AGENDA FOR
REGULAR TOWN COUNCIL MEETING
And
BOARD OF ADJUSTMENTS MEETING
MONDAY, NOVEMBER 10, 2025

NOTICE IS HEREBY GIVEN that the Town of St. Paul Council and Board of Adjustments will hold a meeting on Monday, November 10, 2025, in the Town Hall Council Room, located at 2505 Butscher's Block, St. Paul, Texas, beginning at 7:00 p.m. The purpose of the meeting is to consider and act upon the following:

ORDER OF BUSINESS:

1. **CALL TO ORDER OF THE TOWN COUNCIL MEETING AND ROLL CALL:**

2. **PLEDGE OF ALLEGIANCE:**

3. **ANNOUNCEMENTS:**

4. **PUBLIC COMMENTS (for Non-Public Hearing Items):**
   At this time, individuals are invited to address the Council regarding any item on the meeting agenda or on matters not listed on the agenda. Each speaker will be allotted up to three (3) minutes. To ensure all speakers have an opportunity to be heard and to maintain meeting efficiency, the Mayor may adjust the speaking time as needed, uniformly reducing the time for all speakers if necessary.

5. **CONSENT AGENDA:**
   The Consent Agenda will be considered for approval through a single motion and includes routine items that are typically non-controversial in nature. Any item on the Consent Agenda may be removed for separate discussion at the request of a Council Member, the Town Administrator, or any member of the public.

   5.1 Review of the September 2025 monthly financial report.

   5.2 Consider approval of the minutes from the Regular Council meeting held on October 13, 2025.

   5.3 Consider approval of WOPAC Estimate 2932 for additional work associated with Estimate 2921.

6. **REGULAR AGENDA:**

6.1 Discussion and possible action regarding a proposal from KSA to provide professional engineering services in the role of Program Manager for Town owned roadways and drainage facilities.

6.2 Discussion and possible action regarding the St. Paul Yardley final plat.

6.3 Discussion and possible action regarding a KSA proposal for service related to observing the construction of the Yardley development.

6.4 Discussion and possible action on Ordinance No. 292-25-11-10, approving the 2025 Tax Roll certified by the Chief Appraiser.

6.5 Discussion and possible action on Ordinance No. 291-25-10-13, amending the budget for FY 25/26.

6.6 Discussion and possible action to amend Town Ordinance 1.03.032 to ensure compliance with House Bill 1522 regarding the required posting timeline for meeting agendas; to consider extending the same posting timeline requirements to the Planning and Zoning Commission; and to discuss establishing a policy change requiring the posting and distribution of complete agenda packets online and to the Mayor, Council, and public by the close of business on the Friday prior to the scheduled meeting. **(Kent Swaner)**

6.7 Discussion and possible action regarding personnel pay changes. **(Kent Swaner)**

7. **EXECUTIVE SESSION:**

As authorized by Chapter 551, Subchapter D of the Texas Government Code, the Regular meeting will be convened into Closed Executive under the following exceptions:

A. **Tex. Gov't Code Section 551.071** Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code. Zoning, various land use matters, and the Town's official boundary map and ordinance relating to Town boundaries and related matters; other Town ordinances.

B. **Tex. Gov't Code Section 551.074 Discuss or Deliberate Personnel Matters** Mayor.

8. **ENTER INTO OPEN SESSION:**

8.1 Discussion and/or action on items from executive session including potential action on boundary ordinance.

9. **ADJOURNMENT:**

The Regular Council meeting will be adjourned.

ZONING BOARD OF ADJUSTMENT MEETING:

1. **CALL TO ORDER THE ZONING BOARD OF ADJUSTMENT MEETING AND ROLL CALL:**

2. **MINUTES:**
   2.1 Discussion and possible action regarding the minutes 10.14.25.

3. **PUBLIC HEARING:**
   3.1 Conduct a public hearing and consider a variance submitted by Ian Shelton, business owner of Groovy Vides. The property, located at 2744 FM 1378, Suite 3, is owned by Country Club Storage. Mr. Shelton is requesting approval to install a temporary illuminated sign for his business.

4. **REGULAR AGENDA:**
   4.1 Discussion and possible action regarding, a variance request from Article 3.05, Section 3.05.004 (2) (Class 2 - Temporary signs) of the Town's Zoning Ordinance, which prohibits temporary illuminated signs per the request of Mr. Ian Shelton owner of the Groovy Vibes business.

NOTES:

1. Persons with disabilities who plan to attend this meeting and may need assistance should contact the Town Secretary at 972-442-7212 at least two working days prior to the meeting so that appropriate arrangements can be made.

2. Agendas are posted according to law, at least three business days before the scheduled date of the meeting, on the Town's message board located at the entrance of Town Hall, 2505 Butscher's Block, St Paul, TX 75098.

CERTIFICATION: This is to certify that the above agenda was posted on the message board of the St. Paul Town Hall by 7:00 pm, NOVEMBER 4, 2025.

Scott L. Albert

Scott L. Albert, Town Administrator