

WHITE OAK CITY COUNCIL MEETING MINUTES
AUGUST 27, 2020
5:00 P.M.

MEMBERS PRESENT: Mayor Kyle Kutch, Thomas Cash, Kevin Hood, Dana Mizell

MEMBERS ABSENT: Joe Stephens

STAFF PRESENT: Charlie Smith, Melba Hart, Leah Brooks, Terry Roach, Jimmy Purcell,

GUESTS PRESENT: Daniel Morgan, Terrie Mogavero, Annie Payne, Molly Larison, Roger Carr, Adam Thompson, rick Williams, Stephanie McKinney, John Frazier, Derek Zivney, Alvin Wingo, Amy Wingo, William L., Krish K., Dawn Whittington

1. CALL TO ORDER – 5:00 p.m.
 - a) Invocation
 - b) Pledge of Allegiance

2. CITIZENS COMMENTS *(Any citizen wishing to address the Council on an agenda item may do so during the citizen comment section of the meeting, or when the item is being considered by the Council.)*

None.

3. PUBLIC HEARING regarding a request from Thompson Builders, LLC to rezone properties located at Lot 3 Block 2 Tuttle Addition and Lot 17 Block 1, Thompson #3, more commonly known as vicinity of Ron Boyett Drive and Ruth Street, from Single Family-8 to Single Family-5.5 for the construction of 4 single family houses

Mayor Kyle Kutch opened the public hearing at 5:02 p.m.

City Coordinator Charlie Smith explained this will be a rezone to continue the Ron Boyett street and add four single family homes and demolish the uninhabited home that is currently on the property.

With no further comments, the public hearing was closed at 5:02 p.m.

4. CONSIDERATION of a request from Thompson Builders, LLC to rezone properties located at Lot 3 Block 2 Tuttle Addition and Lot 17 Block 1, Thompson #3, more commonly known as vicinity of Ron Boyett Drive and Ruth Street, from Single Family-8 to Single Family-5.5 for the construction of 4 single family houses

Councilmember Cash moved to approve, seconded by Mayor Pro-tem Hood. Carried 3-0.

5. CONSIDERATION of request from Rick Williams for a Special Use Provision (SUP) permit to develop a retirement community consisting of 7 homes and a community center at Abstract 38 W.H. Castleberry Survey, Tract 12 Section 6, more commonly known as 710 E. Center St, White Oak, Texas

Mayor Kutch opened the public hearing at 5:03 p.m.

Rick Williams explains this will be an all rental retirement community of 6 or 7 detached single-family homes for individuals 55 years of age or older. Charlie Smith explained that these units cannot be sold individually since this is a SUP.

With no further comments, the public hearing was closed at 5:05 p.m.

6. CONSIDERATION of request from Rick Williams for a Special Use Provision (SUP) permit to develop a retirement community consisting of 7 homes and a community center at Abstract 38 W.H. Castleberry Survey, Tract 12 Section 6, more commonly known as 710 E. Center St, White Oak, Texas

Mayor Pro-tem Hood moved to approve, seconded by Councilmember Cash. Carried 3-0.

7. PUBLIC HEARING regarding a request from White Oak PropCo, LLC to rezone 9.50 acres at Abstract 92 GW Hooper Survey Tract 72-01, Section 1, more commonly known as 1503 N. White Oak Road, White Oak, Texas from Agricultural to Retail/Highway Commercial

Mayor Kutch opened the public hearing at 5:06 p.m.

Annie Payne and Terrie Mogavero expressed objections about the location of the proposed site because it may devalue Annie Payne's property located directly behind the site and make it less desirable for resale in the future. They also voiced concerns about residents wandering onto their property and possibly getting hurt in the pond or by their animals.

Roger Carr expressed desires to work with the facility to create a through street for the residents directly behind the property, himself and Annie Payne specifically, so they do not have to navigate the trailer park road which is currently their only way to or from their properties. Carr also expressed concerns the city infrastructure in place such as the first responders may not be adequate.

Ronnie Myrick and Dawne Smith that made the request were unable to attend due to Hurricane Laura. Stephanie McKinney presented information on their behalf due to the teleconference unable to connect.

Stephanie McKinney expressed her client's willingness to work with the surrounding properties keeping in mind the new owners would have abandoned wells and two pipelines to contend with. This facility has its own transport therefore the only time an ambulance would be necessary was for emergencies and the ambulances do not usually use their sirens. McKinney also stated her clients would eventually like to add a doctor's office and a pharmacy on location that would also be available to citizens. The facility would also be interested in partnering with the school for on-site culinary and nursing education. The construction of the facility would be designed to fit the local environment.

Charlie Smith commented that transports go through EMS, currently provided by Christus EMS, and if there were increased calls it could possibly mean another ambulance station in White Oak.

Daniel Morgan stated he works in Kilgore and since he has been there, he has not had to respond to their Kilgore facility once and there are no traffic issues even during shift changes or because of emergency responses.

Another attendee stated she would take comfort in a facility like this locally for family as it allows for an ease of frequent visits to family members.

With no further comments, the public hearing was closed at 5:37 p.m.

8. CONSIDERATION of request from White Oak PropCo, LLC to rezone 9.50 acres at Abstract 92 GW Hooper Survey Tract 72-01, Section 1, more commonly known as 1503 N. White Oak Road, White Oak, Texas from Agricultural to Retail/Highway Commercial

Mayor Pro-tem Hood asked if the facility would have to present the plans to the City prior to building, Charlie Smith advised it would go through the normal building processes the City requires which includes presenting plans to the City for departmental approvals as well as abiding State guidelines for such facilities.

Councilmember Mizell confirmed the City would not be responsible for the maintenance on the easement if granted between the facility and the surrounding properties.

Councilmember Mizell moved to approve the rezone with the understanding that if the nursing facility is not built, the property will revert back to Agricultural, seconded by Mayor Pro-tem Hood. Carried 3-0.

9. PUBLIC HEARING regarding a request from White Oak PropCo, LLC. for a Special Use Provision Permit (SUP) for a skilled nursing facility to be located at Abstract 92 GW Hooper Survey Tract 72-01, Section 1, more commonly known as 1503 N. White Oak Road

Mayor Kutch opened the public hearing at 5:40 p.m.

With no comments, the public hearing was closed at 5:41 p.m.

10. CONSIDERATION of request from White Oak PropCo, LLC for a Special Use Provision Permit (SUP) for a skilled nursing facility to be located at Abstract 92 GW Hooper Survey Tract 72-01, Section 1, more commonly known as 1503 N. White Oak Road

Councilmember Cash moves to approve, seconded by Councilmember Mizell. Carried 3-0.

11. PUBLIC HEARING on proposed tax rate of .60240/\$100 for fiscal year 2021

Mayor Kutch opened the public hearing at 5:42 p.m.

Melba Hart explained the new terminology for effective rate (now no-new-revenue rate) and rollback rate (now voter-approval rate) and advised the proposed rate is the same rate as last year however it is \$0.01 above the no-new-revenue rate. This will raise \$62,081 more than last year's budget with \$30,660 from new properties added to the tax rolls.

With no further comments, the public hearing was closed at 5:43 p.m.

12. PUBLIC HEARING of budget for fiscal year 2021

Mayor Kutch opened the public hearing at 5:43 p.m.

Melba Hart explained a balanced budget has been presented with a conservative estimate on sales tax however with the gradual uptick currently being experienced she is optimistic about that figure. Hart explained concession operation for the splash pad have been eliminated, resulting in a reduction of \$8,400 in part time salaries as well as the \$4,000 for concession supply expenses. This budget also includes a 2% COLA for employees. Capital items for the general fund include half of the cost of a back-up computer system, Fire Department communication equipment and SCBA's, street work and new splash pad matting. Utility Fund includes rate increase of \$4.50 to the base rate for both water and sewer. Capital items total \$671,837 and include half of the cost of a back-up computer system, painting storage tanks (inside and out), utility vehicle SCADA system, computer upgrade for SCADA, water pump replacement, sludge pumps, polymer mixer, variable frequency drive and disinfection bulb replacements. Capital expenses results in a deficit budget for utility fund of \$298,869 to come out of reserves.

With no further comments, the public meeting was closed at 5:47 p.m.

13. CONSIDERATION of postponing final vote on the budget until the regular City Council meeting on September 8, 2020 at 5:00 p.m.

Mayor Pro-tem Hood moved to postpone, seconded by Councilmember Mizell. Carried 3-0.

14. ADJOURNMENT

Councilmember Mizell moved to adjourn at 5:48 p.m., seconded by Councilmember Cash. Adjourned by consensus.

Kyle Kutch, Mayor

Attest:

Leah Brooks

Melba Hart, Asst. City Manager/City Secretary