Minutes of Regular Meeting held April 8, 2013

Regular meeting with the following present: Mayor Mark Bowen; Aldermen Jerry Stone, Sam Cortez, Ruble Farmer, Ward Sanders, Kevin Keith; City Secretary Josie Campa; Director of Public Works James McGrath; Police Chief Richard Priest; Fire Marshal Matt Dear; City Attorney Tom Cate; Code Compliance Officer Skip Traeger; Library Director Cassandra Cortez.

Visitors: Christi Vaughn, Chuck Bayne, Ernie Kroeger, Brett Pitts, Dan Pitts, Sandy Fuchs, Cheryl Vaughan, Jim Becker, Eddie Swinney, Sam Parks, Barrett House, Larry Sanders, Mike Wiater, Scott Dye, Bryan Mask.

APPROVE MINUTES AND APPROVE PAYMENT OF BILLS
Alderman Farmer made the motion that Council approve the minutes of the public hearing and regular meeting held March 11th and payment of the bills, as presented. Seconded by Alderman Cortez. Passed unanimously.

CONSIDER REQUEST FOR VARIANCE ON ORDINANCE REGULATING SIZE OF ACCESSORY BUILDINGS-CHERYL VAUGHAN
Cheryl Vaughan told Council that they are wanting to add another 750 square feet to the existing accessory building in their back yard. City Secretary Josie Campa told Council about the ordinance that says accessory buildings cannot be but 50% of the main house’s square footage and that Mrs. Vaughan was needing a variance. Alderman Farmer made the motion that Council grant this request to allow the Vaughan’s to add on to their accessory building. Seconded by Alderman Stone. VOTE: FOR, Aldermen Farmer, Stone, Cortez and Keith. Alderman Sanders abstained. Motion carried.

CONSIDER 4TH OF JULY PARADE-CHRISTI VAUGHN
Christi Vaughn asked Council for permission to close off streets again this year for a July 4th parade. After discussion, Alderman Stone made the motion that Council grant the parade request for July 4th for the same streets as last year. Seconded by Alderman Farmer. Passed unanimously.

A. CONSIDER APPROVAL OF PRELIMINARY PLAT FROM DYE ENTERPRISES
AKA DOLLAR GENERAL FOR OVERLAND LYTLE SUBDIVISION
B. CONSIDER REQUEST FROM DYE ENTERPRISES FOR VARIANCE ON NUMBER OF PARKING SPACES REQUIRED FOR NEW BUSINESS
Scott Dye, engineer for Dollar General, talked to Council about their plans and what is required by the city’s ordinances in the way of parking spaces. Mr. Dye said their original request was to cut eleven (11) parking spaces, but he was amending the request to cut thirteen (13) spaces for a total of thirty-two (32), instead of the required forty-five (45) spaces. Mr. Dye went on to show Council a copy of a proposed plat. City Attorney Tom Cate told Council that he had a problem with the plat not having the signature blocks, and recommended to act on the first request and deny the proposed plat. Alderman Stone made the motion that Council approve the request for thirty-two (32) parking spaces and deny the plat until the final plat is approved by the engineer. Seconded by Alderman Keith. Passed unanimously.
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CONSIDER ADOPTING ORDINANCE APPROVING ZONING CHANGE FOR LYTLLE NURSING HOME
Alderman Cortez made the motion that Council adopt Ordinance No. 364 approving the zoning change for Lytle Nursing Home. Seconded by Alderman Sanders. Passed unanimously.

CONSIDER ADOPTING PROCLAMATION AUTHORIZING APRIL AS FAIR HOUSING MONTH AND AUTHORIZING THE MAYOR TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO APRIL AS FAIR HOUSING MONTH
Alderman Stone made the motion that Council adopt the Proclamation for Fair Housing Month. Seconded by Alderman Keith. Passed unanimously.

CONSIDER DESIGN DEVELOPMENT DOCUMENTS FOR THE GIDLEY PROPERTY REVITALIZATION-BRYAN MASK
Bryan Mask showed Council a set of drawings for the revitalizing of Main Street, and reviewed them in detail. Mr. Mask told Council he would break these plans into smaller projects and he hopes to have documents ready in a couple of weeks. Mr. Mask told Council he would be presenting the plan at the Chamber of Commerce meeting, and then probably have a public meeting some time in May.

CONSIDER HIRING PUBLIC WORKS EMPLOYEE(S)
Public Works Director James McGrath recommended to Council that Bill Dixon be allowed to transfer from Animal Control back to the Public Works Department and that Carl Kennedy be hired to fill the other vacancy in the Public Works Department. Alderman Cortez made the motion that Council hire Bill Dixon and Carl Kennedy as per the Director's recommendation. Seconded by Alderman Stone. Passed unanimously.

Council took a short break at 7:15 p.m. and reconvened at 7:29 p.m.

CONSIDER EMPLOYMENT STATUS OF SANTIAGO MORANTEZ
Police Chief Richard Priest asked Council to appoint Santiago Morantez as the Animal Control Officer now that Bill Dixon was transferred to the Public Works department. The Chief asked that Mr. Morantez salary be at $12.50 an hour and a raise be given after he successfully completes probation. Alderman Keith made the motion that Council approve the Chief's recommendation. Seconded by Alderman Cortez. Alderman Sanders requested Council go into closed session on this item. Mayor Bowen announced at 7:33 p.m. that Council would go into closed session as allowed by Chapter 551.074 Subchapter D of the Government Code. The Mayor reopened the meeting at 7:43 p.m. and said Council had discussed the Animal Control Officer. Vote on motion made prior to closed session was passed unanimously.
CONSIDER ADVERTISING FOR PART-TIME ANIMAL CONTROL OFFICER
Police Chief Richard Priest requested the city advertise for the vacant position of Assistant Animal Control Officer. After a lengthy discussion on this item and the possibility of changes being made Alderman Keith made the motion that Council allow the Chief to advertise for the Assistant Animal Control Officer position. Seconded by Alderman Cortez. Passed unanimously.

CONSIDER REQUEST TO TxDOT FOR CONVEYING LAND BY CAR WASH TO CITY IN EXCHANGE FOR CITY MAINTAINING PROPERTY
City Secretary Josie Campa told Council about the situation with the surplus TxDOT land by the car wash and asked Council to consider allowing the Mayor to write a letter to TxDOT asking them to convey this land to the city in exchange for maintenance of said property. Alderman Sanders made the motion that Council authorize Mayor Bowen to write a letter to TxDOT saying if they convey the property next to the car wash to the city, the city will maintain it. Seconded by Alderman Farmer. Passed unanimously.

CONSIDER WATER RATES DURING CRITICAL PERIOD AND OFFERING INCENTIVES TO LARGE USERS FOR DRILLING SHALLOW WATER WELLS
City Secretary Josie Campa told Council that no action was needed on this item and said it could be put off until next month.

UPDATE ON PLANS AND GOALS
Alderman Sanders suggested that a study be done on water from well #3. Council agreed to place this on the next agenda.

Alderman Sanders told Council that a tree will be planted on Arbor Day where the walking trail will be located and that the Mayor and Alderman Cortez will be laying out where the trail will be.

Alderman Sanders told Council a city-wide yard sale will be held on April 27th.

City Secretary Josie Campa asked Council if a special meeting could be held on April 29th to consider the bids on the police facility and discuss the proposed plans and goals. Council agreed.

LIBRARY DIRECTOR’S REPORT
Library Director Cassandra Cortez reviewed her written report with Council.

CODE COMPLIANCE OFFICER’S REPORT
Code Compliance Officer Skip Traeger told Council it had been a quiet month and he is now talking to water users about conserving and that six (6) letters concerning over grown lots had been sent.
PUBLIC WORKS DIRECTOR'S REPORT
Public Works Director James McGrath reported the following to Council:

1 - 151 work orders were completed last month;
2 - 3 new water meters were installed;
3 - 1 water meter was changed out;
4 - 3 angle stops were replaced;
5 - 2 leaks on customer’s side were found;
6 - Benton City Water’s flush valve was leaking and appeared to be a city leak;
7 - 2 sewer stoppages were unclogged;
8 - new gas line needs to be air tested and then should be complete; and
9 - cleaning up city yard for the new P.D. facility.

POLICE CHIEF'S REPORT
Police Chief Richard Priest reviewed his written report with Council.

CITY SECRETARY’S REPORT
City Secretary Josie Campa reviewed her written report with Council.

MAYOR’S REPORT
Mayor Bowen told Council that Dollar General will be building a new store across the street.

The Mayor told Council there was a good turn-out for the Trash-Off on Saturday and that the Scouts, both boys and girls had helped.

The Mayor thanked the VFW for fixing breakfast tacos for the Trash-off participants.

Meeting adjourned at 8:25 p.m.