

July 15, 2025

A regular meeting of the City Council was held at City Hall, 110 S Ash, on Tuesday, July 15, 2025, at 6:30 p.m., with Mayor Kerry Symons presiding.

COUNCIL MEMBERS PRESENT: Mayor Kerry Symons, Councilmembers Greg Good, J Aston, Brad Kile, Brady Burdick, Brad Herring

COUNCIL MEMBERS ABSENT: None

OTHERS PRESENT: Comiskey, Fowler, Blasingame, Knapp, Colby Waters, Chief Gonzalez, Sam Gonzalez, Mary Dudley, Nick Yara, Darren Chisum, Jose Salizar, Matt Devers, Rachel Knapp, Jerry Kirk, and Lt. Richard Shallis

COUNCIL ITEMS: None

SUPPLEMENTAL ITEMS: None

PUBLIC COMMENTS: None

CONDUCT PUBLIC HEARING ON PROPOSED BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025: Mayor Symons opened the public hearing at 6:32 p.m. No comments were made. Mayor Symons closed the public hearing at 6:32 p.m.

PUBLIC HEARING CONSIDERING APPEAL TO ORDINANCE #1055-20, LIMITING RESIDENCY OF A REGISTERED SEX OFFENDER IN A CHILD SAFETY ZONE: Mayor Symons opened the public hearing at 6:33 p.m. Jerry Kirk addressed council and asked for their consideration regarding his appeal to Ordinance #1055-20. Mayor Symons closed the public hearing at 6:34 p.m.

CONSIDER APPROVING MINUTES OF THE PREVIOUS MEETINGS:

COUNCILMAN BRAD KILE MADE A MOTION TO APPROVE THE MINUTES OF JUNE 3, 2025, SECONDED BY COUNCILMAN BRAD HERRING. ALL VOTED AYE, MOTION CARRIED.

COUNCILMAN BRAD KILE MADE A MOTION TO APPROVE THE MINUTES OF JUNE 17, 2025, SECONDED BY COUNCILMAN J ASTON. ALL VOTED AYE, MOTION CARRIED.

CONSIDER PAYING BILLS OF THE PREVIOUS MONTH: Blasingame informed council that bills were sent on July 9, 2025. There were no construction estimates at this time.

PRESENTATION OF COMMUNITY DEVELOPMENT CORPORATION SEMI ANNUAL REPORT: Waters presented the Community Development Corporation Semi-Annual Report for the period ending March 31, 2025. No action required.

CONSIDER AND TAKE ACTION REGARDING AN APPEAL TO ORDINANCE #1055-20, LIMITING RESIDENCY OF A REGISTERED SEX OFFENDER IN A CHILD SAFETY ZONE: COUNCILMAN BRADY BURDICK MADE A MOTION TO DENY THE SUBMITTED APPEAL TO ORDINANCE #1055-20, LIMITING RESIDENCY OF A REGISTERED SEX OFFENDER IN A CHILD SAFETY ZONE, SECONDED BY COUNCILMAN GREG GOOD. ALL VOTED AYE, MOTION CARRIED.

CONSIDER ADOPTING ORDINANCE #024-25, AMENDING CHAPTER 6, ARTICLE III, BUILDING CODE, OF THE CODE OF ORDINANCES OF THE CITY OF PERRYTON, AMENDING CERTAIN SECTIONS TO THE CODE OF ORDINANCES: Knapp presented Ordinance #024-25 and asked council to consider amending Chapter 6, Article III, Building Code, of the Code of Ordinances of the City of Perryton, amending certain sections to the Code of Ordinances. Nick Yara addressed council and thanked them for their consideration in amending Chapter 6, Article III, Building Code, of the Code of Ordinances of the City of Perryton stating that it would be easier for small businesses. **COUNCILMAN BRAD HERRING MADE A MOTION TO ADOPT ORDINANCE #024-25, AMENDING CHAPTER 6, ARTICLE III, BUILDING CODE OF THE CODE OF ORDINANCES OF THE CITY OF PERRYTON, AMENDING CERTAIN SECTIONS TO THE CODE OF ORDINANCES, SECONDED BY COUNCILMAN BRAD KILE. COUNCILMEN HERRING, BURK, KILE, AND ASTON VOTED AYE, COUNCILMAN GOOD VOTED NAY, MOTION CARRIED.**

ORDINANCE #024-25

AN ORDINANCE AMENDING CHAPTER 6, ARTICLE III, BUILDING CODE, OF THE CODE OF ORDINANCES OF THE CITY OF PERRYTON; AMENDING CERTAIN SECTIONS TO THE CODE OF ORDINANCES;

WHEREAS, it is the desire of the City Council of the City of Perryton to be in compliance with State Law; and

WHEREAS, it is the desire of the City Council to protect the health, welfare, and safety of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERRYTON, TEXAS THAT THE FOLLOWING SECTIONS OF CHAPTER 6 SHALL BE AMENDED AS FOLLOWS:

Article III. Building Code and Fire Code

Section 6-3.1 City Building Code

a) 107.1.1 Submittal documents. The following documents, prepared by an Engineer/Architect licensed in the state of Texas shall be required of all new commercial buildings.

9) Exemptions: Items 3, 4, and 5 shall not be required if the following conditions apply: single story, non-residential, under 5,000 SF, and/or non tax-payer funded

i. Determination of this exemption shall be up to the building official

ii. Permit applicants may appeal a denial by the building official to the City Council

Section 6-3.2 Fire Code

The 2021 International Fire Code, together with existing amendments and amendments made hereinafter, are incorporated by reference and is adopted as though it were copied herein fully.

Article II. Fire Code and Limits is repealed in its entirety and replaced with the following:

Article II. Perryton Downtown Area

Section 6-2.1 Downtown Area Limits

The following lot, block, additions are declared to be the Downtown Area of Perryton:

- a) Original Town: All of lots 3, 4, 8, 9, 15, 16, 23, 24, 31, 32, 39, 41, & 40 (as currently platted)
- b) First Addition: All of lots 48, 49, 56, 57, 64, & 65
- c) Outlot 18 Subdivision
- d) Klapp Addition: Lots 14-26
- e) Outlot 19
- f) Southpark Addition: Lots 1-6 Block 1 and Lots 1-6 Block 2
- g) Stark First Addition: Lots 7-12 Block 1
- h) Stark Second Addition: Lots 7-12 Block 6
- i) Mallet Addition: Lots 1-6 Block 2
- j) Mallet Addition: Lots 1-8 Block 3 (also known as Subdivision Number One of the Rhodes Addition)

The area generally being defined as the east side of Amherst Street to the west side of Ash Street from Brillhart Ave to 6th Ave and then the east and west sides of Main Street from 6th Ave to 15th Ave.

Section 6-2.2 Downtown Area Cosmetic Requirements

- a) Definitions
 1. Exterior Face: All vertical faces of a building that are viewable from Public Right of Way
 2. Awning: A nonstructural construct that projects from the face of a building, typically over the top of an entrance
 3. Distinct Building: A structure wholly owned by one entity
- b) All exterior faces of buildings constructed within the Downtown area shall be comprised of the following materials:
 1. Brick
 2. Concrete Masonry Unit (Block)
 3. Stucco
 4. Stone
 5. Concrete
 6. Or as approved by the City Council
- c) Premanufactured buildings shall not be allowed within the Downtown Area. This includes, but is not limited to:
 1. Premanufactured commercial or residential buildings that are prefabricated, built in a factory on a permanently attached chassis before being transported to site
 2. Temporary housing for contractors' offices during construction projects is exempt from this item
 3. It shall be at the discretion of the Building Official to determine if a building classifies as premanufactured. This determination may be appealed to the City Council.
- d) Awnings
 1. This section shall apply to any constructed awning that projects over Public Right of Way
 2. There shall be a minimum of 10 feet of clear space measured from the walking surface vertically where an awning may not be constructed
 3. Awnings shall not require a stamped drawing from an engineer when the structure projects 6 feet or less
 4. Awnings shall be constructed utilizing a metal frame
 5. A building permit will be required for Awnings constructed in the Downtown Zone
- e) Parapets
 1. Parapets shall be required to extend a minimum of 18" above the roof between distinct buildings and along Right of Way Frontages excluding alleyways
 2. Parapets must be constructed of the same required materials defined in Section B
- f) Fencing
 1. Maximum height: 8 feet
 2. Material: Wood or chain-link

The following is added to Section 6-12.5 Enforcement:

- f) A contractor that is issued 3 or more citations for work without a permit in a rolling 12-month period shall not be allowed to permit structures until 6 months have passed without the issuance of a citation.

PASSED AND APPROVED this the 15th day of July, 2025

ATTEST:

/s/ Kerry Symons

Kerry Symons, Mayor

/s/ Kim Fowler

Kim Fowler, City Secretary

CONSIDER PASSING RESOLUTION #028-25, AMENDING THE CITY FINANCIAL POLICY REGARDING THE MANAGEMENT OF ENTERPRISE FUNDS: Blasingame and Comiskey presented Resolution #028-25, Amending the City Financial Policy regarding the management of the Enterprise Funds. **COUNCILMAN GREG GOOD MADE A MOTION TO PASS RESOLUTION #028-25, AMENDING THE CITY FINANCIAL POLICY REGARDING THE MANAGEMENT OF ENTERPRISE FUNDS, SECONDED BY COUNCILMAN J ASTON. ALL VOTED AYE, MOTION CARRIED.**

RESOLUTION #028-25

WHEREAS, the City of Perryton has a financial policy to guide city officials and staff during the course of day-to-day operations; and
WHEREAS, the City of Perryton staff are committed to sound financial planning and direction relating to the management of city operations; and
WHEREAS, the city has enterprise operations for providing gas, water, sewer, and waste management services; and
WHEREAS, utilities operating inside the city pay franchise fees for use of city right-of-ways, contribute property taxes on property owned inside the city limits, and charge rates to citizens with returns on investment of stock holders factored into the service charges; and
WHEREAS, the city should structure its own utilities after this same model; and
WHEREAS, the city currently charges a 7% franchise fee on waste management fees.

THEREFORE, it is recommended that the city shall amend the city financial policy regarding the management of Enterprise Funds to establish a 4% franchise fee on each of its utilities including sanitation fees, reducing the current sanitation fee from 7%; and establish a payment-in-lieu of taxes to the general fund equivalent to the value of enterprise fund capital assets multiplied by the current city property tax rate; and include a return on investment or ROI factor of 5% to the general fund increasing by one percent per year through tax year 2030-31.

PASSED AND APPROVED this the 15th day of July, 2025

/s/Kerry Symons

ATTEST:

Kerry Symons, Mayor

/s/ Kim Fowler

Kim Fowler, City Secretary

CONSIDER DESIGNATION OF FINANCIAL INSTITUTION AS THE DEPOSITORY BANK FOR CITY FUND INVESTMENT AND BANKING: Blasingame informed council that notice was posted in the local newspaper on June 16, 2025 and bids were opened at 10:00 a.m. on Friday, July 11, 2025. Depository bid packets were delivered to all four (4) banks on June 20, 2025. Bids were received from First Bank Southwest and Interstate Bank for the designated bank depository which expires September 30, 2025. **COUNCILMAN GREG GOOD MADE A MOTION TO AWARD BANK DEPOSITORY BID TO FIRST BANK SOUTHWEST, SECONDED BY COUNCILMAN BURDICK. ALL VOTED AYE, MOTION CARRIED.**

CONTINUE DISCUSSION AND REVIEW OF THE PROPOSED FY 2025-2026 BUDGET:

A) HOTEL-MOTEL TAX ALLOCATIONS: Blasingame informed council that Hotel/Motel applications were made available on May 13, 2025 and fifteen (15) applications were received by 5:00 p.m. on June 20, 2025. This is a non-action item.

B) GENERAL OVERVIEW: Waters informed council of the Community Development Corporations current budget. This is a non-action item.

REVIEW FINANCIAL REPORTS FOR THE PREVIOUS MONTH: Blasingame presented the financial reports for the month ending June 30, 2025.

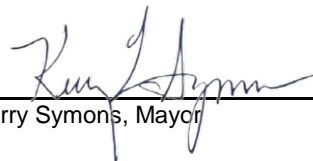
REVIEW GAS OPERATIONS REPORTS FOR THE PREVIOUS MONTH: Knapp informed council that the gas amounts are off possibly due to an accounting error and he has contacted West Texas Gas to resolve the issue. Knapp also stated that all water samples were good for the month of May.

NOTICE FOR CHANGE OF LOCATION FOR THE AUGUST 5, 2025 CITY COUNCIL MEETING FROM 110 S. ASH TO FRANK

PHILLIPS COLLEGE – ALLEN CAMPUS, 2314 S. JEFFERSON, PERRYTON, TEXAS: Knapp informed council that due to an oversight, notices for substandard structures and public nuisances were printed in the newspaper and mailed with the incorrect meeting location.

EXECUTIVE SESSION – PERSONNEL (AUTH. TX GOV. CODE SEC. 551.074): Mayor Symons asked for a motion to go into Executive Session to discuss Personnel at 7:15 p.m. **COUNCILMAN GREG GOOD MADE A MOTION TO GO INTO EXECUTIVE SESSION, SECONDED BY COUNCILMAN J ASTON.** The Executive Session was closed at 7:45 p.m. No action taken.

THERE BEING NO FURTHER BUSINESS, COUNCILMAN J ASTON MADE A MOTION TO ADJOURN AT 7:45 P.M., SECONDED BY COUNCILMAN GREG GOOD. ALL VOTED AYE, MOTION CARRIED.


Kerry Symons, Mayor

ATTEST:



Kim Fowler, City Secretary