Stringer, and Chris Stringer. Also present; - Hugo Verde, Jamie Davis, Bekka Aviles.

- 1) The meeting was brought to order at 7:01 pm by Rodney Alexander.
- 2) There was no one to speak in the open forum.
- 3) Public hearing for Variance request of 507 E Saunders to change the setback rules opened at 7:02 p.m. by Rodney Alexander. Hugo Verde was the only one present. Public Hearing was closed at 7:04 p.m.
- 4) The Council went into Executive Session at 7:05 p.m.
- 5) The Council came out of Executive Session at 7:40 p.m. No action was taken.
- 6) Items to consider and act on:
 - a) The Council went into Executive session at 7:29 pm.
 - b) The Council came out of Executive session at 7:40 pm. No action was taken.
 - c) Discuss and possible action on Variance request of 507 E Saunders to change the setback rules. Chris Stringer motioned to approve the variance as requested [lot width of 50ft and 5ft side yard setbacks]. Miranda Brooks seconded the motion; the motion was passed with four for and none against.
 - d) Miranda Brooks moved to adjourned at 7:45 pm. Riley Stringer seconded the motion, and it was approved with a vote of four for and none against.

Mayor

City Secretary

City of Trenton
Minutes
May 3, 2023
At 7pm

Present for the meeting was Rodney Alexander, Chelsie Brownfield, Riley Stringer, Lew Donaghey, and Chris Stringer. Also present; Justin Wilson, Chris Guevara, Zach Little, Corey Adnre, Mitchell Fielding, Terrence Burnside, Stacie Burnside, Susan Thomas, Wayne Waters, CJ Fillingham, William Robertson, Cody McJunkins, Jamie Davis, Bekka Aviles.

- 1) The meeting was brought to order at 7:00 pm by Rodney Alexander.
- 2) Prayer was brought by Wayne Walters.
- 3) There was no one to speak during the open forum.
- 4) Swore in new Council member Chelsie Brownfield.
- 5) Chris Stringer moved to approve the minutes from April 5, 2023. Riley Stringer seconded, and the motion passed with a vote of three for and Chelsie Brownfield sustained.
- 6) Riley Stringer moved to approve the minutes from April 26, 2023. Chris Stringer seconded, and the motion passed with a vote of five for and none against.
- 7) Review Department Reports;
 - a) The Police Department didn't have anything to report.
 - b) The Water Department discussed fixing the leak on Carrie Mabre and Hamilton.
- 8) Items to consider and act on:
 - a) Public Hearing opened at 7:10 p.m. concerning the creation of the Anderson Crossing Public Improvement District, pursuant to the provisions of Chapter 372 of the Texas Local Government Code. The Public Hearing was closed at 7:11 p.m. Mitchell Fielding was present in favor of the creation.
 - b) The Council tabled the discussion and approval of pay out for exempt employees.
 - c) Consideration and approval of a resolution of the City Council of the City of Trenton Texas authorizing and creating the Anderson Crossing Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; resolving other matters incident and related thereto; and providing an effective date. Lew Donaghey motioned to adopt resolution 521, Riley Stringer seconded the motion. The motion passed with four for and none against.
 - d) Consideration and approval of resolution of the City Council of the City of Trenton, Texas; approving and authorizing the execution of a development agreement relating to Anderson Cross Public Improvement District; and resolving other matters related thereto. Lew Donaghey motioned to approve resolution 522, Riley seconded the motion. The motion passed with four for and none against.
 - e) The council tabled discussion and approval of the Planning and Zoning Policies and Procedures, and the adopted amendment to Ordinance 538.
 - f) Discuss and approve addition of new city Secretary Rebekka Aviles as an authorized signer at First United Bank and remove former City Secretary Jamie Davis. Lew Donaghey motioned to approve the new signer Rebekka Aviles, Chris Stringer seconded the motion. The motion was passed with a four for and none against vote.
 - g) Proclaim April as "Fair Housing Month". Chris Stringer motioned to approve the month of April as Fair Housing Month, Lew Donaghey seconded the motion. The motion passed with four for and none against.
 - h) Discussion and adopt a resolution to designate authorized signatories for the 2022 Texas CDBG program, grant agreement number CDV21-0416. Chris Stringer motioned to approve resolution; Lew Donaghey seconded the motion. The motion was approved with a four for and none against vote.
 - i) Discuss and adopt a resolution adopting the required CDBG Civil Rights Policies. Chris Stringer motioned to pass a resolution adopting required CDBG Civil Rights Policies, Lew Donaghey seconded the motion. The motion was passed with four for and none against.
 - j) Discussion and action regarding paying the bills of the city. Riley Stringer motioned the approval of paying bills, Chris Stringer seconded the motion. The motion was approved with four for and none against.

- k) Riley Stringer moved to adjourned at 8:05 pm. Chris Stringer seconded the motion, and it was approved with a vote of four for and none against.

Mayor

City Secretary

City of Trenton
Minutes
June 7, 2023
At 7pm

Present for the meeting was Fatima Hernandez, Trent Fraiser, Dalila Hernandez, Anthonio P, Juile Holmes, Devin Faggart, Amy Pase, CJ Fiilingham, Rodney Alexander, Chelsie Brownfield, Riley Stringer, Lew Donaghey, Miranda Brooks, and Chris Stringer. Also present; Susan Thomas, Wayne Walters, William Robertson, Rebekka Aviles.

- 1) The meeting was brought to order at 7:00 pm by Rodney Alexander.
- 2) Prayer was brought by Wayne Walters.
- 3) Wayne Walters presented the members of the Trenton Sports Association with certificates of appreciation.
- 4) There was no one to speak during the open forum.
- 5) There was nothing to report on Department reports.
- 6) Chris Stringer moved to approve the minutes from May 3, 2023. Riley Stringer seconded, and the motion passed with a vote of four for and one sustained.
- 7) Items to consider and act on:
 - a) Public Hearing opened at 7:14 p.m. concerning the creation of a Planned Development Zoning District in the City of Trenton by amending the City of Trenton Code of Ordinances, Chapter 9, Planning and Development Regulations,” Exhibit 9A, “Zoning Ordinance,” by amending Section III, Subsections 3.1 and 3.2 and by creating Section XXIII, “PD’ – Planned Development District.” The public hearing was closed at 7:17 with no one to speak.
 - b) Discussion and possible action to approve Ordinance amending Chapter 9, “Planning and Development Regulations,” Exhibit 9A, “Zoning Ordinance,” Section III, by amending Subsection 3.1 to add “PD – Planned Development” to the established districts for the City; by amending Subsection 3.2, “Descriptions and Purpose of Zoning Districts” by adding a description for Planned Development; and by creating Section XXIII, “PD – Planned Development District”. Lew Donaghey motioned to approve the ordinance and Chris Stringer seconded the motion. The motion was approved with a five to nothing count.
 - c) Public Hearing opened at 7:19 pm considering changing the zoning classification of approximately 23.33 acres identified as Fannin CAD Property ID 131817 from A-1Agricultural District to PD-Planned Development District No. 1 and changing the zoning classification of approximately 0.467 acres identified as Fannin CAD Property ID 81097 from R1-Single Family District to PD-Planned Development District No. 1. The public hearing was closed at 7:21 pm with no one to speak.
 - d) Discussion and possible action to approve an Ordinance rezoning approximately 23.797 acres of land generally located west of U.S. Highway 69 and south of East Saunders Street, by rezoning Fannin CAD Property ID 131817 from A1-Agricultural District to PD-Planned Development District No.1, and rezoning Fannin CAD Property ID 81097 from R1-Single-Family District to PD-Planned Development District No.1. Lew Donaghey motioned to approve Ordinance and Riley Stringer seconded the motion. The motion was passed with a five to nothing count.
 - e) Discussion and possible action on amendments to personnel policy manual Section 4.13, Overtime and Compensatory Time; Section 5.4, Sick Leave; and Section 5.5, Vacation was tabled by the Council.
 - f) Discussion and possible action on Replat application for 303 Augustus. Lew Donaghey motioned to deny the replat application due to failure to move setbacks and application not being complete, Chris Stringer seconded the motion. The replat application was denied with a five to nothing count.
 - g) Discussion and action regarding paying the bills of the city. Lew Donaghey motioned the approval of paying the bills, Riley Stringer seconded the motion. The motion was approved with five for and none against.
 - h) Miranda Brooks moved to adjourned at 7:50pm. Riley Stringer seconded the motion, and it was approved with a vote of five for and none against.

Mayor

City Secretary

City of Trenton
Minutes
July 12, 2023
At 7pm

Present for the meeting was Stephen Cook, Kevin Dutton, Donna Todd, Brenda Smith, Dawn Sudderth, Susan Thomas, Brittany Yowell, Henry Baker, Melissa Verde, Justin Wilson, Tom Mac Holmes, CJ Fillingham. Also present; Rebekka Aviles, Chelsie Brownfield, Riley Stringer, Lew Donaghey, Chris Stringer, William Robertson.

- 1) The meeting was brought to order at 7:04 pm by Lew Donaghey.
- 2) There was no one to speak during the open forum.
- 3) There was nothing to report on Department reports.
- 4) Items to consider and act on:
 - a) Conduct a Joint Public Hearing and consider action adopting a Comprehensive Plan for the City of Trenton. The Council and Planning and Zoning opened the Joint Public Hearing at 7:04 p.m. concerning the action of adopting a Comprehensive Plan for the City of Trenton. The Comprehensive Plan is intended to reflect the changes in existing land uses, local and regional transportation, parks and open spaces, public utilities, and facilities. Stephen Cook from Dunaway DBI presented the Comprehensive Plan for the City of Trenton. The Council and Planning and Zoning closed the Joint Public Hearing at 7:37 pm. Henry Baker from Planning and Zoning recommended to pass the Trenton Comprehensive Plan to the City Council. Dawn Sudderth from Planning and Zoning seconded that motion, and the motion was approved with a vote four for and none against. The Trenton Comprehensive Plan was postponed for consideration.
 - b) Chris Stringer motioned to approve the Council Meeting Minutes from June 7, 2023. Riley Stringer seconded the motion, and the motion passed with a vote of three to nothing count.
 - c) Discussion and possible action on the approval of an agreement with the law firm of Linebarger Goggan Blair & Sampson, LLP as special counsel to perform all legal services necessary to collect delinquent property taxes and authorizing the execution of such agreement. Kevin Dutton was here to present the details of the agreement to Council. Riley Stringer motioned to approve the agreement between the City of Trenton and Linebarger Goggan Blair & Sampson. Chris Stringer seconded said motion, The motion was approved with a three to nothing count.
 - d) Discussion and action to approve Fannin Central Appraisal District Assessment and Collections Agreement. Riley Stringer motioned to approve the Fannin Central Appraisal District Assessment and Collections Agreement. Chris Stringer seconded the motion; the motion was approved with a three to nothing count.
 - e) Consideration and Approval of a Resolution of the City Council of the City of Trenton, Texas. Approving and Authorizing the Execution of a Reimbursement Agreement relating to the Anderson Crossing Public Improvement District; and resolving other matters related thereto. Riley Stringer motioned to approve the Resolution 526; Chris Stringer seconded the motion. The Resolution was approved with a three to nothing count.
 - f) Discussion and action to approve Economic Development 4B June 13, 2023, meeting minutes. Riley Stringer motioned to approve the minutes from the June 13, 2023, Economic Development 4B Meeting. Chelsie Brownfield seconded the motion, and it was approved with a three to nothing count.
 - g) Discussion and action to approve Economic Development 4B July 4th celebration invoices. Riley Stringer motioned to approve the July 4th celebration invoices. Chelsie Brownfield seconded the motioned and it was approved with a three to nothing count.
 - h) Discussion and possible action regarding personnel policies, job classifications, and job descriptions. Susan Thomas from Messer Fort McDonald Law Firm spoke about the personal policies, job classifications, and job descriptions. Postponed for consideration.
 - i) Discuss and action to approve addition of new City Secretary Rebekka Aviles as an authorized signer at CapTex Bank and remove former City Secretary Jamie Davis. Riley Stringer motioned to add new City Secretary and remove the old Secretary, Jamie Davis. Chris Stringer seconded the motion and it approved with a three to nothing count.

- j) Discussion and possible action regarding paying the bills of the city. Chris Stringer motioned to approve paying the bills and Riley Stringer seconded the motion. It was approved with a three to nothing count.
- k) Riley Stringer moved to adjourn at 8:05 pm. Chelsie Brownfield seconded the motion, and it was approved with a vote of three for and none against.

Mayor

City Secretary

City of Trenton
Minutes
August 2, 2023
At 7pm

Present for the meeting was Susan Thomas, Zachary Little, Mitchell Fielding, Stephen Cook, CJ Fillingham, Kayla Weil, Nick Bulaich, Kenneth Franklin. Also Present; Rodney Alexander, Chris Stringer, Lew Donaghey, Rebekka Aviles, William Robertson, Jack Delancey, and Riley Stringer.

- 1) The meeting was brought to order at 7:01 pm by Rodney Alexander.
- 2) There was no one to speak during the open forum.
- 3) Department Reports:
 - a) Jack Delancey from the Public Works Department has been working on getting estimates for getting tornado sirens for the City of Trenton. The Public Works Department is requesting a new vehicle and provided the council with two quotes.
 - b) William Robertson from the Police Department spoke about the CJIS Audit we passed a few weeks ago. Aaron Irwin the City's IT assisted Chief William Robertson to get this completed.
- 4) Lew Donaghey motioned to approve the minutes from August 2, 2023. Riley Stringer seconded, and the motion passed with a vote of three for and none against.
- 5) Items to consider and act on:
 - a) Lew Donaghey motioned to approve Planning and Zoning past meeting minutes from December 12, 2023, February 28, 2023, March 28, 2023, April 25, 2023, and June 5, 2023. Riley Stringer seconded the motion, and the motion was approved with a three for and none against count.
 - b) Stephen Cook from Dunaway DBI was here to speak about the City of Trenton Comprehensive Plan. The comprehensive plan was approved on the basis that the growth model will be updated. Chris Stringer motioned to approve ordinance 571. Riley Stringer seconded the motion, and it was approved with a three for and none against count.
 - c) Discussion and action on a resolution of the City of Trenton, Texas determining the costs of certain Authorized Improvements to be financed within the Anderson Crossing Public Improvement District; approving a Preliminary Service and Assessment Plan, including a Proposed Assessment Roll; directing the filing of the Proposed Assessment Roll with the City Secretary to make available for public inspection; noticing a public hearing to consider an ordinance levying assessments on property located within the Anderson Crossing Public Improvement District; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto. Lew Donaghey motioned to approved Resolution numbered 530 and set a public hearing for the September 6, 2023, City Council meeting. Riley Stringer seconded, the motion was approved with a three for and none against count.
 - d) Discussion and action on an Interlocal Agreement for public improvement district assessment collection between Fannin Central Appraisal District, Texas and the City of Trenton, Texas. Lew Donaghey motioned to approve the Interlocal Agreement between the Fannin Central Appraisal District and Fannin Central Appraisal District. Riley Stringer seconded the motion, and it was approved with a three for and none against count.
 - e) Discussion and action to approve a waiver for Sanitation Facilities within a Storm Shelter for Trenton ISD. Lew Donaghey motioned to approve the waiver. Chris Stringer seconded the motion, and it was approved with a three to nothing count.
 - f) Discussion and action to approve membership through Texas SmartBuy membership. Kenneth Franklin from the Trenton Police Department talked about the Texas SmartBuy membership. Lew Donaghey motioned to approve the membership with Texas SmartBuy. Riley Stringer seconded the motion, and it was approved with a three for and none against count.
 - g) Discussion and action to introduce the Texas Utility Program to Trenton residents. The council tabled this discussion pending the review from Susan Thomas.

- h) Discussion and action regarding updates to the City of Trenton Employee Policies. Susan Thomas from Messer, Fort, McDonald spoke about the employee policy book. This item was tabled pending the final draft of the employee policies.
- i) Discussion and possible action regarding paying the bills of the city. Lew Donaghey motioned to approve the approval of pay the bills, Riley Stringer seconded the motion. The motion was passed with a three for and none against count.
- j) Lew Donaghey moved to adjourned at 8:16pm. Chris Stringer seconded the motion, and it was approved with a vote of three for and none against.

Mayor

City Secretary

City Council Special Meeting
City of Trenton
Minutes
August 23, 2023
At 7pm

Present for the meeting was Chris Stringer, Rodney Alexander, Steve Mohundro, Lew Donaghey, Riley Stringer, Chelsie Brownfield. Also, Present; William Robertson, Tom Mak Holmes, Jack Delancey, Terrance Burnside, Dawn Sudderth, Henry Baker, Justin Wilson, and Rebekka Aviles.

- 1) The meeting was brought to order at 7:14 pm by Rodney Alexander.
- 2) There was no one to speak during the open forum.
- 3) Chris Stringer motioned to approve the minutes from August 2, 2023. Riley Stringer seconded, and the motion passed with a vote of four for and none against.
- 4) Items to consider and act on:
 - a) Discussion and possible action to City Council regarding the final subdivision plat application for Anderson Crossing. After review of the final subdivision plat application, all staff reports, the Commission's recommendations and the record of proceedings before the Commission, and the following consideration of all materials presented at the public meeting, the City Council has approved the final plat for Anderson Crossing on the contingencies of surveyed legal descriptions be added to the final plat, a completion of the punch list by the developer, city staff, and engineers that are signed off on, inclusion of the approval certificate on the final plat for Planning and Zoning and the City Engineer to sign with the Mayor, and the plat fee to be filed and received if has not been already. Chris Stringer moved to approve final plat with stated contingencies from the Planning and Zoning Commission for Anderson Crossing. Lew Donaghey seconded the motion, and it was pass with a vote of four for and none against count.
 - b) Steve Mohundro from McClanahan and Holmes was here to review the budget for 2023-2024. No action was taken. Lew Donaghey left the meeting at 7:35 pm.
 - c) Riley Stringer moved to adjourned at 9:13pm. Chris Stringer seconded the motion, and it was approved with a vote of three for and none against.

Mayor

City Secretary

City of Trenton
Minutes
September 6, 2023
At 7pm

Present for the meeting: Henry Baker, Nick Bulaich, Susan Thomas, Pam Trusty, Tom Mcholmes, Justin Wilson, Doris Dunn, Caroline Noby, Dawn Sudderth, Chris Guevara, Mitchell Fielding, CJ Fillingham, Aaron Moreland, Jack Delancey, William Robertson, Rebekka Aviles.

Quorum Present: Mayor Rodney Alexander, Mayor Pro-Tem Lew Donaghey, Chris Stringer, Riley Stringer, and Chelsie Brownfield.

1. The meeting was brought to order at 7:01 pm by Rodney Alexander.
2. Open Forum:
 - a. Citizen Justin Wilson wants a status update on the new water well and tower and had a list of questions for the council to look at. Mayor Rodney Alexander will get those questions answered and get them back to him.
 - b. Citizens Dorris Dunn and Caroline Noby wanted to express their concerns about the Community Center and need some help moving the refrigerators around and getting rid of the dead rats and mice. Mayor Rodney Alexander suggested he swing by and look it over and have the City of Trenton Public Works come help them.
3. Department Reports:
 - a. Public Works Director – The Public Works Assistant is leaving the department and his last day is October 2, 2023.
 - b. Police Department – Nothing to report.
4. Items to consider and act on:
5. Riley Stringer motioned to approve the minutes from August 23, 2023, Economic 4 B meeting minutes. Chris Stringer seconded, and the motion passed with a vote of four for and none against.
6. Discussion and action to approve Economic 4B's amended Budget for 2023 and the 2024 adopted Budget. The Council had questions about the Budgets and would like for someone from the Economic 4B board to attend the next Council meeting. Action item tabled for the next council meeting.
7. Discussion and action to approve the minutes from August 23, 2023, City Council Special Meeting. Riley Stringer motioned to approve the meeting minutes. Chris Stringer seconded the motion, and it was approved with a three for and none against with one sustaining.
8. Public Hearing to consider proposed assessments to be levied against the assessable property within the Anderson Crossing Public Improvement District pursuant to the provisions of Chapter 372 of the Texas Local Government Code. Public Hearing was opened at 7:17 pm. Nick Bulaich from Hill Top Securities was here to speak about the levied assessments. Only the addresses that are in Anderson Crossing Subdivision with pay for the Public Improvement District. Public Hearing was closed at 7:28pm.
9. Consideration and approval of an Ordinance of the City Council of the City of Trenton, Texas accepting and approving a service and assessment plan and assessment roll for the Anderson Crossing Public Improvement District; making a finding of special benefit to the property in the District; levying assessments against property within the District and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372. Texas Local Government Code, as amended; providing penalties and interest on delinquent assessments; providing for severability; resolving all matters incident and related thereto; and providing an effective date. Riley Stringer motioned to approve Ordinance 575. Chris Stringer seconded the motion, and it was approved with a four for and none against vote.
10. Consideration and approval of ordinance 576 of the City Council of the City of Trenton, Texas approving and authorizing the issuance and sale of the City of Trenton, Texas special assessment revenue bonds, Series 2023 (Anderson Crossing Public Improvement District Project); and approving and authorizing related agreements. Riley Stringer motioned to approve Ordinance 576 authorizing the issuance of and sale

of the City of Trenton, Texas Special Assessment Revenue Bonds. Chris Stringer seconded the motion, and it was approved with a four to nothing count.

11. Discussion and action to approve Dissemination Agent Agreement – Public Improvement District for Trenton, Texas. Chris Stringer motioned to approve the Dissemination Agent Agreement - Public Improvement District for Trenton, Texas. Lew Donaghey seconded the motion, and it was approved with a four for and none against count.
12. Public Hearing on the replat application for Anderson Crossing. The City Council opened up the public hearing at 7:36pm. Dr. Susan Thomas from Messer, Fort, McDonald was here to discuss the thirty-day shock clock that goes into replats. The council closed the public hearing at 7:41 p.m.
13. Discussion and possible action regarding the replat application for Anderson Crossing. Lew Donaghey moved to approve the motion to accept the replat application for Anderson Crossing. Riley Stringer seconded the motion, and it was approved with a four for and none against count.
14. Discussion and possible action to approve the administrative contract assignment on the TxCDBG Project CDV21-0416 from RMCC to GrantWorks, Inc. Lew Donaghey motioned to approve the administrative contract assignment on the TXCDBG Project. Riley Stringer seconded the motion, and it was approved with a four for and none against count.
15. Discussion and action on a Resolution approving the 2023 certified property tax values for the city; accepting the 2023 no new revenue and voter approval tax rates as calculated and certified by the city's designated officer; accepting a proposed 2023 property tax rate and setting a meeting date for the adoption of the proposed tax rate. Lew Donaghey motioned to approve the proposed voter approval tax rate as .575337 and adopt the tax rates on September 26, 2023, at 7pm. Riley Stringer seconded the motion, and it was approved with four for and none against count.
16. Discussion and action on budget items and calling a public hearing on the FY 2023-2024 Budget for the City of Trenton. Chris Stringer motioned to have the public hearing on the FY 2023-2024 Budget on September 25, 2023, at 7pm. Riley Stringer seconded the motion, and it was approved with a four for and none against count.
17. Discussion and action to approve 2023-2024 contract with Fire Department. Lew Donaghey motioned to approve the 2023-2024 contract between the City of Trenton and the Trenton Volunteer Fire Department. Riley Stringer seconded the motion, and it was approved with a four for and none against count.
18. Discussion and possible action to adopt a new time to meet for the monthly City Council Meetings. The council discussed changing the time of the monthly City Council meetings to 5pm. This discussion item was tabled and will go on the next meeting agenda.
19. The Council went into Executive Session at 8:03 pm.
20. The Council came out of Executive Session at 8:42 pm. No action was taken.
21. Discussion and possible action on the appointment and removal of members of the Planning and Zoning Commission. Lew Donaghey motioned to remove Planning and Zoning board member Melissa Verde due to actions deemed inappropriate by the City Council and the additions of Cliff Henry and Benjamin Jones to the Planning and Zoning Board. Chris Stringer seconded the motion, and it was approved with a four for and none against count.
22. Discussion and possible action regarding paying the bills of the city. Lew Donaghey motioned to approve the approval of paying the city's bills, Riley Stringer seconded the motion. The motion was passed with a three for and none against count.
23. Lew Donaghey moved to adjourned at 8:46pm. Riley Stringer seconded the motion, and it was approved with a vote of four for and none against.

Mayor

City Secretary

City of Trenton
Special Meeting Minutes
September 25, 2023
At 7pm

Present for the meeting; William Robertson, Rebekka Aviles, Ken Franklin, Kayla Weil, Chris Stringer, Chelsie Brownfield, Rodney Alexander, Lew Donaghey, and Riley Stringer.

- 1) The meeting was brought to order at 7pm by Rodney Alexander.
- 2) There was no one to speak during the open forum.
- 3) Riley Stringer motioned to approve the minutes from August 28, 2023, Economic 4B meeting. Chris Stringer seconded the motion, and it was passed with a four for and none against vote.
- 4) Items to consider and act on:
 - a) Conduct a Public Hearing regarding the fiscal budget year 2023-2034. Public Hearing was opened at 7:01pm. There was no one to speak during the Public Hearing. The Public Hearing was closed at 7:02pm.
 - b) Discussion on annual budget for the fiscal budget year 2023-2024. The Council discussed legal fees and the rate of insurance for employees going up. No Action was taken.
 - c) Riley Stringer moved to adjourned at 7:28pm. Lew Donaghey seconded the motion, and it was approved with a vote of four for and none against.

Mayor

City Secretary

City of Trenton
Special Meeting Minutes
September 26, 2023
At 7pm

Present for the meeting; William Robertson, Rebekka Aviles, Ken Franklin, Kayla Weil, Chris Stringer, Chelsie Brownfield, Lew Donaghey, Dawn Sudderth, Justin Wilson, Tom McHomes and Riley Stringer.

- 1) The meeting was brought to order at 7pm by Lew Donaghey.
- 2) There was no one to speak during the open forum.
- 3) Items to consider and act on:
 - a) Discussion and possible action on Ordinance 580 adopting the annual budget for the fiscal year of 2023-2024. Riley Stringer motioned to accept Ordinance 580. Chris Stringer seconded the motion, and it passed with a four for and none against count.
 - b) Conduct a Public Hearing on the proposed tax rate for the tax year of 2023. The Public Hearing was opened at 7:10 pm. There was no one to speak during the Public Hearing. The Public Hearing was closed at 7:11pm.
 - c) Discussion and possible action on Ordinance 581 approving the 2023 Certified Property Tax Rolls for the City of Trenton, Texas; fixing and adopting the tax rate on all taxable property within the corporate limits of the City at the rate of \$0.575337 per one hundred dollars (\$100.00) assessed value; and providing an effective date. Chris Stringer motioned to accept Ordinance 581. Riley Stringer seconded the motion, and it was passed with a four for and none against count.
 - d) Riley Stringer moved to adjourn at 7:12pm. Chris Stringer seconded the motion, and it was approved with a vote of four for and none against.

Mayor

City Secretary