

CITY OF STAGECOACH
CITY COUNCIL GENERAL MEETING
E.S. Williams City Center
16930 Boot Hill Road
Stagecoach, Texas 77355

FEBRUARY 21, 2017 MEETING MINUTES

State of Texas
County of Montgomery
City of Stagecoach

1. Mayor Galen Mansee called the meeting to order at 7:00 p.m.
2. The roll call was taken with the following persons present (P), absent (A), or late arrival (LA):

Mayor:	Galen Mansee	(P)
Aldermen:	Sharon McClure	(P)
	Jim Cooley	(P)
	James Osteen	(A)
	Mark McGill	(P)
	Bill McGahen	(P)
Attorney:	Janice Baldwin	(P)
Secretary:	Brenda Rutt	(P)
Chief of Police:	Mike Wethington	(P)

3. The Invocation was given by Jim Cooley and the Pledges of Allegiance to the United States flag and the Texas flag were said.
4. Persons desiring to appear before City Council: None.
5. Council reviewed the minutes of the January 17, 2017 General Meeting City. City Secretary Rutt read the corrections that were submitted. Alderwoman McClure motioned to approve the minutes, as amended. Alderman McGahen 2nd. The vote was all in favor with Alderman McGill abstaining due to being absent at the January meeting.
6. Blinded Veterans Day Proclamation for March 28, 2017. The Greater Houston Regional Group of the Blinded Veterans Association requested the City to designate March 28, 2017 as Blinded Veterans Day. On March 28, 1945, 100 blinded members of the Armed Forces who served in World War II formed the Blinded Veterans Association. This year will be the 72nd Anniversary of the Blinded Veterans Association. Mayor Mansee issued a Proclamation recognizing March 28 as Blinded Veterans Day. No action necessary.
7. Appointing the Montgomery County Emergency Communication District as the Addressing Authority for the City. City Secretary Rutt explained the need to appoint the MCECD as the addressing authority for the City. The MCECD has been assigning addresses in the County for several years now but they do not have any formal

paperwork from our City authorizing them to assign addresses for our City. Alderman McGill motioned to appoint the Montgomery County Emergency Communication District as the addressing authority for the City. Alderman Cooley 2nd. The vote was all in favor.

8. Variance request to extend the expiration date of the building permit issued on January 29, 2015 for the construction of a residence at 15450 Shady Oaks Drive. Mrs. Hinojosa addressed Council as to why the construction of their house has taken so long, including monsoons, builders being fired, and new builders having to redo work that was already done. Mrs. Hinojosa said they asked for variance to complete the garage first because they thought their home would sell fast and they would have to live in the garage apartment. Their current home in Cypress is still on the market. Their second builder was also fired. According to the second builder, the garage was 90% finished; however, most of that work has had to be redone. The garage had to be re-ducted because the wrong size ducts were installed. The garage should have been completed before Thanksgiving 2016. The garage apartment is now ready to have a final inspection. A breezeway has been added to the garage. Since Thanksgiving, the Hinojosas have been acting as the general contractor. They met with several different builders this past weekend. The house is ready to be drywalled. The house is plumbed and wired and it is ready for an electrical and mechanical inspection. Mayor Mansee asked if the Hinojosas have a rough estimate of when the work will be completed. Mr. Hinojosa said he will continue working on the house and the stucco work should be completed soon. All the doors were installed yesterday so the house can now be locked up. Mr. Hinojosa said that all the recessed can lights were taken out of the house. Chief Wethington said the Hinojosas need to make a list of contractors who should be at the property and what they are doing. Chief Wethington said he sees cars at the property every day but he does not know if they are authorized to be there or not. Mrs. Hinojosa said they will be installing vapor lights. Mayor Mansee said he is still worried about the timeframe. Alderman McClure asked if they need the money from the sale of their current house in order to complete the new house. Mr. Hinojosa said that it is not necessary but they would prefer to have the funds from the sale of the house to finish up construction. Mr. Hinojosa said he could finish construction in a month if he is forced to but he would rather not. They have had four deaths in the family in the past few months in addition to changing builders and dealing with heavy rains. For example, the door people have been scheduled to come out for the past month but they just came out this week because of the rain. The Hinojosas would like a 90-day extension to complete construction. Mayor Mansee said we really need to have a timeframe. Mrs. Hinojosa asked what will happen if they say they can finish in 90 days but they are not able to finish in 90 days? Alderman McGill said we want to help them have a nice home in Stagecoach and not put too much hardship on them. Mr. Hinojosa said they have been hit with several mishaps and he asked Council to work with him. Mayor Mansee asked about erosion problems. Mr. Hinojosa said he would like to build a retaining wall out of cinder blocks. Mrs. Hinojosa said they put in erosion carpet and the grass is helping with erosion. The septic system has been installed. Alderman Cooley asked if the cabinets have been ordered and the Hinojosas said no because they are putting in custom cabinets. Alderwoman McClure said that 90 days without a general contractor to keep things moving will be difficult. Alderman McGill suggested coming back in 60 days to give Council an update. Alderman McGahen said if the work cannot be completed in 90 days then the Hinojosas need to come in with a detailed list of items that need to be completed. Bill Berger asked if the Hinojosas are up to date on

inspections and if they are clear on when the inspections are needed. Mrs. Hinojosa said she will check with the City Secretary. Mr. Hinojosa said he spent over \$12,000 on doors for the house and they are the wrong size. He is going to go and pick up the new doors in Laredo this weekend. Alderman McGill motioned to extend the building permit for 15450 Shady Oaks Drive for an additional 90 days, conditioned on the property owners reporting back to Council in 60 days to update Council on the progress and to determine if 90 days will be reasonable. Alderman McGahen 2nd. The vote was all in favor.

9. Status of new home construction projects within the City and requests for permit applications. Planning & Zoning Commissioner Chuck Evans was not present. Lyle Schultz reported that no new applications were submitted so they did not have a meeting in February. No action required.
10. Chief Wethington reported on the status of properties having ordinance violations. The officers keep pulling up signs around the City such pool signs, septic service signs, and for sale signs for the house on Indian Springs. Sergeant Lee knocked some illegal signs off telephone poles today. One person received a citation for soliciting without a permit and several other people were escorted out of the City for soliciting. The driver was issued a citation for no driver's license. Robert Lee had the solicitors demonstrate their product at his house to give the police time to arrive. No action required.
11. Status of Public Works projects and activities. Director Terry Rutt was not present. Chief Wethington started cleaning up storm debris and timbers beside City Center. There are still two major areas that need to be cleaned out. The generator batteries were replaced. Five loads of base/fill were delivered to the spillway at Lake Apache. Chief Wethington said we may get as many as 15 loads of fill in addition to some topsoil. The topsoil will be put on the City's empty lot on Old Coach Road. Director Rutt purchased a brush cutter/mower for the City. Alderman McGahen said Mr. Snook on Stagecoach Road is trying to get rid of some clay from his side yard. Chief Wethington will go and get the clay. No action required.
12. Financial statements for January 2017. Alderman McGill asked about the flood loss. Mayor Mansee said he met with our State representative and supposedly the request for payment has been sent to Austin for disbursement. A FEMA representative is coming to the City Center on Thursday, February 23, for an exit interview. Hopefully we will have our FEMA money soon. No action required
13. Reports:
 - a. Chief of Police: Passed out the monthly statistics report. Chief Wethington said the department is bringing on a third officer. He compared the third officer position to petting and feeding a dog and then having it bite you. The third officer position is budgeted at \$10,000 for this year. Chief Wethington said that he needs some time off, especially since the flood. He has not had more than three days off in row for the past five years. Chief Wethington believes the reserve officer will do a good job as a full-time officer. The third officer position will have some parameters and that officer will be actively working on the warrant list.
Chief Wethington reported that some boys are dressing all in black and roaming the neighborhood on foot around 2 to 3 a.m. in the morning. Several neighbors have

reported seeing them. Chief Wethington believes it is mainly our residents that are throwing trash out on the roads. There were three accidents on Stagecoach Road yesterday, two vehicles ended up in ditch and one had the axle break. There was a rollover accident earlier this month.

Chief Wethington introduced Robert Lee as our new full time officer to replace Captain Abercia. Sergeant Lee will be assisting the Chief to get the department rolling. Jim Cooley will be joining department as a reserve officer. The officers will rotate day and night schedules. Officer Anez will be back in the country next month and he will be doing late night shifts. Chief Wethington said that we are some of the lowest paid officers in the County. Chief Wethington was also offered a job by the County. Captain Abercia received an increase in pay as well as reinstated retirement benefits with the County. Captain Abercia will continue be a reserve officer here in the City.

- b. Flood Plain Administrator: No report.
 - c. P & Z Commission: No report.
 - d. City Attorney. City Attorney Baldwin reported that we may still need to appoint a special prosecutor for the case in which she is representing the defendant.
 - e. City Secretary: No report.
 - f. Aldermen: Alderman McGahen and Alderwoman McClure welcomed Robert Lee to the department.
 - g. Mayor: No report.
14. There being no further business, Alderman McGill motioned to adjourn the meeting at 7:55 p.m. Alderman McGahen 2nd. The vote was all in favor.

Brenda Rutt

Brenda Rutt, City Secretary-Treasurer-Court Clerk

