MINUTES OF THE MARCH 11, 2024 MEETING
OF THE BONHAM CITY COUNCIL

The City Council of the City of Bonham met in regular session on Monday evening at 5:30 p.m. in the Bonham City Hall at 514 Chestnut with the following members present:

- H. L. Compton, Mayor
- John Burnett, Mayor Pro tem, Council Member Ward 1
- Timothy La Vergne II, Council Member Ward 2
- Wayne Moore, Council Member Ward 3
- Vacant, Council Member Ward 4
- Ernie Quintana, Council Member Ward 5
- Michael Evans, Council Member-at-Large

CALL TO ORDER * MINUTES
An invocation was offered by Mark Posey of the First Congregational Church. Mayor Compton called the meeting to order noting that a quorum was present and called for a motion regarding the minutes of the February 12th regular meeting. A motion was made by Burnett and was seconded by Moore to approve the minutes as written. The motion carried with a unanimous vote 5 – 0.

FINANCIAL REPORT FOR FEBRUARY 2024
Sarah Osburn stated sales tax collections were up approximately 23% from this time last year. Questions were asked and answered regarding expenditures. A motion was made by Evans and was seconded by Quintana to accept the financial report as presented. The motion carried with a unanimous vote 5 – 0.

CITIZENS OPPORTUNITY TO SPEAK
Mayor Compton invited citizens who would like to address the Council regarding items on the agenda or other concerns not listed on the agenda to do so now. ▲ Tony Rodriguez, 213 Graham, thanked the Fire Department for their quick response and a job well done. ▲ William Harnett, 1000 S 4th St, followed up on his question from a previous meeting about sidewalks for two new homes that were built. ▲ Jennifer Reeves, Bonham Public Library, advised the state report for accreditation has been filed.

EMPLOYEE OF THE QUARTER
Brad Nichols presented a plaque to Alan Reeves, the Employee of the Quarter. Mr. Reeves is a Captain at the Fire Department.

AUDIT REPORT
April Hatfield, with McClanahan & Holmes, CPA’s, LLP, presented a brief review of the audit and financial statements for the fiscal year period ending September 30, 2022. Ms. Hatfield reported that the city received a clean opinion in this audit period. Ms. Hatfield reviewed the balance sheet of the governmental funds. The total assets are about $10.4 million with total liabilities of $5.7 million and total fund balance of $4.5 million. Ms. Hatfield stated total revenues for the year were approximately $9 million and total expenditures were approximately $9.7 million. Other financing sources were $1 million for a net change in fund balance of $334,000. The statement of net position for business type activities such as EMS and Water / Sewer were discussed. The total assets for these funds are $41 million with total liabilities of $29.5 million for a total net position of $11.4 million. A motion was made by Evans and was seconded by Burnett to accept the audit and financial statements as presented. The motion carried with a unanimous vote 5 – 0.

DISCUSSION – PARKING ON NARROW STREETS
Chris Walls, 225 Graham Ave, demonstrated the width of his street with a tape measure. A discussion ensued regarding the legality / safety of parking on the sidewalk or side of the street.
City Manager Pate stated this has been an issue for many years. Many citizens in the past, including Tony Rodriguez and Rusty Deets, have spoken to the Council about enforcing the no parking on sidewalks because it was tearing them up. Rusty Deets, 332 Boyd Loop, spoke about writing citations everywhere and not just one street. William Harnett voiced his opinion. The Mayor advised staff will meet to discuss possible solutions.

SUP – 1410 FRANKLIN ST
Mark Kinnaird, Director of Community Development, stated this is a zoning change request from Single-Family Residential to Multi-Family Low Density. The Planning and Zoning Commission denied the zoning change with a unanimous vote. Neighbor concerns and set back regulations were discussed. A motion was made by Burnett and seconded by Moore to deny the SUP / Zoning Change for property ID# 91633 located at 1410 Franklin St, from Single-Family Residential to Multi-Family Low Density. The motion carried with a unanimous vote 5 – 0.

SUP – 907 E 10TH ST
Mark Kinnaird, Director of Community Development, stated this is a zoning change request from Single-Family Residential to Duplex. The Planning and Zoning Commission denied the zoning change with a 5-2 vote. Council was advised the developers have agreed to build two single family homes instead. A motion was made by Evans and seconded by Moore to deny the SUP / Zoning Change for property ID# 91406 located at 907 E 10th St, from Single-Family Residential to Duplex. The motion carried with a unanimous vote 5 – 0.

SUP – 1807 FRANKLIN ST
Mark Kinnaird, Director of Community Development, stated this is a zoning change request from Single-Family Residential to Duplex. The Planning and Zoning Commission approved the zoning change with a unanimous vote. No opposition was received from neighbors. A motion was made by Burnett and seconded by Moore to approve the SUP / Zoning Change for property ID# 91533 located at 1807 Franklin St, from Single-Family Residential to Duplex. The motion carried with a unanimous vote 5 – 0.

PRELIMINARY PLAT – BONHAM STARS DEVELOPMENT
Mark Kinnaird, Director of Community Development, stated the preliminary plat was approved by the Planning and Zoning Commission last month with a 6-1 vote. A motion was made by Burnett and seconded by Moore to approve a preliminary plat for the Bonham Stars Development for property ID# 121127. The motion carried with a unanimous vote 5 – 0.

ADOPTION OF CITY LOGO
City Manager Pate stated a couple of years ago the Tourism staff came before City Council discussing a plan for Bonham’s 175th Anniversary. From that discussion we selected a 175 logo we used on a lot of promotional items. We had a great response from this logo. The logo was designed so that if we decided to rebrand in the future it could be used. We had a series of surveys conducted with the public and received resounding feedback to switch from our current logo to a more in line with the 175 logo. The font itself on the logo is what is most important and can be used on letterhead, etc. A video was presented showing the steps the design team took to create the logo. The above ground towers coming into town need to be repainted. At the time of repainting we can institute the new font. The transition would take place over time. A motion was made by Burnett and seconded by Evans to adopt the new logo. The motion carried with a unanimous vote 5 – 0.

RATIFY BEDCO ACTION – PERFORMANCE AGREEMENT
BEDCo Executive Director, Joey Grisham, stated at the last BEDCo meeting the board unanimously approved this agreement with Lisciotti Development Corp. This will be for the southeast corner of Highway 121 and 82. There will be a minimum of a $3.5 million investment. The future tenant has until April 1, 2025 to get the Certificate of Occupancy to receive the grant. The grant will be $250,000. The project itself is expected to generate approximately $160,000 a year in

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property and sales tax revenue. This will also help attract additional retailers, restaurants, and development around it. Staff recommends approval. A motion was made by Moore and seconded by Evans to ratify the BEDCo Board of Directors action to enter into a Performance Agreement with Lisciotti Development Corp. The motion carried with a unanimous vote 5 - 0.

BOARD APPOINTMENT – COMMUNITY SERVICES ADVISORY COUNCIL
Councilman La Vergne is the current representative. With his term ending, TCOG is seeking a new representative for the City of Bonham. Possible candidates were discussed. A motion was made by Burnett and seconded by Moore to table until next month. The motion carried with a unanimous vote 5 – 0.

RESOLUTION – BUDGET AMENDMENT
Sarah Osburn stated we have ARPA funds sitting in a separate fund and need to be spent by December 31, 2024. The Treasury Department issued a final rule that freed up any city that received $10 million or less that we could use the funds for the provision of general government services. Ms. Osburn stated she has cleared with the auditors that we can move those funds over to the Water Sewer Fund this year and use for the provision of general government services. That will wrap this up audit wise. It will create additional single audit reporting. This will create a surplus in this fund and Ms. Osburn will come back to Council with a budget amendment before the end of September to move those funds back so they are still available for future projects. This will help make sure we get them expended in time. We are planning on using the funds for the water tower which will take some time to get the planning and design completed. This will make reporting easier. A motion was made by Burnett and seconded by Evans to approve a Resolution amending the budget for Fiscal Year 2023-2024. The motion carried with a unanimous vote 5 – 0.

ADJOURNMENT
There was no further business to consider, and a motion to adjourn was made by Moore and was seconded by Evans. The motion carried with a unanimous vote, and the meeting adjourned at 6:26 p.m.