

**WHITE OAK CITY COUNCIL  
REGULAR MEETING  
WHITE OAK CITY HALL  
DECEMBER 9, 2014  
5:00 P.M.**

MEMBERS PRESENT : Mayor Rick May, Mayor Pro-Tem Barbara Ray, Lance Noll, Kyle Kutch, Greg Hulett, Jerry Blankenship

STAFF PRESENT : Charlie Smith, Sherry Roberts, Billy Morgan, Terry Roach, Randy Dodson, Maureen Carrigan, Linda Lee

CALL TO ORDER

- A. Invocation
- B. Pledge of Allegiance

Mayor May called the meeting to order at 5:00 p.m. City Coordinator Charlie Smith led the invocation and Mayor May the Pledge of Allegiance.

CONSENT AGENDA

- A. Consider and/or approve payment of bills
- B. Consider and/or approve City Council minutes from November 12, 2014

Due to the November list of paid bills erroneously left out of the council packet, Mayor Pro-Tem Ray made the motion to table this item for the next meeting, seconded by Councilmember Blankenship. Carried unanimously.

CITIZEN COMMENTS

None.

CONSIDER AND/OR APPOINT alternate member to the Board of Adjustments.

Mayor May asked for this item to be tabled until January due to the alternate member in question requesting additional time to look over the board member responsibilities. There was not a request for a motion and vote for this item.

CONSIDER AND/OR APPROVE Zoning Variance to Jimmie Muckleroy regarding "Section 42-33 Location restrictions", of manufactured homes or travel trailers.

City Coordinator Smith stated that Mr. Muckleroy was supposed to attend the meeting. Mayor May stated that without him here, this item would be placed back on the agenda for when Mr. Muckleroy can attend.

\*Mr. Muckleroy entered the meeting about 5:15 p.m. so the Council made the decision to revisit this item.

City Coordinator Smith reminded the Council about the City ordinance which states a resident is not allowed to put a mobile home on a piece of property unless it is in a mobile home park. Mr. Muckleroy owns around 170 acres across from the Pier restaurant. His son would like to build a house on the

property right off of Highway 80, but would like to live in the trailer during the home construction. It would require a water and sewer tap, but would also be used for the new home. Since this is not allowed by City ordinance, the Council would have to give the owner approval with a Council variance. Councilmember Hulett asked Mr. Muckleroy how far off the road the trailer would be placed. Mr. Muckleroy answered about 200 feet. City Coordinator Smith explained the area is pretty wooded at the front of the property. Councilmember Hulett then asked about the timeframe for home construction. Mr. Muckleroy requested 18 months for construction completion. Councilmember Hulett then inquired if any precedence exists. City Coordinator Smith answered no. Councilmember Kutch explained that it is all Mr. Muckleroy's property and there is nothing else there. Councilmember Hulett stated that it is all wooded and he did not have a problem giving the owner an 18-month time period to build his home. After discussion related to property plotting and driveway access, Mayor May stated he does not have a problem with this issue.

Councilmember Kutch made a motion to approve with an 18-month period, seconded by Councilmember Hulett. City Coordinator Smith questioned when the 18-month time period would begin. Councilmember Hulett suggested the timeframe begin January 1, 2015 just to keep it simple. Carried unanimously.

CONSIDER AND/OR APPROVE Interlocal Agreement for piggybacking purchase of construction services pertaining to street improvement projects with the City of Gladewater.

City Coordinator Smith explained that Gladewater City Manager Sean Pate suggested Kilgore, Gladewater, White Oak, and Whitehouse and possibly Henderson, unite and contract with Schaumburg & Polk to perform street repairs. After the approval of this agreement, there will be an engineer contract for each city to approve. Allen Ross from Schaumburg & Polk stated that this practice is common in west Texas and the collaboration drives prices down. Gladewater will carry the contract and the other cities will be the piggyback purchasers.

Councilmember Noll questioned if White Oak will pay the same price as another city that has more quantity. Allen answered each city will pay the same *unit* price, whereas the common items, e.g. mobilization, will be paid equally between each city.

Mayor Pro-Tem Ray asked Allen if all cities have to take delivery of the product on the same day. He responded no; the contractor will submit a schedule. City Coordinator Smith inquired if each city would still do a preconstruction meeting or would it be a group meeting. Allen stated he thinks it would be on group meeting since all of the cities involved are so close together. Allen did express the importance of all cities working off the same specifications. The same sealcoat and same product needs to be used in all cities. Councilmember Hulett questioned Allen that at some point, will all cities choose to use the same engineering firm. Allen explained that the state statute specifically prohibits an interlocal agreement to acquire engineering services, and the interlocal agreement is *only* for construction services. At some point, each city will execute a separate engineering services contract.

Councilmember Kutch asked that if the City does not like the agreement, it could withdraw with a 30-day written notice. Allen affirmed this and added that the City is obligated to nothing until there is a construction contract in hand.

Councilmember Hulett made the motion to approve, seconded by Councilmember Noll. Carried unanimously.

CONSIDER AND/OR APPROVE Release of Ruth Street property to Dale Thomas per negotiated agreement.

City Coordinator Smith explained the City previously had a lift station at the end of Ruth Street in a 20x20 area. Mr. Berry owned the property at that time and had a lien on it. When he paid off the property, the 20x20 portion was deeded to City; however, the City no longer has a lift station there. There is a sewer line that runs east and west through the property in which an easement exists. Mr. Dale Thomas has bought the property from Mr. Berry and the old house has been moved off the property. Mr. Thomas is requesting the City to release the deed and make it an easement instead. Included in the Council packet was paperwork from Mr. Thomas' attorney, which the City attorney has approved. A 20x20 piece of property is not very much and there is not much that can be done with it. City Coordinator Smith also stated that he could not find anything in the Gregg County Appraisal District's information where it was deeded to the City, but after looking through paperwork from the 1970's, it was definitely deeded to the City. Councilmember Hulett questioned if we could keep the sewer line easement, City Coordinator Smith answered yes and it is included in the paperwork from Mr. Thomas' attorney.

Mayor Pro-Tem Ray made the motion to release property to Mr. Thomas, seconded by Councilmember Hulett. Carried unanimously.

#### CITY COORDINATOR ITEMS

A. Update on Baseball Field

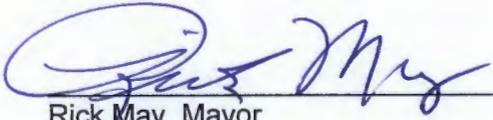
Lockers have been installed and look good. He stated he would provide pictures for the next council meeting. They are doing all of the finishing work now and working on the archway to the entrance of the ballpark. They still lack a speaker system.

B. Update on Wastewater Treatment Plant Upgrades

They are replacing a sewer line from our lift station off Highway 80 to the wastewater plant. A 10" line was installed in the 1980's, but now there is a need for a 12" line. However, there is not as much work that needs to be performed on the lift station and racetracks as previously thought, so it is hoped that this savings can pay for the water treatment plant generator, instead of using budgeted funds. The project is moving slow because of dealing with TCEQ, but the project is moving forward.

#### ADJOURNMENT

Motion to adjourn at 5:24 p.m. made by Councilmember Noll seconded by Councilmember Blankenship. Carried unanimously.

  
Rick May, Mayor

ATTEST:

  
  
Sherry Roberts, TRMC  
City Secretary