

**MINUTES OF THE
REGULAR MEETING
AND BUDGET WORKSHOP
OF THE OAK LEAF CITY COUNCIL
HELD ON AUGUST 9, 2016 AT 7:00 P.M.
AT OAK LEAF CITY HALL**

I. CALL TO ORDER & ROLL CALL:

Council Members Present:

Councilman John Little

Councilman Jimmie Lamb

Councilman Joyce Liptak

Councilman Susanne Ellis

Council Member Absent:

Mayor Pro Tem James Pierce (due to work)

City Staff Present:

City Secretary Ronda Quintana

**MAYOR RADER CALLED THE REGULAR MEETING TO ORDER AT 7:01 P.M.
AND ANNOUNCED A QUORUM PRESENT.**

A. Invocation:

Mayor Rader gave the Invocation.

B. Pledge of Allegiance:

It was followed by the declaration of the Pledge of Allegiance by the City Council and audience members.

II. AUDIENCE PARTICIPATION:

Ms. Sarah Zafarano, her daughter (citizens at 1102 Lariat Circle) and her gentleman guest were present in the audience, and. Ms. Zafarano registered to speak during Audience Participation.

Mayor Rader invited her to address the Council, and Ms. Zafarano indicated she and a couple of her neighbors were experiencing drainage problems during heavy precipitation events. She also informed the council members that her property has a prior history of flooding and she has tried to resolve the issue by installing water channeling systems at the front and back of her house. However, they have not prevented the water from exposing the foundation at the back of the house. In addition, Ms. Zafarano mentioned that her neighbor to the east has no culvert at the front of his property and has also built a dirt berm between their two properties to prevent excess storm water from coming onto his lot. She then asked the Council to look into solutions to divert the storm water before she had to install a berm at the

front of her property to block the water, which could increase the storm water runoff problems for her neighbors.

The City Council reviewed the pictures Ms. Zafarano had presented and inquired about the other neighbors' flooding issues, the address of the neighbor to the east, how long she had lived on her property, whether any development in the area had increased the flow of storm water and whether the problem was getting worse.

Ms. Zafarano responded that the runoff from her property also flowed down and across the street, which contributed to the flooding of two neighbors' yards, a garage and swimming pool. She also mentioned she had lived at 1102 Lariat Circle for the last ten years, she was unsure of neighbor's address to the east, there been no development in the area and the erosion was getting worse.

Mayor Rader asked Ms. Zafarano to provide a written request for assistance with the drainage issue and include the pictures she had presented.

III. CONSENT AGENDA ITEM:

- Approval of July 5, 2016 Special Meeting / Budget Workshop Minutes
Mayor Rader commented on making an amendment to the Minutes, so Councilman Liptak motioned to move the item to the Regular Agenda. Councilman Lamb seconded the motion.

Ayes: All Present
Nays: None
The motion passed.

IV. REGULAR AGENDA ITEMS:

- Discussion and Approval of July 5, 2016 Special Meeting / Budget Workshop Minutes
Mayor Rader suggested a wording correction on Page 3 to change "inundating" to "mandating" in regards to daily penalties. After that, Councilman Liptak motioned to approve the July 5, 2016 Special Meeting / Budget Workshop Minutes as amended. Councilman Lamb seconded the motion. There was no further discussion of the item, so Mayor Rader called for a vote.

Ayes: All Present
Nays: None
The motion passed.

- A. Discussion and Possible Approval of Resolution 1605 – A Resolution Authorizing the Creation of the North Central Texas Regional 9-1-1 Emergency Communications District
Mayor Rader opened discussion of the item and indicated he had tried to reach Judge John Horn and Mike Eastland to ask questions concerning the resolution but had not received a response. Councilman Liptak asked if there was a deadline to approve Resolution 1605 and was informed there was not. Councilman Lamb offered background information concerning the 9-1-1 service fee charged on residential and business phone bills and then spoke about the utilization of 9-1-1 at a previous employer's dormitories. Mayor Rader explained the purpose of the resolution, and Councilman Liptak asked for more time to review the material.

After that, Councilman Lamb made a motion to postpone the discussion of Resolution 1605 until the next Council Meeting. Councilman Liptak seconded the motion. No further comments were made, so Mayor Rader called for a vote.

Ayes: All Present
Nays: None
The motion passed.

NOTE: THE FOLLOWING ITEMS WERE DISCUSSED OUT OF ORDER.

- F. Approval of an Interlocal Agreement for Participation in Fort Worth's Environmental Collection Center Household Hazardous Waste Collection Program
Mayor Rader invited City Secretary Quintana to speak about the Interlocal Agreement, and she mentioned that the City of Oak Leaf had contracted with the City of Fort Worth for the past few years to do an annual Household Hazardous Waste Collection Event. She indicated there was a \$47.00 fee per household to participate, and no voucher was required. Councilman Liptak commented about a prior Ellis County free dump event, in which they had run out of vouchers. Councilman Lamb asked if electronics were accepted at the event and was informed they were not. However, items such as insecticides, batteries, fluorescent light bulbs, etc. were allowed.

Councilman Liptak motioned to approve the Interlocal Agreement for Participation in Fort Worth's Environmental Collection Center Household Hazardous Waste Collection Program, and Councilman Ellis seconded the motion. There was no further discussion of the item, so Mayor Rader called for a vote.

Ayes: All Present
Nays: None
The motion passed.

E. Discussion and Possible Approval of an Ordinance to Amend Chapter 10 – Traffic Control, Adding Provisions for No Parking Zones

Mayor Rader stated that City Staff had requested the ordinance in order to enforce the posting of “no parking” signs on Lark Lane. The ordinance was reviewed and Councilman Lamb made a motion to approve it. Councilman Liptak seconded the motion. There were no additional comments from the council members, so Mayor Rader called for a vote.

Ayes: All Present
Nays: None
The motion passed.

D. Discussion and Possible Approval of Ordinance 1608 – an Ordinance Amending Chapter 2 – Animal Control, Article 2.100 – General Provisions, Section 2.107 – Disposition of Impounded Dogs, Cats, and Other Animals and Article 2.200 – Dangerous Dogs, Section 2.202 – Animal control Authority or Designee to Investigate Incidents; to Rule on Dangerous Dogs; Appeals

Mayor Rader commented on the two amendments to Chapter 2 (Animal Control) which would clarify the language in Section 2.107 regarding impoundment of an animal and delete subsection (d) of Section 2.202, because it was unnecessary. Councilman Liptak motioned to approve Ordinance 1608, and Councilman Ellis seconded the motion. There was no further discussion of the item, so Mayor Rader called for a vote.

Ayes: All Present
Nays: None
The motion passed.

C. Discussion and Possible Approval of Ordinance 1607 – an Ordinance Amending Chapter 9 – Subdivisions and Adding Articles 9.1600 – Unattached Buildings, 9.1700 – Board of Adjustment – 9.1800 – Amendments, 9.1900 – Fence Construction, 9.200 – Public Works Construction, 9.2100 – Street Naming and Numbering, 9.2200 – Culverts and Drainage Ditches, 2.300 – Radio and Television Antennas, 9.2400 – Tree Preservation, 9.2500 – Amortization of Nonconforming Uses and 9.2600 – Wind Energy Systems

Mayor Rader spoke about the revisions to Chapter 3 (Building and Construction) and the selection of codes pertaining to residential building inspections. However, City Staff had asked that the remaining codes be kept in force, so Ordinance 1607 was created to move to them Chapter 9 (Subdivisions), which deals with development. Councilman Lamb asked about a mechanism to review these codes in the future, and Mayor Rader suggested adding language on the title/signature page of the ordinance. Councilman Ellis indicated her interest in changing the square footage requirement.

A motion to approve Ordinance 1607 as amended was made by Councilman Lamb. Councilman Liptak seconded the motion. No further discussion was made by the Council, so Mayor Rader called for a vote.

Ayes: All Present
Nays: None
The motion passed.

- B. Discussion and Possible Approval of Ordinance 1606 – an Ordinance Amending Chapter 3 – Building and Construction, Article 3.100 – Building, Section 3.100-004 – Liability, Article 3.200 – Registration of General Contractors, Section 3.200.005 – Suspension or Revocation or Denial Hearing, Article 3.400 – Construction Codes and Standards, Sections 3.400-202 – Adopted and 3.400.302 – Adopted, Article 3.500 – Inspections, Section 3.500.001 – Types and Numbers and Article 3.800 – Flood Damage Prevention (Previously Known as Article 3.1600) and Adding Article 3.100.106 - Qualifications

Mayor Rader indicated the purpose of Ordinance 1606 was to correct a typo, errors and clean up the language in Chapter 3 (Building and Construction), and referenced his rationale pages presented with the ordinance. City Council then discussed the Section 3.100.004 regarding liability coverage for the building inspector, Section 3.600.003 regarding declaration of a nuisance, Section 3.800.004 regarding the penalty for noncompliance for flood damage prevention and participation in the National Flood Insurance Program (NFIP).

Councilman Liptak made a motion to postpone discussion of the item until confirmation of liability coverage was received from the city's insurance carrier. Councilman Little seconded the motion. There was no further discussion of the item, so Mayor Rader called for a vote.

Ayes: All Present
Nays: None
The motion passed.

V. REPORTS:

A. Land and Building:

There were no updates.

B. Legal:

- Update on 701 Lark Lane Regarding Number of Vehicles and Debris

City Secretary Quintana mentioned that the property owner at 701 Lark Lane appeared before the municipal court on July 21st and was found guilty of the code

violations. A heftier court fine and fees were assessed, and he was informed of the new code for habitual code violators.

C. Public Works:

1. Road Maintenance and Repairs

There was no update.

2. S. Hampton Road Water Line and Fire Hydrants

Councilman Liptak referenced her e-mail report of the meeting with Rhonda Carter at Rockett Special Utility District (Rockett SUD).

D. Miscellaneous:

• Update on Newly Elected City Officials' Orientation Seminar

Councilman Lamb commented on the excellent speakers and information received at the seminar. Some of the topics discussed were taxes, messaging the community, social media and types of municipalities.

VI. COMMUNITY INTEREST ANNOUNCEMENTS BY MAYOR, CITY COUNCIL AND CITY SECRETARY:

• August 20, 2016 Self Defense Class

City Secretary Quintana mentioned a Self Defense Class would be offered on Saturday, August 20th from 9:00 a.m. to 11:00 a.m. and invited all present to attend.

VII. RECESS OF REGULAR MEETING

The Regular Meeting was recessed at 8:52 p.m.

VIII. RECONVENE OF REGULAR MEETING

The Regular Meeting reconvened at 9:04 p.m.

IX. ADJORN FROM REGULAR MEETING AND CONVENE INTO 2016-2017 BUDGET WORKSHOP

The Budget Workshop convened at 9:05 p.m. After discussing possible tax rates and budget revenues and budget expenses (both present and past), Councilman Liptak made a motion to place the approval of a proposed tax rate (\$0.363867 per \$100 of property tax valuation) on the September 13, 2016 Regular Meeting Agenda. Councilman Lamb seconded the motion. There was no further discussion of the matter, so Mayor Rader called for a vote.

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Councilman Little: Aye
Councilman Liptak: Aye
Councilman Lamb: Aye
Councilman Ellis: Aye

The motion passed.

X. ADJOURNMENT:


Councilman Liptak motioned to adjourn at 9:35 p.m., and Councilman Lamb seconded the motion. Mayor Rader called for a vote.

Ayes: All Present
Nays: None
The motion passed.

PASSED THIS 13th DAY OF September, 2016



Bob Rader, Mayor

ATTEST: 
Ronda Quintana, City Secretary

