

MINUTES

REGULAR CITY COUNCIL MEETING

CITY OF CRANDALL, TEXAS

Court Chambers ~ Police & Municipal Court Building

104 East Trunk ~ Crandall, Texas 75114

Tuesday ~ January 20, 2026

At 6:30 p.m.

Mayor – David Lindsey

Mayor Pro Tem – Scott Rogers

Council Member – Tim Atkins

Council Member – Caleb Allen

Council Member – Kimberly Herrera

Council Member – Adam Holden

City Manager – David Sanchez

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF CRANDALL WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, JANUARY 20, 2026, AT 6:30 P.M. AT THE CITY OF CRANDALL COURT CHAMBERS LOCATED AT 104 EAST TRUNK ST., CRANDALL, TEXAS 75114.

REGULAR MEETING

1. **Open Meeting, Invocation, Pledge of Allegiance-**
Mayor Lindsey called the meeting to order at 6:30 pm and led the invocation, followed by the Pledge of Allegiance.
2. **Roll Call and Declaration of a Quorum and Call to Order-**
Mayor Lindsey conducted roll call. Councilmember Atkins was absent. Mayor Pro Tem Rogers was absent. All other Councilmembers were present, and a quorum was present.
3. **Citizens Wishing to Address City Council: Three (3) minutes per speaker is allowed on any item related to the City, including items listed on the agenda. Five (5) minutes will be allowed during a Public Hearing. Citizens may speak at the beginning of a meeting or at the time the item comes before Council in accordance with Texas Government Code Section 551.007. Comments will be allowed before considering each item on the agenda, provided that the City Secretary has received a speaker request form before the start of the meeting. No action may be taken by the city council during public comments-**
None.

4. **Announcements by the Mayor, City Council Members or Staff. At this time, reports about items of community interest on which no action will be taken may be given to the public per Chapter 551.0415 of the Government Code-**
None.

5. **Communications From Mayor and Council. Receive Councilmember requests for future agenda items, current and future items of community interest and other items of interest regarding the City of Crandall-**
Councilmember Herrera requested the Communications and Marketing Coordinator to implement a newsletter/email sign up for citizens to receive monthly news and upcoming events in Crandall.

6. **Updates & Discussion by the City Manager or staff-**

- **Provide an update on the remodeling of City Hall-**

The City Manager displayed pictures of the remodeling of City Hall and stated that the purpose is to allow space for growth. The City Manager stated that the cost of the remodel was \$15,623.

- **Introduce the Communications and Marketing Coordinator-**

The City Manager introduced Meleta Moore, Communications & Marketing Coordinator, to the Council. Ms. Moore introduced herself and provided the Council with updates on video and audio in the Court Chambers.

The City Manager stated that Ms. Moore will be creating a survey/application for those who are interested in the Public Safety Committee. The City Manager stated that the survey/application will be advertised February 2-13, 2026. The City Manager stated that staff will review and select 5-6 members to serve on the Committee.

- **Provide an update on the video and audio upgrade-**

The Communications and Marketing Coordinator provided the Council with updates on video and audio in the Court Chambers.

- **Provide an update on MUD #16 creation notice-**

The City Manager stated that a notice of a potential MUD district was placed in the Kaufman Herald and is researching this to confirm what entity is trying to create the MUD district. The City Manager stated that he believes it may be a solar panel farm and is outside of city limits. The City Manager stated that the city has 30 days to appeal.

The City Manager provided an update on the FY2025 audit. The City Manager stated that the auditors will be in City Hall February 2-4 to complete field work, the audit is expected to be completed in March, and auditors will present before council the 1st meeting in April.

- **Provide an update on the Investment Quarterly report-**
The City Manager gave an update on the quarterly investment report for the quarter ending September 30, 2025.

The City Manager provided an update on the Mowry Project to include bid opening on January 15, 2026 and stated that the lowest bid will be selected, and contract will be awarded by Council at the upcoming Council meeting in February.

- **Provide department updates on building permits and inspections-**
Jason Brooks, Code Enforcement Officer provided a quarterly update on Permits and Inspections, Commercial Development, Code Enforcement, communications and community outreach, and the Neighbors helping Neighbors program.

Councilmember Herrera and Mr. Brooks had discussion regarding how the Council can support Mr. Brooks department.

- **Provide an update on general police activity-**
The Chief of Police gave a presentation on a quarterly update on events attended, total hours of training completed, Patrol Division Statistics Summary, Criminal Investigation Statistics Summary, incidents, average response time, extra patrol/security checks, offenses, victims, and known offenders by offense category report for 2024 and 2025.

Councilmember Herrera and the Chief of Police discussed the Police Department training hours.

7. **Consent Agenda**

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

- A. **Consider and act on approval of City Council Minutes: 1/5/2026**
- B. **Consider and act on approval of the Lone Star Consulting Contract for grant writing and grant submissions-**
Councilmember Holden made a motion to approve. Councilmember Herrera seconded the motion. The motion was carried out with a unanimous vote of 3-0.

REGULAR AGENDA

8. **Updates by Crandall ISD regarding school district matters-**
Dr. Murry, with Crandall ISD, provided updates to include the fiscal year ending in September, Crandall ISD audit completion, the change in school start times, inclement weather measures and notifications, rescheduling of games this week, school safety meeting on January 22, 2026, construction bidding day on January 28, 2026, and groundbreaking in April for Danny Baker Elementary School. Dr. Murry announced the 125th celebration event on February 28, 2026, and the Very Important Pirate event on March 6, 2026.

Councilmember Holden made a motion to recess the regular City Council meeting at 7:13pm. Councilmember Allen seconded the motion. The motion was carried out with a unanimous vote of 3-0.

Councilmember Holden made a motion to reconvene to the regular City Council meeting at 7:38pm. Councilmember Allen seconded the motion. The motion was carried out with a unanimous vote of 3-0.
9. **Discussion and Possible Action on approval of Tax Increment Reinvestment Zone Number One FY2024-2025 Annual Report, and TIRZ #1 encompasses the River Ridge development-**
Councilmember Holden made a motion to approve. Councilmember Allen seconded the motion. The motion was carried out with a unanimous vote of 3-0.
10. **Discussion and Possible Action on approval of Tax Increment Reinvestment Zone Number Two FY2024-2025 Annual Report, and TIRZ #2 encompasses the Cartwright Ranch development-**
Councilmember Holden made a motion to approve. Councilmember Herrera seconded the motion. The motion was carried out with a unanimous vote of 3-0.
11. **Discussion and Possible Action on approval of Tax Increment Reinvestment Zone Number Three FY2024-2025 Annual Report, and TIRZ #3 encompasses the Eaglecrest development-**
Councilmember Herrera made a motion to approve. Councilmember Holden seconded the motion. The motion was carried out with a unanimous vote of 3-0.

12. **Discussion and Possible Action on approval of Tax Increment Reinvestment Zone Number Four FY2024-2025 Annual Report, and TIRZ #4 encompasses the Arbors at Eastland development-**
Councilmember Herrera made a motion to approve. Councilmember Holden seconded the motion. The motion was carried out with a unanimous vote of 3-0.
13. **Discussion and Possible Action on approval of Tax Increment Reinvestment Zone Number Five FY2024-2025 Annual Report, and TIRZ#5 encompasses the Cotton Ridge development-**
Councilmember Holden made a motion to approve. Councilmember Herrera seconded the motion. The motion was carried out with a unanimous vote of 3-0.
14. **Discussion and Possible Action on approval of Tax Increment Reinvestment Zone Number Six FY2024-2025 Annual Report-**
Councilmember Holden made a motion to approve. Councilmember Herrera seconded the motion. The motion was carried out with a unanimous vote of 3-0.
15. **Public Hearing: a request for approval of a Specific Use Permit for a proposed childcare facility to go into an existing building in the Highway Business zoning district for a property identified as being Kaufman CAD ID 16065; approximately 0.47 acres of land, situated in the D. Wilkerson Survey, Abstract No. 965.02, Kaufman County, Texas, generally located at 615 N. Main Street in the City of Crandall city limits, Kaufman County, Texas-**
Mayor Lindsey opened the public hearing at 7:41pm. No one came forward to speak. Mayor Lindsey closed the public hearing at 7:41pm.
16. **Discussion and Possible Action on a request for approval of a Specific Use Permit for a proposed childcare facility to go into an existing building in the Highway Business zoning district for a property identified as being Kaufman CAD ID 16065; approximately 0.47 acres of land, situated in the D. Wilkerson Survey, Abstract No. 965.02, Kaufman County, Texas, generally located at 615 N. Main Street in the City of Crandall city limits, Kaufman County, Texas-**
Karina Taylor with Harmony Playhouse LLC discussed her request for a Specific Use Permit.

Councilmember Holden made a motion to approve. Councilmember Herrera seconded the motion. The motion was carried out with a unanimous vote of 3-0.

17. **Public Hearing: a request for approval of a Specific Use Permit for a proposed 7-Eleven in the Highway Business Zoning district for a property identified as being Kaufman CAD ID 240668; approximately 1.682 acres of land, situated in the Samuel Gilliland Survey, Abstract No. 167, in the City of Crandall city limits, Kaufman County, Texas-**
Mayor Lindsey opened the public hearing at 7:44pm. No one came forward to speak. Mayor Lindsey closed the public hearing at 7:44pm.

18. **Discussion and Possible Action on a request for approval of a Specific Use Permit for a proposed 7-Eleven in the Highway Business Zoning district for a property identified as being Kaufman CAD ID 240668; approximately 1.682 acres of land, situated in the Samuel Gilliland Survey, Abstract No. 167, in the City of Crandall city limits, Kaufman County, Texas-**
Tim Donovan with Verdad Real Estate discussed this agenda item.

The Council discussed this agenda item.

Councilmember Holden made a motion to approve. Councilmember Allen seconded the motion. The motion was carried out with a unanimous vote of 3-0.

19. **Discussion and Possible Action on approving minimum requirement of 1 acre lots for new residential subdivisions as requested by Mayor Pro Tem Rogers-**
Mayor Lindsey requested that this agenda item is tabled to the next Council meeting because Mayor Pro Tem Rogers is not in attendance and this was his request.

The Council discussed this agenda item.

The City Manager discussed this agenda item and made a recommendation for the Council to give City Manager and City Attorney approval to move forward with researching and possibly drafting the minimum requirements of 1 acre lots for new residential subdivisions.

Councilmember Holden made a motion to allow the City Manager to research a possible update to the Unified Development Code on lot size. Councilmember Herrera seconded the motion. The motion was carried out with a unanimous vote of 3-0.

20. **Discussion and Possible Action on the Interlocal Agreement between Kaufman County Emergency Services District No. 7 and the City of Crandall for the allocation of sales tax revenue-**

The City Manager discussed highlights and proposals from Emergency Services District No. 7 regarding the Interlocal Agreement for allocation of sales tax.

The Council discussed this agenda item.

Councilmember Holden made a motion authorizing the City Attorney and City Manager to redline the Interlocal Agreement and bring it back to the Council for review and counter to the ESD. Councilmember Allen seconded the motion. The motion was carried out with a vote of 3-0.

21. **Executive Session:**
The City Council will hold executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

Executive Session: Texas Government Code Section 551.087, Deliberation Regarding Economic Development (Tax Increment Reinvestment Zone Six and Project Grand Slam).

Executive Session: Texas Government Code Section 551.074, discuss the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee (City Manager)-

Councilmember Holden made a motion to adjourn into executive session at 8:07 pm. Councilmember Herrera seconded the motion. The motion was carried out with a unanimous vote of 3-0.

22. **OPEN SESSION: The City Council will now adjourn Executive Session, reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session-**

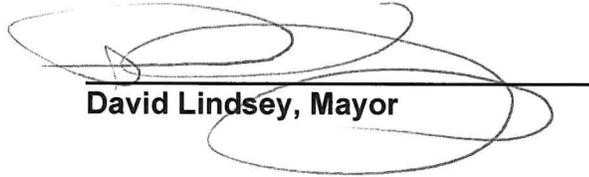
Councilmember Holden made a motion to adjourn from executive session at 8:43 pm. Councilmember Herrera seconded the motion. The motion was carried out with a unanimous vote of 3-0.

Councilmember Holden made a motion to allow the City Manager and the Mayor on behalf of the Council to negotiate the agreement with the ESD and redline the agreement prior to the next council meeting. Councilmember Herrera seconded the motion. The motion was carried out with a unanimous vote of 3-0.

23.

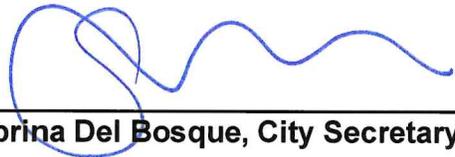
Adjourn-

Councilmember Holden made a motion to adjourn at 8:44 p.m. Councilmember Herrera seconded the motion. The motion was carried out with a unanimous vote of 3-0.



David Lindsey, Mayor

Attest:



Sabrina Del Bosque, City Secretary

