

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

APRIL 17, 2018 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):

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

3. The Invocation was given by Janice Baldwin 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. Public Hearing - A public hearing is scheduled to discuss changes to Ordinance O-2015-68, regulating planning and zoning in the City limits. Mayor Mansee asked if City Attorney Baldwin had an opportunity to review the changes to the Ordinance. City Attorney said she had reviewed the Ordinance last month and the new changes were minimal. Alderman McGahen requested a change to Section 7, Paragraph D. The new sentence should read "Detailed elevation renderings of the proposed structure must be submitted for approval." Alderman Osteen asked if the new language in Section 12, Paragraph A, is it redundant because of the new language in Section 12, Paragraph C? P&Z member James Schexneider said the Commission wanted to include the compliance language in both places. It is spelled out in Section C to clarify the requirements. Alderman Osteen pointed out that Section 12, Paragraph C, sometimes refers to a "building" and at other times to a "project;" he believes we should be consistent with how we refer to the structure. Alderman Osteen said in Paragraph C, the ordinance states that "if the building is not in conformance with the plans" or if "the project is in violation of the ordinance." City Attorney Baldwin believes the language is correct and to leave it as presented. She said the building could be in compliance with the plans, but the project could still be in violation of the ordinance due to other issues. Mayor Mansee asked about Section 5, Paragraph B7. If there is a tie vote, would the matter go to City Council (the board of adjustment) at that time? James Schexneider said if there was tie vote regarding how the ordinance should be interpreted, then P&Z would have another meeting will all the members before referring the matter to

Council. No change necessary. Mayor Mansee asked about Appendix B, the schedule of fees. City Secretary Rutt said the permit amounts were all changed to \$50 to be consistent. Mayor Mansee asked about the new checklists for buildings under 350 square feet and buildings 351 to 500 square feet. City Secretary Rutt explained that we have been using the checklists some time; however, they were not included in the ordinance packet. The checklists are for the convenience of the property owner and the P&Z Commission and are not part of the Ordinance.

6. Approval of Ordinance No. O-2018-68. Alderman McGahen motioned to approve Ordinance O-2018-68, as amended. Alderman Osteen 2nd. The vote was all in favor.
7. Council reviewed the minutes of the March 20, 2018 General Meeting. 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.
8. Proposed Ordinance for golf carts on public roads. Chief Wethington explained that the ordinance presented is a preliminary draft. We want to require that golf carts are permitted and stickered, can only be driven by a licensed driver, and must have a slow-moving vehicle emblem on the back. The owner can satisfy the proof of insurance requirement by having personal vehicle insurance. James Schexneider said his job has the same requirements for golf carts, and, Kevin Groschke said Bolivar Island also has the same rules. Raymond Goyer said he just wants to be able to relax and head to lake after work. He believes adults should be allowed to drive golf carts in the City. City Secretary Rutt said we will be issuing stickers to people who register their golf carts with the City. This will let not only our police, but also other law enforcement agencies, know which vehicles are authorized to drive on public roads. City Secretary Rutt will put the new proposed ordinance on the agenda for May. No action required.
9. Changes to Ordinance O-2014-258, Flood Damage Prevention Ordinance, to increase minimum elevation above base flood level. City Secretary Rutt explained that Flood Plain Administrator Fred Hagans want to increase to the flood plain elevation requirement from 24" to 36" in the 100-year flood plain, and possibly in the 500-year flood plain. This requirement will only affect houses in the flood plain that are more than 50% damaged and new construction. Chief Wethington is concerned about septic systems being placed in the flood plain. The County controls the septic system permits, and they have not restricted putting septic systems in the 500-year flood plain. City Secretary Rutt will send out the changes to the ordinance and will contact FEMA to see if there are any further requirements.
10. Building permit extension for 15450 Shady Oaks Drive. Chief Wethington said we are going to issue an official warning to the property owners. The property owners need to complete construction and have final inspection done. No action necessary.
11. Variance request for an accessory building at 15905 Wagon Wheel. The owners are requesting a variance to build an accessory building that is closer to the road than the residence and is within the 30-foot setback requirement from the road. Section 8 requires that a residence be setback 30 feet from road; however, the lot is on a corner. The front of the house will be located 30 feet from Wagon Wheel; however, because the lot is on a corner, they are requesting to build 12 feet from the build line on Frontier Road. Alderman Osteen asked what P&Z's position is on the variance request. P&Z member Schexneider said that it is a harmless variance. James Schexneider also said there they are precedents

for this type of variance that have been granted. The variance will only affect one property owner because the lot is located at the end of a dead-end street. Alderwoman McClure motioned to approve the variance request for 15905 Wagon Wheel to build an accessory building closer to the road than the residence and within the 30-foot building line. Alderman Osteen 2nd. The vote was all in favor.

12. Expend funds in an amount not to exceed \$13,000 to replace the air conditioning unit at the City Center. City Secretary Rutt explained that the air conditioning unit at the City Center is 14 years old and needs to be replaced. Temporary repairs have been made to the unit until it can be replaced. City Secretary Rutt has obtained three bids for the new air conditioning unit and it looks like it may be able to be replaced for under \$6,000. Alderman McGahen motioned to approve the request to expend funds in an amount not to exceed \$13,000 to replace the air conditioning unit at the City Center. Alderwoman McClure 2nd. The vote was all in favor.
13. Review weapon laws and ordinances. City Attorney Baldwin said she will have a draft prepared by next month's Council meeting. No action required.
14. Proclamation declaring April as Fair Housing Month. Mayor Mansee signed a Proclamation declaring April as fair housing month in Stagecoach. No action required.
15. Status of new home construction projects within the City and requests for permit applications. Planning & Zoning Commission member James Schexneider said there were two meetings in April for the approval of accessory buildings. The accessory building at 14800 Stagecoach Road was approved by P&Z at a special meeting, and the other accessory building at 15905 Wagon Wheel was granted a variance by Council tonight. No action required.
16. Chief Wethington reported on the status of properties having ordinance violations. The only property having an ordinance violation is 15450 Shady Oaks which has already been addressed. No action required.
17. Status of Public Works projects and activities. Director of Public Works Terry Rutt reported that Chief Wethington built, painted and installed a new metal frame for the City's entry sign on Walnut Creek. Director Rutt mowed the City Center. Chief Wethington spread out the dirt piles that were on the side of road at Lake Apache. Chief Wethington said we will begin replacing culverts in the next few weeks. City Secretary Rutt reported that the CDBG grant has not been approved by the State and that no FEMA projects have been officially approved. No action required.
18. Financial statements for March 2018. Mayor Mansee and Alderman Osteen said we are right on target with budgeted amounts. Alderman McGahen would like to retitle the Regions checking account as the road fund account. No action required.
19. Reports:
 - a. Chief of Police: Passed out the monthly statistics report. There was an accident on Stagecoach Road where a lady was hurt very bad. The department hired a new reserve officer, Corey Williams, who is from Navasota. Chief Wethington said things have been relatively quiet in the City. Chief Wethington said he appreciates Raymond Goyer looking out his window every morning and keeping an eye on things. Chief Wethington urged our citizens to lock up their belongings, recommended putting up a game camera,

and told them to not let their guard down. Chief Wethington said we are surrounded by an area he refers to as "Metholia." Chief Wethington reported that State Trooper Lopez, who is working in this part of the County, arrested a Stagecoach resident last week with 15 grams of meth.

- b. Flood Plain Administrator: No report.
 - c. P & Z Commission: No report.
 - d. City Attorney: No report.
 - e. City Secretary: No report.
 - f. Aldermen: No report.
 - g. Mayor: No report.
20. There being no further business, Alderman McGahen motioned to adjourn the meeting at 8:18 p.m. Alderman Osteen 2nd. The vote was all in favor.

Brenda Rutt, City Secretary-Treasurer-Court Clerk

(SEAL)