



June 13, 2023

7:00 PM

Council Chambers

ATTENDEES: Mayor L. Kelly Jones
Council Member Phillip Poole
Council Member Brian Libbey
Council Member Michael Dingman
Council Member Robert Fitzgerald
Council Member Halden Griffith
City Administrator/Sec Brandy Barrett
Police Chief Kevin Reaves
City Attorney Will Pruitt

ABSENT:

CALL TO ORDER by Mayor Jones at 7:01 PM

INVOCATION was given by Councilman Libbey.

PLEDGE OF ALLEGIANCE was led by Mayor Jones.

REGULAR SESSION:

1. MOTION to approve the agenda.

- MADE BY: Halden Griffith. SECOND: Phillip Poole.
Motion passed by a vote of 5 Ayes and 0 Nays.

2. Approval of the Consent Agenda:

All matters listed as Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

a) Approval of the Minutes:

- Council Meeting – May 9, 2023

b) Approval of the Financial Reports:

- TexPool Report
TexStar Report
A/P Disbursements

Table with 10 columns: BALANCES May 2023, GENERAL, WATER, CAPITAL PROJECTS, CRIME CONTROL, DEBT SERVICE, WRA, HCGC, STREET, GAS ROYALTIES. Rows include Revenue, Disbursement, Cash on Hand, TexPool, and TexStar.

* Month end postings/JEs and bank reconciliation pending.

MOTION to approve the Consent Agenda.

- **MADE BY:** Halden Griffith. **SECOND:** Michael Dingman.
- **Motion passed** by a vote of 5 Ayes and 0 Nays.

3. Staff Updates:

- A. Kevin Reaves, Chief of Police
- B. Cody Cooke-Morse, Public Works Director
- C. Brandy Barrett, Hawk Creek Golf Report
- D. Brandy Barrett, City Administrator

4. Mayor's Report (*A recap of the mayors previous 30 days in office.*)

5. Committee Updates (*A recap of the meetings held in the previous 30 days.*)

- Councilman Libbey provided a recap of the CCPD/Public Safety meeting.
- Councilman Dingman provided a recap of the WRA Board meeting.

6. Public Information/Announcements:

A. Announcements and Proclamations

- City offices will be closed on July 4th in observance of Independence Day.

B. Meetings

- CCPD/Public Safety July 6th at 6pm
- Tentative P&Z meeting, July 6th at 6pm
- Golf and Parks Committee, July 6th at 7pm
- WRA Board meeting, July 11th at 6pm
- Regular Council meeting, July 11th at 7pm

C. Citizen Comments

There were no comments.

7. Public Hearings, Briefings and Action Items:

- A. Mayor Jones opened the public hearing at 7:19, to receive citizen comment and input on the proposal to add a second pickleball court in Melva Campbell Park, at an estimated cost of \$27,000.

Ms. Barrett provided an overview of the project and cost breakdown.

No comments were made in person but comments were read into the record from:

- Callie & Lee Anderson, 5833 Tracyne Dr – in favor
- Graciela Barajas, 5605 Twin Ln – in favor
- Nyles Nielsen, 5711 Randolph Ct – in favor
- Barbara Chavez, 5713 Aton – in favor
- Chris & Sonny Measley, 5813 Pollard – in favor
- Sharon Kressler, 821 Dunham Close – in favor
- Stacey & Randy Fetters, 120 Koldin Ln – in favor
- Kristina Smith, 5603 Watters Place – in favor
- Ashley Tomlinson, 5716 S Wells Circle – in favor
- Randy Kressler, 821 Dunham Close – in favor
- Susan & Mike Coleman, 114 Monterra Circle – in favor
- Barbara Deakins, 5848 Trigg Dr – in favor
- Jason & Carrie Kruppa, 6648 Fairway Dr – in favor

Mayor Jones closed the public hearing at 7:25.

B. Mayor Jones

Discuss and take action to authorize up to \$27,000 of reserve funds to add a second pickleball court in Melva Campbell Park.

MOTION to approve up to \$30,000 of reserve funds to add a second pickleball court in Melva Campbell Park.

- **MADE BY:** Michael Dingman. **SECOND:** Robert Fitzgerald.

Discussion included adding signage in the park about how to reserve the court, adding more benches, consider allowing citizens to play for free and adjusting reservation times to 30-minute increments.

- **Motion passed** by a vote of 3 Ayes and 2 Nays (Poole, Griffith)

Councilman Griffith wanted it noted on the record that he was in favor of adding the second pickleball court, but he voted against it because he did not like the way it was scheduled.

Council Poole wanted it noted that he voted against because he believes the problem can be solved by testing reservation options and the need to use the funds for other issues.

EXECUTIVE SESSION:

Mayor Jones called for a closed Executive Session at 7:46pm to deliberate the following items:

A. Deliberation of personnel matters pursuant to Texas Government Code Section 551.074

- Discuss board, committee, and commission appointments.

Mayor Jones closed the Executive Session at 8:33pm and reconvened in Regular Session.

Mayor Jones announced he had formed an ad hoc committee to draft an ethics ordinance, governing the actions of both elected and appointed officials. The ad hoc committee will be chaired by Councilman Fitzgerald, with members Lance Rahn, Barbara Deakins and Judge Russel Nelms.

C. Mayor Jones

Discuss and take action to **appoint the Mayor Pro tem.** *(This is an annual action following the election.)*

MOTION to appoint Phillip Poole as the Mayor Pro tem.

- **MADE BY:** Halden Griffith. **SECOND:** none.

Motion died due to lack of second.

MOTION to appoint Michael Dingman as the Mayor Pro tem.

MADE BY: Brian Libbey. **SECOND:** Robert Fitzgerald.

- **Motion passed** by a vote of 4 Ayes and 1 Nays (Griffith)

D. Mayor Jones

Discuss and take action to appoint committee members to Planning & Zoning Commission, Long Range Planning Advisory Board, and Golf & Parks Committee. *(The council makes appointments annually to fill one- and two-year terms ending in May.)*

MOTION to reappoint all committee members to their current positions (Planning and Zoning Commission: Margaret Worthington, Darla Thornton, Nyles Nielsen, & Dani Briones; Long Range Planning Advisory Board: Phillip Poole, Michael Dingman, & Becky Renfro Borbolla; Golf and Parks Advisory Board: Halden Griffith, Imran Kahn, Matt Norris, &

Adam Pendleton; to terms expiring in May 2025 and appoint Justin Harnick to the vacant position on the CCPD Board to complete the term expiring in September 2024.

MADE BY: Brian Libbey. **SECOND:** Phillip Poole.

- **Motion passed** by a vote of 5 Ayes and 0 Nays

E. Mayor Jones

Discuss and take action on Ordinance 498 adding Article 3.09 Registration of Short-term Rentals and Long-term Rentals and Article 3.10 Vacant Buildings: regulating the annual registration, occupancy inspections and contact information on all short- and long-term residential rental properties and vacant residential and commercial buildings within the city limits. *(This is the fourth review of this topic, in response to citizen concerns about on-going issues at rental and vacant properties.)*

MOTION to approve Ordinance 498 modified to remove the fee for Long-term rental registrations and set the fee for all Short-term rentals at \$150.

- **MADE BY:** Michael Dingman. **SECOND:** none.

Motion died due to lack of second.

A lengthy discussion took place regarding the fees and need for Long-term registrations.

MOTION to approve Ordinance 498 modified to remove the fees for Long-term rental registrations and set the fee for all Short-term rentals at \$150 per property.

- **MADE BY:** Phillip Poole. **SECOND:** Halden Griffith.

Motion passed by a vote of 4 Ayes and 1 Nays (Fitzgerald)

F. Mayor Jones

Discuss and take action on Ordinance 499 amending section 3.05.002 and 3.05.003 regarding Certificate of Occupancy and Inspections. *(This amendment is needed to update Certificate of Occupancy requirements to be in line with Ordinance 498. If Ordinance 498 is not approved this action will not be needed.)*

MOTION to approve Ordinance 499 amending section 3.05.002 and 3.05.003 regarding Certificate of Occupancy and Inspections.

- **MADE BY:** Michael Dingman. **SECOND:** Robert Fitzgerald.

Motion passed by a vote of 5 Ayes and 0 Nays

G. Mayor Jones

Review and discuss the preliminary CCPD, WRA and Hawks Creek budgets.

Ms. Barrett provided a brief overview of the budgets presented at the last CCPD and WRA meetings, noting that the CCPD sales tax would have to be approved by the voters if it was to continue beyond September 2024.

H. Mayor Jones

Discuss and take action to authorize up to \$60,000, using Hawks Creek Golf Course reserve funds, to replace approximately 275 feet of collapsing sewer line at Hawks Creek Golf Course. *(This action is recommended before the line fully collapses, causing an emergency repair and temporary closure of the golf course. The Public Works staff has repaired several breaks in the last 12 months.)*

MOTION to authorize up to \$60,000, using Hawks Creek Golf Course reserve funds, to replace approximately 275 feet of collapsing sewer line at Hawks Creek Golf Course.

- **MADE BY:** Phillip Poole. **SECOND:** Michael Dingman.

Motion passed by a vote of 5 Ayes and 0 Nays

I. Mayor Jones

Discuss and take action to authorize up to \$330,000 of CLFRF (COVID) grant funds for the city engineers to complete the construction plans for Kay Lane Street Project. *(The Long-Range Planning Committee has identified Kay Lane as a top priority this fiscal year. This action is recommended as the CLFRF funds must be spent by the end of 2025.)*

MOTION to authorize up to \$330,000 of CLFRF (COVID) grant funds for the city engineers to complete the construction plans for Kay Lane Street Project.

- **MADE BY:** Phillip Poole. **SECOND:** Robert Fitzgerald.

Motion passed by a vote of 5 Ayes and 0 Nays

J. Mayor Jones

Discuss and take action to authorize spending up to \$50,000, using reserve funds, to clean out the storm sewer drainage ditch at Ansley Drive and replace the chain link fence while Burton Hill Elementary School on summer break. *(This action is recommended to keep the storm sewer lines flowing efficiently; it will also clean up and repair the damaged fence line, improving safety in the area.)*

MOTION to authorize spending up to \$50,000, using reserve funds, to clean out the storm sewer drainage ditch at Ansley Drive and replace the chain link fence while Burton Hill Elementary School on summer break.

- **MADE BY:** Robert Fitzgerald. **SECOND:** Phillip Poole.

Motion passed by a vote of 5 Ayes and 0 Nays

EXECUTIVE SESSION:

Mayor Jones called for a closed Executive Session at 9:34pm to deliberate the following items:

B. Consultation with attorney pursuant to Texas Government Code Section 551.072.

- Receive legal advice and discuss current status of the Burgess property condemnation.
- Receive legal advice regarding the requested privatization of a city street and the purchase, exchange, lease or value of the same.

Mayor Jones closed the Executive Session at 10:00pm and reconvened in Regular Session.

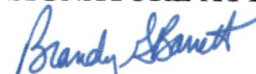
No further action was taken, and the meeting was adjourned at 10:00 PM by Mayor Jones.

MINUTES APPROVED BY:



Kelly Jones, Mayor

SIGNATURE ATTESTED BY:



Brandy G. Barrett, TRMC
City Administrator/City Secretary

