

**MINUTES OF THE
REGULAR MEETING AND
BUDGET WORKSHOP
OF THE OAK LEAF CITY COUNCIL
HELD ON JULY 11, 2017 AT 7:00 P.M.
AT OAK LEAF CITY HALL
301 LOCUST DRIVE**

I. CALL TO ORDER & ROLL CALL:

Council Members Present:

Mayor Bob Rader	Councilman James Pierce
Councilman Joyce Liptak	Councilman Jimmie Lamb
Councilman Susanne Ellis	

Council Member Absent:

Councilman Christy Godwin

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 the audience members.

II. AUDIENCE PARTICIPATION:

Mr. Jason Roemer (representative of CWD), Mr. and Mrs. John Moltz II (citizens at 511 Little Creek Trail), Mr. Dick Demien (representative of Waste Connections), Ms. Katie Cook and Mr. Jack Bingham (representative of DCI Sanitation) were present in the audience. However, no members of the audience registered to speak during Audience Participation.

III. REGULAR AGENDA ITEMS:

NOTE: MORE THAN ONE REGULAR AGENDA ITEM WAS DISCUSSED OUT OF ORDER

A. Discussion and Approval of June 13, 2017 Regular Meeting / Budget Workshop Minutes

The June 13, 2017 Regular Meeting / Budget Workshop Minutes were reviewed by the council members, and Mayor Rader suggested amending the wording in the Audience

Participation section on Page 2. After that, he and Councilman Lamb made inquires about the fire hydrant meter deposit. They were informed that the deposit was payment for use of the equipment, and that it would have to be paid each time the city used a Glenn Heights' fire hydrant meter.

Councilman Liptak moved to approve the June 13th Minutes, as amended. 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 Action Regarding Accepting 507 Little Creek Trail (a Vacant Lot) from Ellis County and Leasing Same to Property Owners at 511 Little Creek Trail
Mayor Rader referenced a letter sent to the Ellis County District Attorney in regards to transferring ownership of 507 Little Creek Trail and gave a detailed account regarding the history of the lot. City Council discussed taking ownership and possible leasing of the property from the county, the leasing of it to Mr. and Mrs. Moltz II for grazing purposes, the term of the lease, the cost of the lease per year, the notice and terms of cancellation, property transfer rights and types of fencing.

Councilman Lamb moved to approve that the city accept 507 Little Creek Trail from Ellis County and that the city approve the lease as specified by the mayor. Mayor Pro Tem Pierce seconded the motion. Council then commented on the term of the lease and the \$10.00 per year rent. After that, Mayor Rader called for a vote.

Ayes: All Present
Nays: None
The motion passed.

- B. Discussion Regarding Trash Collection Service Proposals

Mayor Rader opened discussion of the item, and Council reviewed the cost/services spreadsheet prepared by City Staff. After that, each trash collection company representative was introduced, and City Council made inquires about CWD's X-Treme Green Event, the correct trade name for Waste Connections' company, Waste Connection using trucks with a former company name on them, the differences between single axle (20-yard) and tandem axle (25-yard) trash trucks, navigating city streets with small cul-de-sacs, recycle bins, the names of cities of comparable size and currently served by each company, the cost of services for each company, clean-up and hazardous household waste events, recycling of electronics and tires, on-site paper shredding, the term of the contract and rate increases based on the Consumer Price Index.

City Council then discussed the differences of small and large trash companies, the service history of DCI Sanitation, failure to meet contractual obligations, providing good service to the citizens, providing additional recycling options to the citizens during Clean-up Events, finding out the cost of these services per household, getting proof of DCI Sanitation's solvency, proof of liability for each company, the changeover history of Waste Connections, questioning whether DCI Sanitation has adequate personnel and equipment, pricing of services per company, franchise fees, personal or company provided trash receptacles, and the number of trash bags and bulky items collected each week. After that, discussion of the item was postponed until the next Council Meeting.

D. Discussion and Possible Action Regarding Revision of Chapter 4 of City Code (Business and Commerce)

Mayor Rader indicated he had conferred with the city attorney concerning the revision of Chapter 4 and the code amendments were reviewed by the council members. Councilman Lamb inquired about the deletion of certain sections and the renumbering of the remaining sections and then moved for the creation of an ordinance incorporating the changes to Chapter 4. Councilman Liptak seconded the motion. No additional comments were made by City Council, so Mayor Rader called for a vote.

Ayes: All Present

Nays: None

The motion passed.

F. Discussion and Possible Action Regarding Interpretation and Application of City Code Chapter 3 – Building and Construction, Section 3.400.003 – Fences, Subsection (e) Regarding Whether Wire Fencing may be Used in Conjunction with Pipe Fencing

Mayor Rader explained that a code compliance issue had recently come up regarding a newly installed metal pipe fence with wire fencing on Woodhaven Court. Councilman Liptak suggested a revision to the wording in Section 3.400.003. City Council discussed the use of wire fencing as long as it was framed-in by a metal pipe fence, fencing in front of a house and requesting a variance to City Code. The council members then agreed to allow wire fencing if it was framed by a metal pipe fence, and Mayor Rader commented on the code enforcement process.

C. Discussion and Possible Action Regarding 101 Forest Brook Drive

Mayor Rader indicated that the documentation provided by City Staff did not fully explain the situation regarding 101 Forest Brook Drive. He stated that he had spoken with a representative of Wells Fargo Bank, and they have foreclosed on the property and put it up for auction. However, it did not sell. The property will now go through a different program, and Wells Fargo will attempt to sell it again. If it does not sell the second time, the property will be turned over to Housing and Urban Development (HUD). However, before the property ownership is transferred to HUD, a checklist of repairs/corrections will have to be addressed. Then, HUD will try to sell it. After that, Mayor Rader stated he

had stressed to Wells Fargo that the city would sue if necessary, and he would be speaking soon with a Wells Fargo executive officer for more details.

Councilman Liptak commented on the substandard condition of the house, and other council members remarked about taking immediate legal action. However, Councilman Lamb and Mayor Rader cautioned against it at this time. In addition, there could be legal complications if ownership of the property is transferred from Wells Fargo to HUD. Discussion of the item was then postponed until the next Council Meeting.

IV. REPORTS:

A. Land and Building:

There were none.

B. Legal:

There were none.

C. Public Works:

- Pothole Repairs

City Secretary Quintana mentioned that pothole repairs would be scheduled soon.

D. Deficient Properties in the City:

- 112 Hackberry Street

City Secretary Quintana mentioned that the bank had mowed the entire lot and the white barrels had been removed.

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

There were none.

VI. ADJOURN FROM REGULAR MEETING AND CONVENE INTO 2017-2018 BUDGET WORKSHOP

The Regular Meeting adjourned and the 2017-2018 Budget Workshop convened at 8:51 p.m. The following budget items were discussed:

41040 – Telephone Franchise Fees
41030 – Solid Waste
42040 – Contractor Registration

42050 – Court Income
42060 – Facility Rental
42070 – Plat Review Fees

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| 42080 – Reinspection Fees/Ord. Fines | 51200 – Printing/Copies |
| 42090 – Variance Fees | 51210 – Professional Licenses |
| 43010 – Maintenance and Operations | 51230 – Public Messaging |
| 43050 – Street Repair Tax | 51220 – Public Events |
| 43040 – Sales Tax | 51290 – Training Fees |
| 44020 – Lease Income | 51300 – Travel Expense |
| 44040 – Money Market Interest | 51280 – Technology Support |
| 44045 – Investment Interest | 52020 – Wage Tax Expense |
| 45010 – Transfers from Money Market | 52050 – Employee Bonding |
| 51020 – Animal Control | 53010 – Animal Control Supplies |
| 51050 – Central Tax Authority | 53040 – Custodial |
| 51080 – Consultant/ Professional Fee | 53070 – General Equipment |
| 51090 – Contract Labor | 55010 – Capital Improvements |
| 51130 – Inspection/Plan Review Service | |

In addition, the Council discussed right-of-way fees legislation, the trash franchise fee, the final payment for the Woodhaven Bridge Project, future improvements to city property, code compliance, improving communications with the citizens and issues concerning a potential subdivision.

VII. ADJOURNMENT:

Councilman Lamb moved to adjourn at 9:50 p.m. and Mayor Pro Tem Pierce seconded the motion. Mayor Rader called for a vote.

Ayes: All Present
Nays: None
The motion passed.

APPROVED THIS 8TH DAY OF AUGUST, 2017



Bob Rader, Mayor

ATTEST: 
Ronda Quintana, City Secretary

