

MINUTES OF REGULAR BUSINESS MEETING
City of Stephenville - City Council
TUESDAY, OCTOBER 3, 2006– 5:30 P.M.

The City Council of the City of Stephenville, Texas, convened on October 3, 2006, at 5:30 p.m., in the Council Chambers at City Hall, 298 West Washington Street, for the purpose of a Regular Business Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

Mayor : Rusty Jergins

Mayor Pro-Tem : Todd McEvoy

Council members : Cyndi Godwin
Malcolm L. Cross
Nancy Hunter
Andrew Johnson
Alan Nash
Mark Murphy
Barry Ratliff

Others Attending : Mark A. Kaiser, City Administrator
Randy Thomas, City Attorney
Cindy L. Stafford, City Secretary

I. CALL TO ORDER

The meeting of the Stephenville City Council was called to order at 5:31 p.m. on Tuesday, October 3, 2006, by Mayor Rusty Jergins who declared a quorum present. The mayor also recognized Betty Chew, Director of Community Development; Drew Wells, Director of Community Services; Fire Chief, Jimmy Chew; Nick Williams, Director of Public Works; and Police Chief Roy Halsell.

II. CITIZEN'S GENERAL DISCUSSION

No one addressed the council.

III. PLANNING AND ZONING COMMISSION

A. PUBLIC HEARING to consider request to rezone from I "Industrial District" to R-3 "Multiple Family Residential District" Lot 10, Block

**12; Shapard & Collins Addition, located in the 700 block of North
McCart Street**

Betty Chew gave the staff report, stating that the Planning and Zoning Commission recommends approval of this rezoning request. Mayor Jergins recognized that applicant Richard George was present in support of the rezoning.

Mayor Jergins opened the public hearing.

Speaking in Favor of Rezoning: No one.

Speaking in Opposition of Rezoning: No one

Mayor Jergins closed the public hearing.

**B. Consider Ordinance No. 2006- Rezoning from I “Industrial District”
to R-3 “Multiple Family Residential District” Lot 10, Block 12;
Shapard & Collins Addition, located in the 700 block of North
McCart Street**

MOTION by Todd McEvoy, second by Andrew Johnson, to adopt Ordinance No. 2006-30. MOTION CARRIED as follows:

Ayes: Council members Godwin, Cross, Johnson, Nash, McEvoy, Murphy, Ratliff, and Mayor Jergins.

Noes: None

Abstentions: Council member Hunter, having filed an affidavit of conflict of interest with the city secretary.

**C. Consider Final Plat of Ridgeview Estates, Phase III, being a 6.25 acre
tract adjacent to the River North I and River North II Additions in
the City of Stephenville**

Betty Chew gave the staff report stating that Kam Ip and Ray Reynolds are the owners and developers of this subdivision. Twenty-five single-family residential lots will comprise the third phase of this subdivision. Debbie Reynolds was present representing the owners.

MOTION by Nancy Hunter, second by Cyndi Godwin, to approve the final plat. MOTION CARRIED by unanimous vote.

**IV. BOYD WAGGONER TO ADDRESS COUNCIL CONCERNING MIDDLE
TRINITY GROUND WATER CONSERVATION DISTRICT RULES**

Boyd Waggoner clarified that he is addressing the council as a citizen of the county and not as

a member of the Board of Directors of the Middle Trinity Ground Water Conservation District. He said that many of his opinions are contrary to the majority of the remainder of the board. He said that the purpose of a ground water district is to preserve and protect the ground water and prevent waste. He explained that an upcoming meeting of the water district board concerning the rules prompted him to speak to the city council. Waggoner said that the water board does not have adequate information. He said he believes the city should employ a hydrologist to help protect the city's rights and to determine how much water is in the aquifer. Some of the specific problems he cited are as follows:

- No hydrologist has been employed by the water district.
- There is no count of the number of permits issued by the water district.
- There is no metering capacity.

Mayor Jergins referred this item to the Public Works Committee for further review and discussion.

V. ANNUAL AIRPORT REPORT—Drew Wells, Director of Community Services

Drew Wells reported on accomplishments for the year and upcoming projects at the airport. The most current project completed was funded through federal non-primary entitlement funds administered by Texas Department of Transportation (TxDOT) Aviation. The project was a 75 x 75 foot private hangar, and extension of the apron and tie-down area. The total estimated project cost was \$492,000, the project engineer was KSA Engineers, Inc. and the local contractor was Jay Mills Contracting. Wells showed photos of improvements to the airport.

Wells also reported on general information about the airport as follows:

- Participation in the Ramp Grant, which provides for 50% reimbursement for routine maintenance items.
- AWOS—Automated Weather Observing System, distributes weather data to certain systems, such as the local television cable station and by telephone at 254.965.8672.
- Renewal of five-year contract with Stephenville Aviation for Fixed Based Operator services.
- Takeoffs and landings in 2005 were 3,238.
- Fuel sales have increased from 27,000 gallons in 2000 to 47,482 gallons so far in 2006.

Upcoming projects:

- Terminal building, which is a 50/50 grant with TxDOT Aviation. Architect is GRW Willis, Inc., and estimated project cost is \$375,000.
- Pavement Rehabilitation, 90/10 grant with TxDOT Aviation. Engineering firm is KSA Engineers, Inc., and estimated project cost is \$700,000.
- Private hangar, 75/25 grant match with TxDOT Aviation. KSA Engineers, Inc. Project cost of \$230,000.
- Long-term project is the extension of the runway to 5,000 feet.

VI. ELECT A VOTING REPRESENTATIVE TO THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS

MOTION by Malcolm Cross, second by Todd McEvoy, to nominate Mark Murphy to continue as the council's voting representative to the North Central Texas Council of Governments. MOTION CARRIED by unanimous vote.

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VII. CONSIDER CONVEYING INTEREST IN HISTORICAL STRUCTURE AT ERATH STREET TO ERATH COUNTY

It was reported that the Erath County Historical Society has attempted to confirm the ownership of the historical structure located on Erath Street near its intersection with Washington Street. Representatives of the historical society have requested that the city council convey to Erath County any and all interest it may have in these structures in order to facilitate the process of designation of the site as an historical marker.

Mayor Jergins referred this item to the Planning and Development Committee for further review.

VIII. CONSENT AGENDA

Alan Nash requested Item A.3. be removed. Mark Murphy requested Item A.2. be removed.

MOTION by Andrew Johnson, second by Cyndi Godwin, to approve Items B, C, and D of the Consent Agenda. MOTION CARRIED by unanimous roll call vote.

Alan Nash identified an error in the vote taken on Ordinance No. 2006-28. Mark Murphy stated that his request was to correct the same error, but he referenced the incorrect agenda item number. MOTION by Mark Murphy, second by Alan Nash, to approve Item A with the correction to the minutes of September 19, 2006. MOTION CARRIED by unanimous roll call vote.

A. Approval of Minutes—

- 1. Regular Council Meeting on September 5, 2006**
- 2. Regular Council Meeting on September 12, 2006**
- 3. Special Council Meeting on September 19, 2006**

B. Airport RAMP Grant

C. Agreement with North Central Texas Council of Governments for E9-1-1 Service, Equipment, Addressing and Database Maintenance

D. Bid Award for Purchase of Asphalt Zipper

IX. COMMENTS BY CITY ADMINISTRATOR

Committee work session will be held on October 10.

X. COMMENTS BY COUNCIL MEMBERS

XI. ADJOURN

MOTION by Todd McEvoy, second by Barry Ratliff, to adjourn the meeting. MOTION CARRIED by unanimous vote at 6:51 p.m.

Russell E. Jergins, Mayor

ATTEST:

Cindy L. Stafford, City Secretary