

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

SEPTEMBER 19, 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	(P)
	Mark McGill	(A)
	Bill McGahen	(P)
Attorney:	Janice Baldwin	(P)
Secretary:	Brenda Rutt	(P)
Chief of Police:	Mike Wethington	(A)

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: Bill Berger asked Council to consider putting a stop sign up at Stagecoach Road before Walnut Creek Rd. for traffic leaving the City. Mr. Berger said that it would be an inconvenience for our residents; however, that is a dangerous intersection because a lot of cars turning left onto Walnut Creek do not yield to oncoming traffic. Anne Konz thanked Council for listening to their concerns regarding fireworks and for following up with a letter addressing the issue. Ms. Konz said that she appreciates the City employees and Council for everything they do on behalf of the residents.
5. Council reviewed the minutes of the August 15, 2017 Public Hearing and the August 15, 2017 General Meeting. City Secretary Rutt read the changes that were submitted. Mayor Mansee added two additional corrections. Alderman McGahen motioned to approve the minutes of the August 15, 2017 Public Hearing, as submitted. Alderwoman McClure 2nd. Alderman McGahen motioned to approve the minutes of the August 15, 2017 General Meeting, as amended. Alderwoman McClure 2nd. The vote was all in favor with Alderman Cooley abstaining.
6. Variance request for temporary use of shipping containers at 33129 Silver Spur. City Secretary Rutt explained that the property owner is requesting to use three shipping containers at his residence on a temporary basis. Bobby Cooke said that the interior of their house was completely destroyed during Hurricane Harvey. Mr. Cooke had three shipping

containers delivered to his property to use as temporary storage while they rebuild. Eventually, he will combine the three containers together to look like a regular building. The containers are located about 30 feet behind his house and the containers are barely visible from the road. Mr. Cooke stated that he will need the shipping containers for about six to eight months to store furniture and other items while he rebuilds his home. Mr. Cooke said that all of the metal panels on the ground level of his residence will be removed and the bottom level of the house will be open like a beach house. Mr. Cooke will be submitting plans to P&Z within the next few weeks for the reconstruction of the house. He is waiting on engineered plans in order to submit a building permit application. Everything, including the air conditioning units, will be located on the second level. Mr. Cooke stated that they were not aware that the house had flooded 53 inches previously. Alderman Osteen recommended approving the variance to allow for the temporary use of the shipping containers because the homeowner has been through enough with the flood. Alderman McGahen said that he does not have a problem with the temporary use of shipping containers. Alderman Cooley agreed. Alderman Osteen motioned to approve the variance allowing for the temporary use of shipping containers at 33129 Silver Spur for a period of six months. Alderwoman McClure 2nd. The vote was all in favor.

7. CDBG-DR flood relief grant from Montgomery County. City Secretary Rutt informed Council that the distribution method for the CDBG grant has been approved by the State; however, we have not been assigned a contact person with the State at this time. City Secretary Rutt explained that we need to start obtaining bids for the various projects that we would like to submit. City Secretary Rutt suggested hiring a consultant to write the grant application because there are certain parameters that have to be met in order for the projects to be approved by the State. City Secretary Rutt said that she attended a FEMA meeting on Monday, September 18. We can apply for assistance from FEMA for damage that occurred as a result of Hurricane Harvey, such as the repairs to the Lake Hardin bridge, and damage to culverts and roads. Public Works Director Terry Rutt suggested hiring a consultant to look at the projects that need to be completed and how much they will cost. He suggested contacting Steve Shields because Steve did this type of work with Harris County for many years. No action necessary.
8. Replacement of 2008 patrol car. Sgt. Robert Lee told Council that you can hear the lifters tapping on the vehicle and that oil has to be added very often to keep the car running. Chief Wethington is trying to minimize the number of miles being put on the vehicle. The overhead and front lights are no longer working. Sgt. Lee said the reserves need a decent vehicle to drive. The 2008 car will more than likely break down very soon. Sgt. Lee said Parkway Chevrolet will make us a great deal on a new vehicle. Terry Rutt agreed that the vehicle is running very badly. Chief Wethington has been nursing it along, but it is time to replace the car. Sgt. Lee will get some numbers on what it will cost to buy a new vehicle. It was suggested that the department use the Humvee for patrolling. Sgt. Lee explained that we are in the process of returning the Humvee to the 1033 program because it is not as useful in high water situations as we need. City Secretary Rutt told Council that the batteries recently had to be replaced, again, and the specialized batteries cost around \$500. The batteries are only warrantied for six months. Alderman Cooley said the department is looking at getting a taller vehicle that can truly go through high water. We have to return the Humvee to the 1033 program in San Antonio before we can apply for another vehicle. Sgt. Lee said we are also looking at potentially getting a large dump truck in place of the Humvee. No action necessary.

9. Status of new home construction projects within the City and requests for permit applications. P&Z Commissioner Chuck Evans said that they approved an application for a new carport this month. It looks like the new residents at 16303 Cimmaron Drive are building an enclosure; Sgt. Lee will check with the property owners tomorrow. Terry Rutt believes the new residents may have contracted with a different trash company as well. City Secretary Rutt will contact the new residents tomorrow about a building permit and trash service. No action required.
10. Status of properties having ordinance violations. Sgt. Robert Lee reported that the only property that had an ordinance violation was 33129 Silver Spur and that issue has been addressed. Chuck Evans asked if the property is being used as a commercial operation. City Secretary Rutt informed Council that the property owner did have employees coming and going from the property; however, that has been addressed with the property owner and Mr. Cooke said that the property will only be used as his residence from this point forward. No action required.
11. Status of Public Works projects and activities. Director Terry Rutt said Commissioner Charlie Riley helped us with a temporary fix for the washout on the Lake Hardin bridge. The bridge will have to be fixed permanently because the culvert failed and the road washed out underneath the bridge. Director Rutt reported that several trees had to be cut down due to the hurricane and two of them brought down power lines. Water also came over the top of the bridge at Lake Apache and washed out some of the backside of the bridge. Director Rutt believes that we need an administrator to handle the paperwork for the CDBG grant. He suggested possibly hiring a consultant to help with the paperwork and the grant application. Director Rutt would like to submit an application for the roads to be paved so the City Center can be used as an emergency shelter. Repairing the roads will allow residents easy access to the City Center in the event of a disaster. Director Rutt would also like to submit applications for a new spillway, redoing the ditches, and replacing culverts. He believes we should get a hydrological survey for the dams. Sgt. Lee suggested hiring Steve Shields as a consultant for the projects. Mayor Mansee said we received an email from a firm out of Conroe that could assist with writing the grant applications. Director Rutt said that this is probably a once in a lifetime opportunity and that the State grant is not a guarantee – the State can take the money back. We need someone with expertise to handle the grant to make sure we get all of the grant funds that we have been allocated. Mayor Mansee said the problem is that we have to put the money up front. An administrator will need to figure out how to fund the projects. The City may need to take on debt in order to get the projects done. We were able to fund the May 2016 flood damage because we had excess funds at that time. Bill Berger said the grant should allow funds for project management. Then it is just a cash flow problem. Bill Berger suggested negotiating project management money up front. Director Rutt asked who is going to be in charge of communicating with the State? Mayor Mansee will contact the consulting firm to see what they will do and how much it will cost. City Secretary Rutt said we should hire a consultant to at least write the grant application to make sure it meets all the parameters of the grant. We need to start the process now. Alderwoman McClure suggested setting up a meeting with the consulting firm. Mayor Mansee, Alderman Osteen, and Alderwoman McClure all volunteered to attend the meeting with the consulting firm. Then we can schedule a special Council meeting. Director Rutt said that TCEQ contacted him after the hurricane to check on the status of the dams. He told TCEQ that there was some washout on the dams but that we are still evaluating them. Maurice Merithew has been helping Chief Wethington determine the costs for various projects. Sgt. Lee reported that three cylinders need to be replaced on the backhoe. No action required.

12. Financial statements for August 2017. Mayor Mansee will review the budget in detail next month when we have year-end numbers. No action required.

13. Reports:

- a. Chief of Police: Sgt. Robert Lee passed out the monthly statistics report. There was one arrest for a traffic warrant but the defendant started a payment plan so she was not taken to jail. Sgt. Lee worked a fatality motorcycle accident last week on Walnut Creek Road. The motorcycle hit a backhoe that was stopped on the road. The Subway at 249 and Hardin Store Road was robbed at gunpoint last week and two convenience stores on Nichols Sawmill were also robbed. Sgt. Lee told our citizens to be careful, be aware, and don't put yourself in harm's way.
- b. Flood Plain Administrator: No report.
- c. P & Z Commissioner: No report.
- d. City Attorney: No report.
- e. City Secretary: City Secretary Rutt reported that she spoke to Fred Hagans after the hurricane. She will work with him to complete the necessary FEMA reports.
- f. Aldermen: Alderman Cooley thanked the police, Public Works Director and our citizens who helped during the hurricane. He is proud of our City and our residents for coming together. Alderman Osteen, Alderman McGahen and Alderwoman McClure said ditto.
- g. Mayor: Mayor Mansee said he did not put amending the budget on this month's agenda. He would like to put amending the budget on the agenda for October to and he would like to make the pay increases that were discussed at last month's budget hearing retroactive to October 1.

14. There being no further business, Alderman Osteen motioned to adjourn the meeting at 8:05 p.m. Alderwoman McClure 2nd. The vote was all in favor.

Brenda Rutt

Brenda Rutt, City Secretary-Treasurer-Court Clerk

