

MINUTES OF REGULAR BUSINESS MEETING
City of Stephenville - City Council
Tuesday, August 3, 2010, 5:30 P.M.

The City Council of the City of Stephenville, Texas, convened on August 3, 2010, 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	:	Nancy Hunter
Mayor Pro-Tem	:	Malcolm Cross
Council members	:	Joe E. Cude Don Zelman Russ McDanel Alan Nash Alan Nix Martha Cashon Scott Evans
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 5:30 p.m. on Tuesday, August 3, 2010, by Mayor Hunter. Hunter recognized the director of finance, director of community development, director of community services, fire chief, and director of public works. Hunter gave a special welcome to Patrick Bridges, Police Chief, who began work on August 2.

II. Citizens' General Discussion.

Justin Miller, a member of Boy Scout Troop 39 and an Eagle Scout candidate, addressed the council stating that he had completed his Eagle Scout project. He worked in conjunction with the Community Services Division to identify the location of the 758 fire hydrants throughout the city. He marked the location of each hydrant on a map of the city and whether or not there was a blue reflector, which indicates to emergency personnel the location of the hydrant.

Nicolas Perez is a member of Boy Scout Troop 68 and an Eagle Scout candidate. His proposed project is to clean up the area of the Bosque River at the low water crossing on Long Street. He will be working in conjunction with Keep Stephenville Beautiful organization on this project.

III. Cross Timbers Fine Arts Council Annual Report and Budget Presentation—Julie Crouch, Executive Director

Julie Crouch was unable to attend the meeting. Teresa Burdick, CTFAC Executive Assistant, presented the annual report. CTFAC was chartered in 1980 and operates to “enrich and enhance the artistic environment of the Cross Timbers area and make cultural activities accessible to all citizens.” CTFAC is funded through membership dues, fund raising activities, grants, corporate and private donations, and a 1% city hotel occupancy tax. CTFAC sponsors or cosponsors 15 to 20 events each year, which include ballet, dance, concerts, theatre, art shows and recitals. CTFAC also sponsors children’s theatre, youth concerts, youth art camps, and public school art-in-education programs.

Cole Parks, treasurer of the CTFAC Board of Directors, presented the budget pointing out that there is a positive cash balance and debt-to-equity ratio is also positive. He thanked the council for the opportunity to present their budget.

MOTION by Alan Nash, second by Martha Cashon, to accept the CTFAC report and approve the budget for 2010/2011. MOTION CARRIED.

IV. Consider Resolution No. 2010-06 calling all outstanding City of Stephenville Texas Combination Tax and Revenue Certificates of Obligation Series 1996 for redemption on February 15, 2011

Mayor Hunter explained that this action would allow for an early payoff of the capital improvement projects financed in 1996 for \$2 million. The projects included purchase of the old Stephenville Bank & Trust Co. building and remodeling it to house city hall, remodeling of Fire Station No. 1, construction of the Downtown Plaza, and renovation of the old city hall to the Public Safety Building.

Mark Kaiser explained that he continues to work to stabilize that portion of the city’s tax rate allocated for debt service. The savings from this action is approximately \$30,000.

MOTION by Russ McDanel, second by Alan Nix, to adopt Resolution No. 2010-06. MOTION CARRIED.

V. Approve Resolution approving an agreement by Stephenville Industrial Development Corporation to Issue Bonds for Tejas Tubular Stephenville Works, Ltd.

This matter was removed from the agenda.

VI. PLANNING AND ZONING COMMISSION

A. Consider request to rezone from B-2 “Retail and Commercial Business District” to R-3 “Multiple Family Residential District” Lots 1, (Sub 3A of) and (Sub 3B of); Block 33; South Side Addition, located at 1570 and 1580 West Hyman Street

Betty Chew gave the report stating that the Planning and Zoning Commission recommends rezoning this property. Rezoning to the R-3 classification will bring the existing single-family dwellings into compliance as a permitted use.

Mayor Hunter opened a public hearing.

Speaking in Favor of Rezoning: No one.

Speaking in Opposition of Rezoning: No one.

Mayor Hunter closed the public hearing.

B. Ordinance No. 2010-___ rezoning from B-2 “Retail and Commercial Business District” to R-3 “Multiple Family Residential District” Lots 1, (Sub 3A of) and (Sub 3B of); Block 33; South Side Addition, located at 1570 and 1580 West Hyman Street

MOTION by Alan Nix, second by Joe Cude, to adopt Ordinance No. 2010-10. MOTION CARRIED.

VII. STEPHENVILLE CLARK REGIONAL AIRPORT

A. Consider Approval of Resolution No. 2010-07 for Hangar Development

B. Consider Approval of Resolution No. 2010-08 for Layout Plan

Drew Wells, Director of Community Services, reported that adoption of these resolutions will initiate the process to receive the grant funds from the Texas Department of Transportation.

MOTION by Scott Evans, second by Russ McDanel, to adopt Resolution No. 2010-07 and Resolution No. 2010-08. MOTION CARRIED.

VIII. CONSENT AGENDA

MOTION by Joe Cude, second by Don Zelman, to approve the Consent Agenda. MOTION CARRIED.

A. Approve Minutes

1. Regular Council Meeting on July 6, 2010

2. Special Council Meeting on July 20, 2010

B. Acceptance of Phase 2 of the Elk Ridge Estates Subdivision

IX. Comments by City Administrator

Mark Kaiser reported on the following projects:

- Intersection of Harbin and Frey has been completed except for the markings.
- Bricks have been removed from Ollie Street from Frey to Jones and the forms have been set for sidewalks on the east side of the street.
- Utility work in Long Street from the railroad tracks to Ollie is complete and street reconstruction has begun.
- Bosque River Trail is complete except for grade work and landscaping.
- The stormwater drainage outfall in City Park has been completed and the erosion damage has been corrected.
- Budget work session will begin on Monday, August 9, at 5:30 p.m.

X. Comments by Council Members

- XI. EXECUTIVE SESSION. At 6:10, Mayor Hunter recessed the open portion of the meeting, and council went into executive session in compliance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with Sec. 551.072 Deliberations about Real Property--Lot 14, Block 19, South Side Addition, Stephenville, Erath County, Texas.**

Council reconvened in open session at 6:18 p.m.

XII. Action taken on matters discussed in executive session (if necessary)

MOTION by Alan Nix, second by Martha Cashon, to approve the sale of the above-described property. MOTION CARRIED.

XIII. Adjourn

MOTION by Alan Nix, second by Russ McDanel, to adjourn the meeting. MOTION CARRIED at 6:20 p.m.

Nancy A. Hunter, Mayor

ATTEST:

Cindy L. Stafford, City Secretary