

**WHITE OAK CITY COUNCIL
REGULAR MEETING
WHITE OAK CITY HALL
OCTOBER 10, 2017
5:00 P.M.**

MEMBERS PRESENT : Mayor Kyle Kutch, Thomas Cash, Barbara Ray, Kevin Hood, Lance Noll

MEMBERS ABSENT : Greg Hulett

STAFF PRESENT : Charlie Smith, Sherry Roberts, Beaux Huey, Terry Roach, Tracey Fears, Randy Dodson

CALL TO ORDER

- A. Invocation
- B. Pledge of Allegiance

Mayor Kutch called the meeting to order at 5:00 p.m. Mayor Kutch led both the invocation and the Pledge of Allegiance.

CONSENT AGENDA

- A. Consider and/or approve payment of bills for September 2017
- B. Consider and/or approve City Council minutes from September 12, 2017
- C. Consider and/or approve Quarterly Investment Report ending September 30, 2017
- D. Consider and/or approve WOEDCO budget for fiscal year 2017/2018
- E. Consider and/or approve WOEDCO minutes for August 29, 2017
- F. Consider and/or approve audit engagement letter from Karen A. Jacks & Associates, P.C. for fiscal year ending September 30, 2017

Councilmember Cash made the motion to approve, seconded by Councilmember Ray. Carried unanimously.

CITIZEN COMMENTS

None.

CONSIDER AND/OR APPROVE incentive agreement between the White Oak Economic Development Corporation and Paul Shuler, aka Maverick Business Forms.

City Coordinator Smith explained that at the last White Oak EDC meeting, Mr. Shuler applied for assistance to relocate his business to town with 35+ employees and equipment. The White Oak EDC board offered Mr. Shuler a \$200,000 grant and a \$200,000 no-interest 10-year loan deferred for one year until his certificate of occupancy is issued.

The business is currently in Diana, but Mr. and Mrs. Shuler live in White Oak.

Councilmember Ray made the motion to approve, seconded by Councilmember Hood. Carried unanimously.

CONSIDER AND/OR APPROVE bid for the high school baseball field infield project.

Mayor Kutch sought clarification that this project was only for the infield. Councilmember Hood answered yes. City Coordinator Smith explained that four companies placed bids on the project. The bids were as follows:

- Petty's Irrigation & Landscape \$ 59,800.00
- Paragon Sports Constructors \$ 38,000.00
- Sports Field Solutions \$ 45,237.00
- Heartland Parks & Recreation \$100,321.41

City Coordinator Smith explained there was a misunderstanding by Heartland Parks, hence the elevated bid by them.

Public Works Director Tracey Fears has been in contact with the lowest bidder, Paragon, regarding the specifications other than not killing the grass which they will blade out.

Councilmember Hood asked since White Oak EDC agreed for up to \$65,000, can the company do the outfield for the difference in the proposed bid. City Coordinator Smith stated that another request to the White Oak EDC would be necessary to do the outfield because it is a separate project. Bids would not be required for a project under \$50,000.

Councilmember Hood made the motion to approve the bid by Paragon Sports Constructors, seconded by Councilmember Noll. Carried unanimously.

DISCUSSION regarding signage at the high school baseball field.

Denny Kienzle spoke to the City Council on behalf of the White Oak Roughneck Athletic Club who receive their money through fundraisers, which includes signage at the football field. Pegues-Hurst Ford has asked if they could put a sign at the high school baseball field. Mr. Kienzle exhibited pictures of the locations where potential signs could be placed.

Councilmember Ray opined that she does not want signs where it would interfere with ballplayers' vision. There was further discussion regarding sign location and visual aspects.

Councilmember Noll stated that he does not have a problem with it because the money is invested into the program. There was an informal consensus that signage was acceptable and Mr. Kienzle was directed to get with Public Works Director Tracey Fears regarding placement.

PUBLIC HEARING to receive comments from the public regarding the request from Heather Rejcek & Andy Schrupf for a Special Use Provision (SUP) to operate a private club at AB 38 W H Castleberry Survey TR 60 Sec 10, otherwise known as 1908 E. Hwy 80, Suite #4 in Savage Village.

Mayor Kutch opened the public hearing at 5:22 p.m.

Owner Andy Schrupf explained the license application for Louisiana Pride and he and his daughter would like to keep it a kid-friendly atmosphere. It will not be a bar and will be by membership only. The restaurant plans to have live entertainment.

Mr. Schrupf informed the Council that the restaurant opens Thursday and they already have between 50-100 members. The next step is to pay the Texas Alcohol Beverage Commission (TABC) fee.

Councilmember Hood questioned the type of alcohol the restaurant planned to serve. Mr. Schrupf answered beer and wine with a special drink with events every so often. The restaurant is not large enough to offer a full alcohol menu. They will be closing at 10:00 p.m., including Fridays and Saturdays.

No one in the audience chose to speak.

Close public hearing 5:26 p.m.

CONSIDER AND/OR APPROVE request from Heather Rejcek & Andy Schrupf for a Special Use Provision (SUP) to operate a private club at AB 38 W H Castleberry Survey TR 60 Sec 10,

otherwise known as 1908 E. Hwy 80, Suite #4 in Savage Village.

Motion to approve made by Councilmember Cash, seconded by Councilmember Noll. Carried unanimously.

NOMINATE & APPOINT a new member to the Board of Adjustments to fill a vacancy.

Councilmember Noll made the motion to nominate Selina Tabor, seconded by Councilmember Ray. Carried unanimously.

CONSIDER AND/OR APPROVE agreement between Gregg County and the White Oak School Community Library for FY 17/18.

City Coordinator Smith explained this is a contract that Gregg County requires every year for the County to help fund library programs. This amount is not included in the City budget because the White Oak EDC has agreed to fund the City's \$30,000 portion.

Councilmember Hood made the motion to approve, seconded by Councilmember Cash. Carried unanimously.

CONSIDER AND/OR APPROVE Ordinance 2017-13; Amending Chapter 82 – Water and Sewer Rates.

No action taken.

DISCUSSION regarding a mobile food truck ordinance.

City Coordinator Smith explained that he has received several calls from persons that have an interest in operating a food truck in White Oak. Mobile food trucks are not allowed in the current zoning ordinance. He suggested that if this regulation was changed to allow food trucks, there should be designated areas for operation. Operators would have to go through city hall and the police department to obtain a vendor's license. Councilmember Ray asked if the City would receive sales tax revenue. City Coordinator Smith answered yes and permit fees.

There was further discussion regarding the pros and cons of mobile food trucks, but no directions were given to staff for further research on the issue.

DISCUSSION regarding previously planned subdivision on Steamboat Road and non-conforming roads.

City Coordinator Smith explained this was a subdivision planned by Jimmie Muckelroy in the 1970s that never matured. There were several dirt roads deeded to the City of White Oak during the planning of this subdivision. There are property owners past Mr. Rincon's that would like to build a home. This discussion is not about the roads, but about the removal of some trees for the owners to obtain electricity to their house. Mr. Rincon believes the trees are on his property and would like to be compensated for the trees; however, the trees are actually on the City's road.

Councilmember Hood questioned the City's responsibility of road maintenance. City Coordinator Smith stated the City will fill the potholes, but will not be paving the road and all property owners have been made aware of this.

CITY COORDINATOR ITEMS

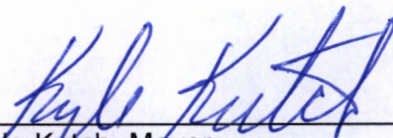
A. TCDBG Street Improvements Project

City Coordinator Smith explained that the company has reorganized, put the asphalt curbs back, and cleaned up on Sun Camp Road.

ADJOURNMENT

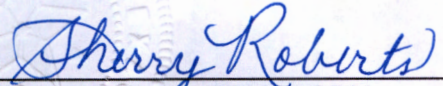
Motion to adjourn at 5:53 p.m. made by Councilmember Noll, seconded by Councilmember Cash.

Carried unanimously.



Kyle Kutch, Mayor

ATTEST:



Sherry Roberts, TRMC, CPM
Asst. City Manager/City Secretary

