

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

JULY 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):

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

3. The Invocation was given by everyone reciting the Lord's Prayer and the Pledges of Allegiance to the United States flag and the Texas flag were said.
4. Persons desiring to appear before City Council: Mike Hughes addressed Council regarding someone wanting to build a self-storage facility or a trailer park in the City. Mr. Hughes said Ordinance 68 prohibits businesses in Stagecoach. Mr. Hughes believes allowing businesses will destroy the value of the residential property in the City. Sheryl McDonald addressed Council. She stated that they were not for certain looking to put in a self-storage facility. Mrs. McDonald said she merely wants to find out what her rights are regarding the property in Reserve B that they are in the process of buying. Mike Hughes said that before the McDonalds purchase the property they need to review the restrictions currently in effect.

Anne Konz said that she wanted to publicly show appreciation for the police department. Ms. Konz said there were not as many fireworks going off this year; however, she continues to have a problem with bottle rockets being aimed at her property. Ms. Konz said she must stay outside every July 4 and New Year's Eve to make sure her property and animals are safe from fireworks. Ms. Konz said a cannon type firework spooked her horses this year. Later, Mr. Konz heard the people next door talking about shooting off more fireworks and someone said, "just throw it over the fence and see where it lands." A huge explosion went off about 20 feet from where she was standing, and Ms. Konz said she had gunpowder on her clothes. Ms. Konz wants to know what can be done to make her feel safe on her own property. Ms. Konz feels they are being harassed and she thinks it is the younger people who live next door to her. Ms. Konz reported the incident to Chief Wethington and to Sgt. Hughes. Debra Hayden said it is a hassle every year with the fireworks. Ms. Konz wants to

hire private security on July 1 and New Year's Eve. Ms. Hayden said their property caught on fire one year from fireworks, but fortunately the people who shot off the fireworks put the fire out. The police were called this year but Chief Wethington was not able to talk to them until the next morning. Ms. Konz and Ms. Hayden also called the Sheriff's Department; however, the Sheriff's Department officers were very busy that night and it took them three hours to respond to the call. Kirsten Ramsey said people are shooting fireworks onto their pasture land as well. Ms. Ramsey said her family has 30 acres that back up to Stagecoach. Ms. Ramsey and her family are always picking up fireworks debris the next day. Ms. Ramsey thinks the lots in Stagecoach are too close together for fireworks that shoot up into the air.

Charles Fraizer said he has concerns about having businesses in the City and how that will affect property values. He is also concerned about the appearance of Stagecoach as you enter the city if a business is allowed. Mr. Fraizer is also concerned about security and having trailer parks in the city. He does not want the police to be distracted by having to oversee a business such as a trailer park. Kirsten Ramsey said her dad lives on Decker Place which is right down the road from a trailer park. There have been numerous thefts, prostitution arrests, etc. at the trailer park. Ms. Ramsey is a teacher at Magnolia West and she said she knows the teenagers in this area and she knows how much crime and other things are going on all around our city. There is a lot of crime in the areas around us and she wants to continue to have a safe community.

Carolyn Cox asked what kind of restrictions we have for chickens. Mrs. Cox said there are chickens in people's front yards, out on the road, and all over the city. The chickens on her street are fighting chickens and they will not get out of the road. City Attorney Baldwin suggested contacting the neighbor and telling them their chickens are loose or calling animal control.

Jimmy McDonald introduced himself. He said he and his wife have lived in city since 1989. Mr. McDonald said they have made renovations to their property which have all been approved by the City and that he and his wife have brought a lot to our city. Mr. McDonald stated that they are acquiring their neighbor's property and their first intention is to rent out the house. They want to know if they can put storage units on the property and/or other houses, etc. Mr. McDonald said he respects everyone here at the meeting and he wants what is best for the City. The McDonalds will close on the property next month. Alderman McGahen thanked everyone for coming to the meeting and expressing their opinion.

5. Council reviewed the minutes of the June 19, 2018 General Meeting. Mayor Mansee thanked Alderman McGahen for presiding over last month's meeting as Mayor Pro Tem. Alderman McGill motioned to approve the minutes as submitted. Alderwoman McClure 2nd. The vote was all in favor.
6. Schedule for City's 2017-2018 Budget. City Secretary Rutt reported that we need to finalize the budget for the next fiscal year. Mayor Mansee is working on a draft of the budget. No action necessary.
7. Review the Effective and Rollback Tax Rates and Propose a Property Tax Rate for 2018. City Secretary Rutt reported that we have not received the tax rate information from the Montgomery County Tax Assessor. We will have to schedule a special council meeting as soon as we receive the information. We should have the numbers no later than August 3, 2018. No action necessary.

8. Consider approval of the Montgomery County Emergency Communication District Operating Budget for Fiscal Year 2019. City Secretary Rutt reported that the Chip VanSteenberg with the MCECD has requested this matter be placed on the August 21, 2018 agenda so someone from his office can be present at the Council meeting. No action necessary.
9. Building permit issued for 15450 Shady Oaks Drive. Mrs. Hinojosa gave an update on the house. They have called for a final inspection. They just finished putting in the granite and the backsplash is being installed today. The fireplace parts are on order and will be here in two to three weeks. The electrician is labeling the electric box to get ready for the final inspection. Chief Wethington said the house is very close to being finished. Chief Wethington said he is strictly enforcement and that Council can provide leniency whereas he cannot. Chief Wethington said the Hinojosas need to ask for a 30-day extension. Mr. Hinojosa said he is not building a cracker jack box house and that is why it is taking so long. Mayor Mansee asked if they have called for a final inspection. DPIS told them some of the items that need to be done before the house will pass inspection. Alderman McGill said that is great news. Mr. Hinojosa said he is ready to move in. Alderman McGill motioned to give the Hinojosas a 30-day extension to complete the house at 15450 Shady Oaks Drive. Alderman Osteen 2nd. The vote was Aldermen McGahen, McGill, and Osteen in favor; Alderwoman McClure against. The motion passed.
10. Building permit issued for 33129 Silver Spur. Marshall Cooke said his father could not be present at the meeting due to a death in the family. Mr. Cooke said that all electrical issues have been completed and the trim issues are being finished. They have scheduled a reinspection with DPIS for Thursday, July 19, 2018. Chief Wethington said the three shipping containers need to be removed within 30 days of the certificate of occupancy being issued and the boat needs to be stored behind the front line of the house. Chief Wethington told Mr. Cooke that their dog needs to be penned up on their property. Chief Wethington reminded Mr. Cooke that they need to restore Mrs. Willis' yard and ditch to the condition it was in before they began construction. Chief Wethington reported that the Cookes are occupying the house without a certificate of occupancy; however, a final inspection is scheduled for this Thursday. Alderman McGahen is against letting them stay in the house but will allow it through the end of this week. Alderwoman McClure said it is a safety factor by living in a house that has not passed inspection. Alderman Osteen motioned to allow the Cookes to occupy the house without a certificate of occupancy through this Friday. City Attorney Baldwin said the situation is not within her purview. Chief Wethington said the Cookes are allowed to store equipment at their house, as long as the equipment is kept at the back of the property, they just are not allowed to run their business out of their property. Alderman McGill motioned to allow the Cookes to occupy the house at 33129 Silver Spur without a certificate of occupancy through Friday, July 20, 2018. Alderman Osteen 2nd. The vote was all in favor.
11. Review residential zoning status of Reserve B, Section 1, Stagecoach Farms. City Secretary Rutt gave a history of the original deed restrictions for Stagecoach Farms and Ordinance 68. Originally, the reserve sections, Reserves A, B, and C, were set aside as potentially being non-residential property. Alderman McGill asked how many houses can be built on one property. City Secretary Rutt said that it depends on the section, but in Section 1, where Reserve B is located, the minimum lot size is 1.5 acres. The property in question is four acres so the lot could be divided into two lots, with Council approval. Alderman McGahen said that Ordinance 68 does not prevent anyone from running a business out of their house, but it does place restrictions on customers and signage. Mayor Mansee said

that we have come a long way from being a subdivision with only deed restrictions to a city with ordinances. No action necessary.

12. Accept resignation of Terry Rutt as Director of Public Works. City Secretary Rutt explained why Director Rutt Terry is retiring. Mike Hughes asked about overlapping maintenance projects with the County. City Secretary Rutt explained that the County is only responsible for maintaining Stagecoach Road, the City is responsible for maintaining the rest of the city. Mayor Mansee asked if anyone would like to volunteer as Director of Public Works. James Dean asked if whoever wants the job needs experience driving a tractor, etc. Chief Wethington said he can show anyone who would like to volunteer how to operate any necessary equipment; however, the City's tractor is difficult to operate, and he would prefer that anyone using the tractor have experience operating large equipment. Everyone on City Council thanked Terry Rutt for his many years of service as Director of Public Works and noted that he will definitely be missed. City Secretary Rutt said that he would still be available to help with projects around the City. Alderman Osteen motioned to accept the resignation of Terry Rutt as Director of Public Works. Alderman McGill 2nd. The vote was all in favor.
13. Status of new home construction projects within the City and requests for permit applications. Planning & Zoning Commission member James Schexneider reported that there are four active job sites in the city. This month, P&Z approved building permits for a new residence at 16411 Wagon Wheel and an accessory building at 16912 Wagon Wheel. There are also houses under construction at 16303 Wagon Wheel and 16912 Wagon Wheel. No action required.
14. Chief Wethington reported on the status of properties having ordinance violations. Several illegal signs were taken down throughout the city by Sgt. Hughes. Chief Wethington reported six ordinance violation notices were issued this month and all have been corrected. Joan Hughes asked if the SPCA will pick up animals. Chief Wethington said Montgomery County Animal Control will come out, but only if the animal has been caught or if the animal has bitten someone. Chief Wethington reported that a dead deer was recently dumped on Cimmaron Drive with front or rear legs, wrapped in a cloth, and covered with a shirt. It was called in to the police as a dumped body. No action required.
15. Status of Public Works projects and activities. Chief Wethington reported that the dam was mowed by Paul McCormick. City Secretary Rutt reported that the State is currently reviewing our CBDG grant application. Chief Wethington is going dig out a ditch tomorrow for a resident at end of Wagon Wheel and he is going to get started on replacing several culverts that were damaged during Hurricane Harvey. Chief Wethington reported that a couple of trees were removed from the dam spillway. No action required.
16. Financial statements for June 2018. Alderman McGahen asked about the \$1,600 payment to Pappy's Body Shop. Sgt. Hughes explained that his Tahoe was involved in an accident on Highway 249 last month. Sgt. Hughes said the insurance company has acknowledged their driver is at fault and we are waiting on reimbursement from the other driver's insurance company. Mayor Mansee pointed out, on the net ordinary income section of the year-to-date report, that we are currently ahead on income. However, we are at that point of the year where we will not be collecting any more property tax. No action required.

17. Reports:

- a. Chief of Police: Passed out the monthly statistics report. Chief Wethington asked everyone to be aware of their surroundings. He said to avoid high risk areas and to be a “grey man” – don’t do anything to stand out. He stated that the Willowbrook area is getting worse and worse. Chief Wethington reported that we have a third paid officer who is working nights, Officer Corey Williams, and he is doing a great job. So, do not be surprised if you see the patrol car driving around late at night. City Attorney Baldwin said the crime wave from Houston is moving in this direction. She said the jail dockets keep getting bigger and bigger and there is no room in the jail, so the bonds are getting smaller and defendants are getting out sooner. She said in most cases drugs are involved. City Attorney Baldwin said she has put in security lights all over her property and she suggested that residents put up solar powered lights. Linda Kienzle said there was a double wide trailer coming down Stagecoach Road recently and everyone had to pull over to the side of the road. Chief Wethington said they are allowed to do that because they have a permit to move large loads. The State of Texas issues the permit and gives them a route to follow. Mayor Mansee stated that Chief Wethington enforces all ordinances in the City. Mayor Mansee reported that several people said that they were going to cut down the trees on property they had recently acquired. Mayor Mansee asked everyone to keep their eyes out for people cutting down trees and putting in slabs for construction projects without a permit, which people usually try to do on the weekend.
- b. Flood Plain Administrator: No report.
- c. P & Z Commission: City secretary Rutt reported Chuck Evans will be resigning in the next several months as head of P&Z because he will be moving to Colorado. Commissioner Evans has recommended that James Schexneider be appointed as the new P&Z Commissioner.
- d. City Attorney: City Attorney Baldwin reported that she reviewed a new incident form for Sgt. Hughes and she will be preparing a new destruction of evidence form for the police department. She has not had an opportunity to review the gun ordinance at this time. City Attorney Baldwin believes Ordinance 68 should be enforced and there should not be any businesses in the city. Stagecoach is residential area and should stay that way, unless Council decides it should be changed.
- e. City Secretary: City Secretary Rutt reported that an inquiry has been made to purchase the stagecoach; however, there has not been an official offer. Carolyn Cox suggested selling the stagecoach to King George at the Texas Renaissance Festival.
- f. Aldermen: Alderman McGill said there was an event in his life that caused him to be proactive and that is how he ended up on City Council. He thanked everyone for coming to the meeting and he thanked Terry Rutt for his service as Director of Public Works. Alderman Osteen thanked everyone for being at the meeting. Alderman Osteen addressed the crime that is all around us. He said to look at the crime statistics – it looks like a big red donut and the white middle is the City of Stagecoach. Alderman Osteen credits Chief Wethington and our police department for keeping crime out of the city. Debra Hayden asked everyone to keep our officers in their prayers. Alderman McClure asked about the golf cart permits. City Secretary Rutt said that so far, only three permits have been issued. Alderwoman McClure thanked James Schexneider for the firework display. James Schexneider said that hopefully next year we will have an addition to the swimming platform for launching the fireworks.

g. Mayor: Mayor Mansee thanked everyone for coming to the meeting. He stated that we usually have only have two or three people in attendance. He thanked everyone for their input. Chief Wethington told Anne Konz and Debra Hayden said they will try to stop the problem with the fireworks next year. Mrs. McDonald said she knows that commercial businesses are not allowed in the city, but how about a church? City Attorney Baldwin said the problem with the church is that any structures and parking areas cannot cover more than 20% of the property.

18. There being no further business, Alderman Osteen motioned to adjourn the meeting at 8:16 p.m. Alderman McGill 2nd. The vote was all in favor.

Brenda Rutt

Brenda Rutt, City Secretary-Treasurer-Court Clerk

