

**MINUTES OF THE PUBLIC HEARING,  
SPECIAL MEETING AND BUDGET WORKSHOP  
OF THE OAK LEAF CITY COUNCIL  
HELD ON SEPTEMBER 7, 2010 AT 6:30 P.M.  
AT OAK LEAF CITY HALL**

**I. CALL TO ORDER & ROLL CALL:**

Council Members Present:

Mayor Paul Klooster

Mayor Pro Tem Pat Mahlstedt

Councilman Craig Wilson

Councilman Jim Tuma

Councilman Ray Brindle

Council Member Absent:

Ron Spurlock absent due to attending an internment

City Staff Present:

City Secretary Ronda Quintana

**MAYOR KLOOSTER CALLED THE CITY COUNCIL MEETING TO ORDER AT 6:42 P.M. AND ANNOUNCED A QUORUM PRESENT. HE THEN STATED COUNCILMAN SPURLOCK WAS EXPECTED TO ARRIVE LATER IN THE MEETING.**

**II. INVOCATION & PLEDGE OF ALLEGIANCE:**

Mayor Klooster gave the invocation followed by the Pledge of Allegiance.

**III. CONVENE INTO PUBLIC HEARING/ BUDGET WORKSHOP:**

A. Discussion of a Tax Rate at .3554/\$100.00

During the August 12th Council Meeting, the council members had discussed keeping the tax rate at .3554 per \$100.00. Since then, the Council has also discussed paying off the municipal building mortgage. If the mortgage is paid off, the interest and sinking (I & S) portion of the property taxes becomes obsolete, and the maintenance and operations (M & O) rate could be increased from .320996 to .350785 (the new roll back rate). Mayor Klooster stated while the M & O rate could go up, the total taxes would still be lower than last year. If the council members decide to approve a M & O rate higher than the roll back rate, there could be a roll back election. Klooster asked for feedback from the Council, and all present agreed to change the tax rate to .350785/\$100. After that, the mayor requested City Secretary Quintana contact the Ellis County Tax Office with the new rate and add the approval of the rate as an action item to the September 14th Council Meeting Agenda.

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of the City of Oak Leaf  
September 7, 2010

B. Discussion of Proposed Budget for 2010-2011 Fiscal Year

The mayor asked Council to review the draft proposals of the Fiscal Budget for 2010-2011 and then inquired if there were any objections to purchasing an up-to-date copier. None were made. The following budget items were then discussed:

45020 – Miscellaneous Income	53010 – Misc. Equipment/Furniture
48001 – Transfers In From Savings	54001 – Ellis County Appraisal District
51001 – Legal Fees	54010 – Ellis County Tax Attorney
51040 – Postage	55020 – Resurface
51050 – Telephone/Fax/Internet	55030 – Pot Holes
51080 – Events/Picnic	55070 – Mowing
51170 – Professional Fees	56070 – Labor/Miscellaneous
51190 – Wage Expense	55090 – Road Labor
51220 – Engineering Fees	59051 – Building Loan Interest
51300 – Electric Administrative Building	59052 – Building Loan Principal
52070 – Computer Software	

In the revenue section of the budget, Councilman Wilson indicated a numbering correction should be made to the comments portion of Item 48001 (Transfers in From Savings) to reflect Item 55020 (Resurfacing).

The discussion then progressed to budget expenses. Again, wording changes were made to the comments sections of Items 51170 (Professional Fees), 51190 (Wage Expense), 53010 (Miscellaneous Equipment/Furniture) and 56090 (Road Labor).

After that, Mayor Klooster mentioned the Indian Hills Subdivision litigation in relation to legal expenses (Item 51001). He stated there was a possibility of the October court date being moved. The mayor also stated there will be additional legal expenses incurred due to September 8th mediation and hiring of an engineering consultant to testify in court on the city's behalf. He then indicated the matter would be discussed in further detail with Council during the Executive Session later in the meeting.

The mayor stated he was not sure if the city should invest in an updated alarm system at the present time. Since other authorized personnel enter the facility during off hours, there was a possibility of increased false alarms. Therefore, he suggested that Council consider whether to make a decision during the present meeting or wait until a later time.

In regards to pot hole maintenance (Item 55030), Mayor Klooster has been in contact with Pavecon in regards to a quarterly service agreement. The city plans to mill down the existing roadwork along the main thoroughfares, reinforce the base and build up the roads so that they crown and have proper water runoff.

The Council then agreed to table the approval of the Fiscal Budget for 2010-2011 and add it as an action item for the September 14th Regular Council Meeting.

**IV. AUDIENCE PARTICIPATION:**

Mr. James Pierce (citizen at 114 Cedar Drive) arrived at 7:03 p.m. but did not register to speak during audience participation.

**V. ADJOURNMENT FROM PUBLIC HEARING/ BUDGET WORKSHOP:**

With no further comments from Council, the Public Hearing/Budget Workshop was adjourned at 7:26 p.m.

**VI. CONVENE INTO SPECIAL SESSION:**

The Special Meeting convened at 7:26 p.m.

**VII. CONSENT AGENDA ITEMS:**

A. Approval of August 25, 2010 Special Meeting and Budget Workshop Minutes

Mayor Klooster inquired if the Council had any changes or corrections for the Minutes, and no comments were made. He asked for a motion to approve the August 25th Minutes, and Mayor Pro Tem Mahlstedt made the motion. Councilman Tuma seconded the motion. Klooster called for a vote.

Ayes: All present voted aye.

Nays: None

The motion passed.

B. Discussion and Approval of a Security Camera System Proposal

City Staff created a spreadsheet using information obtained from various security company proposals. The Council was given time to review it, and Councilman Tuma inquired whether a new camera system was necessary, and Klooster replied it does deter some crime but not all. In addition, a newer system will have the capabilities to record with more clarity. The other council members then asked questions regarding memory storage, styles of the cameras, pricing of the different systems, and remote access to the system. Mr. Pierce, owner of Lakewood Alarms, responded in regards to his proposal. The mayor then suggested that Council consider upgrading to an eight (8) channel DVR with one terabyte (1tb) storage, new cameras, monitor, and power supply. Klooster asked for a motion to authorize Staff to spend up to \$2,000.00 on the new security camera system through Lakewood Alarms. Councilman Brindle made the motion and Mahlstedt seconded the motion.

Ayes: All present voted aye.

Nays: None

The motion passed.

C. Discussion and Approval of a Security Alarm System Proposal

As mentioned earlier in the meeting, the approval of a new security alarm system may be postponed if the Council chooses to do so. Mayor Klooster asked for the Council's input, and they agreed to table the matter. He then stated if a council member wished to have Council reconsider the matter at a later time, a request could be made to have it added to a future Agenda.

D. Discussion and Approval to Execute a Contract Amendment with DCI Sanitation, LLC. Regarding Bulk Trash

In an effort to resolve complaints regarding pick-up of bulk brush and trash, the City Council is considering the reinstatement of spring/fall clean-ups, in which two forty cubic yard dumpsters and a compacting trash truck will be available at each event. Drop-offs will be dealt with on a first-come/first-serve basis. There would also be a wood chipper onsite. As for curbside bulk pick-ups, citizens could continue to have it as an option; however, there will be an additional service fee paid to the trash company.

If Council agrees to amend the five-year contract, Klooster stated he will meet with the company's owner to discuss the next fiscal year and expectations of the city. The mayor asked for a motion to negotiate with DCI on the city's behalf, and Mahlstedt made the motion. Councilman Wilson seconded the motion. Then Mayor Klooster called for a vote

Ayes: All present voted aye.

Nays: None

The motion passed.

**VIII. MAYOR'S UPDATE:**

Upcoming Area Events

- Red Oak will be having its annual Homecoming Football Game on Friday, September 10th. On September 11th, there will be a parade, floats, booths, and much more in celebration of Red Oak Founder's Day. The location of the event will be at the new Red Oak High School. Additional details available from the City of Red Oak website.
- Ovilla Heritage Day will be held on Saturday, September 25th at Ovilla's City Hall. There will be crafts, food, entertainment, bounce houses, etc. Additional details available from the City of Ovilla website.
- Glenn Heights Family Festival will be held on Saturday, October 30th from 10:00 a.m. to 8:00 p.m. at Heritage Park. Additional details available from the City of Glenn Heights website.

**IX. RECESS FROM SPECIAL MEETING INTO EXECUTIVE SESSION:**

A recess was called and Council went into Executive Session at 7:54 p.m. to discuss legal matters pertaining to the Indian Hills Subdivision lawsuit.

**COUNCILMAN SPURLOCK ARRIVED AT 7:54 P.M.**

**X. RECONVENE INTO SPECIAL MEETING:**

The Council reconvened at 8:15 p.m.

**A. DISCUSSION AND ACTION TAKEN AS A RESULT OF THE EXECUTIVE SESSION**

Mayor Klooster stated the Council has given him authority to negotiate for a settlement on the city's behalf during the mediation meeting scheduled for September 8th.

**XI. ADJORNMENT FROM SPECIAL MEETING:**

No further comments were made by Council, and Klooster asked for a motion to adjourn. A motion was made by Mahlstedt at 8:20 p.m. It was seconded by Tuma. The mayor called for a vote.

Ayes: All voted aye.  
Nays: None  
The motion passed.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010

\_\_\_\_\_  
Paul Klooster, Mayor

ATTEST: \_\_\_\_\_  
Ronda Quintana, City Secretary