

**MINUTES OF THE
REGULAR MEETING
OF THE OAK LEAF CITY COUNCIL
HELD ON DECEMBER 13, 2016 AT 7:00 P.M.
AT OAK LEAF CITY HALL**

I. CALL TO ORDER & ROLL CALL:

Council Members Present:

Mayor Bob Rader

Councilman John Little

Councilman Susanne Ellis

Mayor Pro Tem James Pierce

Councilman Joyce Liptak

Council Members Absent:

Councilman Jimmie Lamb

City Staff Present:

City Secretary Ronda Quintana

MAYOR RADER CALLED THE MEETING TO ORDER AT 7:03 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 members of the audience.

II. AUDIENCE PARTICIPATION:

All audience participants who registered to speak (Mr. Brent Yeldell (citizen at 107 Uhl Road), Mr. Bill Crouch, Mr. Brian Schroeder and Mr. Adieb Isa (property owner of 531 Locust Drive) deferred their comments until discussion of a particular agenda item.

III. CONSENT AGENDA ITEMS:

A. Approval of the October 11, 2016 Regular Meeting Minutes

B. Approval of an Interlocal Cooperation Contract Between County of Ellis and City of Oak Leaf

C. Approval of Resolution 1607 – a Resolution Designating the Official Newspaper for the City of Oak Leaf as Waxahachie Daily Light

City Council reviewed the documentation for each item, and Councilman Liptak moved to approve them as presented. Councilman Little seconded the motion.

Ayes: All Present
Nays: None
The motion passed.

IV. REGULAR AGENDA ITEMS:

NOTE: SOME OF THE REGULAR AGENDA ITEMS WERE DISCUSSED OUT OF ORDER.

A. Approval of the November 1, 2016 Special Meeting Minutes

The Minutes were reviewed and Councilman Liptak made a motion to approve the November 1, 2016 Special Meeting Minutes as presented. Councilman Little seconded the motion. No additional comments were made by the council members regarding the item, so Mayor Rader called for a vote.

Ayes: Councilman Little, Councilman Liptak, Councilman Lamb and Councilman Ellis
Nays: None
Abstains: Mayor Pro Tem Pierce
The motion passed.

B. Discussion and Approval of a Variance Request to Build a Fence in Front of the Front Building Line at 531 Locust Drive

Mayor Rader invited Mr. Isa to speak regarding his variance request, and Council was informed about the gage of the wrought iron, the spacing of the slats, and pictures of the finished product were presented for review. Councilman Ellis inquired about the height of the fence and was informed that the fence height would be five feet and the brick columns height would be six feet. Councilman Little asked if there would be lighting on the columns, and Mr. Isa replied lighting would not be installed at this time.

Mayor Pro Tem Pierce made a motion to approve the variance, 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 Regarding a Preliminary Plat for Lots 3 and 4 in the Chowning Addition on Westmoreland Road

Mr. Crouch was invited to speak regarding the plat, and he gave a short narration concerning the division of the property within the last ten years. He then spoke about the proposed structures shown on the plat and Mr. Jim Moon's (future property owner) intention was to build a shop before the residence was built.

The council members inquired about the proposed rock drive, the response of the neighbors south of the platted property, the time frame for building the residence and any plans for building a fence in the front area of the property. In response, Mr. Moon mentioned he had spoken with the neighbors in the Huguley Addition, and they approved of his plans for the property. He also indicated his residence would be built within two years and that the front portion of his property would remain open along Westmoreland Road. Councilman Liptak then proposed getting the neighbors' approval in writing before approval of the final plat.

Councilman Liptak motioned to approve the preliminary plat as presented, and Mayor Pro Tem Pierce seconded the motion. City Council made no additional comments, so Mayor Rader called for a vote.

Ayes: All Present
Nays: None
The motion passed.

V. RECESS OF REGULAR MEETING:

Mayor Rader called a recess of the Regular Meeting at 7:32 p.m.

VI. RECONVENE OF REGULAR MEETING:

The Regular Meeting reconvened at 7:37 p.m.

D. Discussion and Approval of Updates Quotes for City Pavilion

Mayor Rader invited Councilman Little to speak regarding the updated pavilion quotes, and Mr. Little provided each council member with an informational packet. He then introduced Mr. Brent Yeldell as the potential project manager and gave a brief synopsis concerning the history and original purpose of the economic development tax and creation of the Economic Development Corporation. After that, Mr. Little spoke about Procurement Laws governing the project and made comments concerning each section of the packet as it was reviewed by the Council.

Mayor Pro Tem Pierce asked about the Project and Draw Schedule, and Councilman Little commented on the dates and amounts due. Councilman Liptak remarked about the collaboration of the citizen-based Master Plan Committee to create a City Park Plan, the implementation of it without raising taxes and recommended signing the contractor's agreement "in good faith".

Councilman Ellis moved to approve the quotes for the city pavilion, and Councilman Liptak seconded the motion. City Secretary Quintana made inquiries concerning American Disabilities Act (ADA) and Procurement Law requirements for projects between \$3,000.00 and \$50,000.00. Councilman Little indicated the project did meet ADA requirements. However, no underutilized businesses had been contacted. Council deliberated briefly over the matter, and Councilman Ellis and Councilman Liptak withdrew their motions. The discussion of the item was then postponed until the Special Council Meeting on December 19th.

F. Discussion Regarding Trash Service

Mayor Rader opened the item for discussion, and Councilman Ellis indicated she had requested the item be added to the Agenda because of the complaints published on Nextdoor.com concerning the inadequate service provided by DCI Sanitation, LLC. Councilman Ellis also made mention of the recent turnover of DCI employees, DCI's trucks being in constant disrepair and trash and recycle pick-ups being extremely late or irregular for the last few months.

The contract termination notice was then discussed, as well as the complaints logged by City Staff, DCI's fees and bins provided. Council then asked City Secretary Quintana to investigate what other trash collection providers in the area charge. Further discussion of the item was postponed.

G. Discussion and Action Regarding Reimbursement of Sales and Use Tax Overpayment

A Notice of Sales and Use Tax Overpayment was reviewed by City Council, and the three reimbursement options were considered. Mayor Rader advised approving the third option, which would reimburse the State Comptroller's Office \$808.00 for a period of forty-six (46) months.

Mayor Pro Tem Pierce made a motion approving option three, and Councilman Liptak seconded the motion. There were no additional comments from the Council, so Mayor Rader called for a vote.

Ayes: All Present
Nays: None
The motion passed.

E. Discussion and Possible Selection of a New City Logo from Logo Contest Entries

Mayor Rader recommended postponing discussion of the item until the next Regular Council Meeting, so Mayor Pro Tem Pierce moved to postpone the discussion and selection of a new city logo. Councilman Liptak seconded the motion. There was no further discussion, so Mayor Rader called for a vote.

Ayes: All Present
Nays: None

The motion passed.

- H. Discussion and Possible Approval of an Ordinance to Amend Chapter 1
The item was postponed for a future Council Meeting.
- I. Discussion and Possible Approval of an Ordinance to Amend Chapter 7
The item was postponed for a future Council Meeting.

IV. OLD BUSINESS:

- A. Discussion and Possible Approval of an Ordinance to Amend Chapter 3, Articles 3.100 to 3.600
The item was postponed for a future Council Meeting.
- B. Discussion and Possible Action Regarding Phone System Upgrades
Mayor Pro Tem Pierce was invited to speak regarding the phone system upgrades, and he informed the Council that the fiber optics line has been installed and phone service activation had been scheduled. Mayor Pro Tem Pierce also indicated that the city would have access speed of 10 MBPS, a MIS port speed of 10 MBPS and a minimal broadband width of 10 MBPS. However, the phone system was not included in the installation, so he had contacted RingCentral. The charge for three users would be \$130.96 per month. Mayor Pro Tem Pierce then elaborated on the special features of the new phone system.

After that, Council reviewed the phone quotes provided by RingCentral and agreed to purchase three phones.

V. REPORTS:

- A. Land and Building:
 - City Hall Phone/Internet Upgrades
City Secretary Quintana stated the new phone service was scheduled to be activated on December 22nd, and Mr. McCoy from Accutech Computer/Printer Service would be present to assist with the service changeover.
- B. Legal:
 - 101 Forest Brook Drive
Mayor Rader stated the city has attempted to serve the property owners their citations, but they have moved. Therefore, other means of service will be used.
- C. Public Works:
 - 1. Lariat Circle Drainage Project

Mayor Rader stated that the project was almost completed and that the county had deposited additional dirt to the front section of 1102 Lariat Circle to create a berm and avert the storm water runoff towards Ms. Barker's house. Mayor Rader also mentioned that grass seed would be sown.

2. Citywide Tree Trimming Project

Mayor Rader commended Dallas Arbor Care for their tree trimming work and indicated a thank you letter had recently been sent to the company.

3. Woodhaven Bridge Project

City Secretary Quintana informed City Council that the bridge project start date had been pushed back to January 3, 2017.

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

A. Update on October 15th Fall Clean-up Event

City Secretary Quintana stated the Fall Clean-up Event was a success, and she made mention of the three volunteer workers.

B. Update on October 22nd Hazardous Household Waste Event

City Secretary Quintana indicated five households participated in the event, and 1,447 pounds of hazardous household waste had been dropped off at the Crud Cruiser trailer.

VII. ADJOURNMENT:

Councilman Little moved to adjourn at 8:52 p.m. and Councilman Liptak seconded the motion. Mayor Rader called for a vote.

Ayes: All Present

Nays: None

The motion passed.

PASSED THIS 10th DAY OF JANUARY, ~~2016~~ 2017

ATTEST: Ronda Quintana
Ronda Quintana, City Secretary



Bob Rader
Bob Rader, Mayor