

CITY COUNCIL REGULAR  
MEETING MINUTES  
TUESDAY, OCTOBER 9, 2018  
5:00 P.M.

MEMBERS PRESENT: Mayor Kyle Kutch, Barbara Ray, Joe Stephens, Thomas Cash, Greg Hulett, Kevin Hood

STAFF PRESENT: Charlie Smith, Melba Haralson, Terry Roach, Brian Russell, Billy Morgan, Randy Dodson, Beaux Huey, Tracey Fears, Jim Nall

GUESTS PRESENT: Selina Tabor, Jim Reis, Robin Kelm, Stacy Anderson, Ashley Reis, Mike Reis, Shaun Baker

1. CALL TO ORDER – 5:00 p.m.
  - a. Invocation
  - b. Pledge of Allegiance
  
2. CONSIDERATION OF CONSENT AGENDA *(All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests and item be removed and considered separately.)*
  - a. City Council minutes for September 11, 2018
  - b. Resolution 2018-11 approving a reduction in rates charged by Southwestern Electric Power Company (SWEPCO)
  - c. Investment Report for quarter ending September 30, 2018
  - d. Investment Report for fiscal year ending September 30, 2018

Mayor Pro-tem Hulett moved to approve, seconded by Councilmember Hood. Carried 4-0-1, with Councilmember Ray abstaining.

3. CITIZEN COMMENTS

None.

4. CONSIDERATION of Resolution 2018-12 authorizing White Oak Economic Development Corporation to enter into an economic development agreement with J & J Overhead Doors, LLC

Councilmember Cash moved to approve the resolution, awarding a \$25,000 grant to J & J Overhead Doors, LLC conditioned upon hiring of two new employees. Motion seconded by Councilmember Ray. Carried 5-0.

5. PUBLIC HEARING regarding a request from JJCL Investments for a Specific Use Provision permit for a drive-through window for Hard Bean Coffee Café to be constructed at AB 38 W H Castleberry Survey Tract 44-32 Section 8, more commonly known as 202 W. U.S. Highway 80

Mayor Kutch opened the public hearing at 5:03 p.m. The hearing was then closed with no public comments.

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6. CONSIDERATION of request from JJCL Investments for a Specific Use Provision permit for a drive-through window for Hard Bean Coffee Café to be constructed at AB 38 W H Castleberry Survey Tract 44-32 Section 8, more commonly known as 202 W. U.S. Highway 80

Councilmember Cash moved to approve the request, seconded by Councilmember Stephens. Carried 5-0.

7. CONSIDERATION of Resolution 2018-13 supporting the formation of Emergency Services (ESD) Number Four

City Coordinator Smith explained this is the preliminary step to creating an ESD with Gladewater, Clarksville City, Warren City and White Oak. There are many questions and issues to be ironed out. WOVFD voted to move forward. Mr. Smith said Gregg County Appraisal District has been contacted to outline the ESD map. Our attorney has reviewed the resolution and is on board.

Fire Chief Jim Nall stated that fire departments statewide are moving in this direction. He said the citizens will have to vote it up or down. He said down the road White Oak will need a paid fire department and new trucks. The ESD would pay for all of that including ambulance service.

Councilmember Hulett asked how it will affect our budget. City Coordinator Smith responded that it will lower our tax rate. He said we don't have all the answers yet, but this is the preliminary step.

Councilmember Cash expressed concern that White Oak tax dollars would go to pay Gladewater's debt and White Oak gets nothing. He stated Gladewater is the only paid department with an \$800,000 budget.

After lengthy discussion, the Council took no action. It was the general consensus that more information is needed.

8. CONSIDERATION of variance to Sign Ordinance Section 70-153(k) by request of Shaun Baker for signs to be located at 101 W. U.S. Hwy 80

Shaun Baker stated he has received a TxDOT permit to install a grouping of permanent signs at the corner of White Oak Road and U.S. Highway 80. He said already built the framework and has lease agreements with several businesses. The City Inspector informed him that city ordinances prohibit off premise commercial signs without a variance from the City Council.

Councilmember Hulett said it bothers him that Mr. Baker got a deal from WOEDCO to beautify that corner and the signs don't add to beautification, they detract from it. Mr. Baker responded that the WOEDCO money went to the building and the parking lot.

Councilmember Hood expressed concern about setting a precedent and told Mr. Baker he should have come to the city for a permit first.

Mr. Baker explained he is struggling with cash flow and the signs generate that. He said if the city doesn't grant the variance it will put 3S Holdings in a financial bind.

Mayor Kutch asked for a motion. There being none, the request failed.

9. CONSIDERATION of donation of unimproved property located at Lot 12 Block 1 Moncrief #2, more commonly known as 607 S. Honeysuckle Drive

No action taken.

10. EXECUTIVE SESSION pursuant to Government Code §551.074 to discuss salary of City Inspector

The Council recessed into executive session at 5:39 p.m.

11. RECONVENE into open session and take any action necessary regarding salary of the City Inspector

The Council reconvened into open session at 6:07 p.m. Councilmember Hood moved to authorize City Coordinator Smith to take appropriate action regarding the inspector's salary. Motion seconded by Councilmember Cash. Carried 5-0.

12. CITY COORDINATOR REPORT

a. Update on capital improvement projects

1. They have stated pouring concrete on the Owens Rd. lift station project.
2. We received good news that the TxDOT sidewalk project will extend all the way to George Richey Rd. There will be a resolution on the next agenda. TxDOT will also do the pedestrian count in front of the school.

b. Administrative updates

1. Mr. Smith shared that the city of Edinburg's animal shelter contract is \$530,000.

13. ADJOURN

Councilmember Stephens moved to adjourn at 6:32 p.m., seconded by Councilmember Cash. Adjourned by consensus.

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Kyle Kutch, Mayor

Attest:

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Melba Haralson, Asst. City Manager/City Secretary