

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

AUGUST 21, 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)
Aldermen:	Sharon McClure	(A)
	Jim Cooley	(P)
	James Osteen	(P)
	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: Roberta Groschke is worried about the speeding on Stagecoach Road. She thinks the speeding problem has really increased over the past few months. Mrs. Groschke also wants to get some golf cart signage for Stagecoach Road.
5. Public Hearing: Open forum that allows each citizen present to address the Governing Body to express their views on the proposed budget for Fiscal Year 2018-2019. Alderman McGill asked about differences in this year's budget versus last year's budget. Mayor Mansee said the election expense was increased to \$7,000 from \$5,000; this year's budget includes a 3% increase in compensation for all City employees; and \$50,000 is allocated for the purchase of a tractor. Mayor Mansee said that we have been holding off on paving roads until we are able to determine what projects will be covered by the CDBG grant. Alderman McGill asked how we determined the projected numbers for the remainder of the current budget year. Mayor Mansee explained that we based the numbers on last year's budget and current monthly expenditures. Mayor Mansee said we will be under budget this fiscal year because we budgeted \$56,000 for paving and we have not spent that amount. City Secretary Rutt said we have replaced 9 culverts so far and there are three more that need to be replaced. The cost to pave over the culverts will be approximately \$14,000. Most of the culvert and paving expenses will be reimbursed by FEMA. Bill Berger asked what the projected bank balance will be for the next fiscal year. Bill Berger asked if the bank balance is going up or down each year. Mayor Mansee said that the balance has been going up because we have been putting away money for road repairs.

6. Approval of the minutes of the July 17, 2018 General Meeting, the August 2, 2018 Special Meeting, the August 14, 2018 Public Hearing, and the August 14, 2018 Special Meeting. City Secretary Rutt read the corrections that were submitted. Alderman McGahen and Mayor Mansee submitted additional corrections. Alderman McGahen motioned to approve the minutes of the July 17, 2018 General Meeting as amended. Alderman Osteen 2nd. Alderman McGahen motioned to approve the minutes of the August 2, 2018 Special Meeting as presented. Alderman Osteen 2nd. Alderman McGahen motioned to approve the minutes of the August 14, 2018 Public Hearing as amended. Alderman Osteen 2nd. Alderman McGahen motioned to approve the minutes of the August 14, 2018 Special Meeting as presented. Alderman Osteen 2nd. The vote was all in favor, with Alderman McGill abstaining.
7. Consider and Adopt the Operating Budget for the City of Stagecoach for the Fiscal Year 2018-2019. Alderman McGahen motioned to approve the 2018-2019 Maintenance and Operations Budget reflecting a surplus of \$693.00. Alderman Osteen 2nd. The vote was all in favor.
8. Consider, Adopt, and Set by Order/Resolution the 2018 Ad Valorem Tax Rate for Maintenance and Operations at \$0.4595/\$100. Alderman McGill apologized for not being at the last meeting. Alderman McGill reviewed the City's historic tax rates from 2007 to present. The tax rate was \$0.5675 in 2007 and we got the tax rate down to \$0.5000 in 2016. Alderman McGill has been pushing for the tax rate to go down each year. Alderman McGill said Council has been a good steward of the public's money. Alderman McGill believes we are heading on the right trend by decreasing the tax rate over the years. Alderman McGill explained that we need to purchase a tractor this year and we need to look at paving roads. We have a surplus in the bank because we have not done any paving for the past couple of years. Mayor Mansee believes the rollback rate of \$0.4407 and the proposed rate of \$0.4595 are both fair tax rates and the difference between the two rates is very slight. The effective rate for 2018 is \$0.4081. Mayor Mansee would like to keep the tax rate down as well, however, we have some major expenses coming up in the next fiscal year. Alderman McGahen motioned that the property tax rate be increased by the adoption of a tax rate of \$0.4595/\$100, which is effectively a 12.59 percent increase in the tax rate. Alderman Osteen 2nd. The vote was all in favor.
9. Approval of the Montgomery County Emergency Community District's Operating Budget for Fiscal Year 2019. Chip VanSteenberg spoke on behalf of the District. The MCECD is governed by a five-member Board of Managers. The 2019 budget is 4.3 million dollars, which is slightly lower than last year's budget. The MCECD is responsible for assigning addresses in the County as well as mapping and making sure 911 calls are routed correctly. The MCECD is funded primarily by 911 fees on phone services. Reduced landline fees over the past few years have been offset by increased cell phone fees. The District's equipment must be replaced every four to five years. Bill Berger asked if emergency vehicles are using GPS. Mr. VanSteenberg said that fire trucks and ambulances use GPS; however, he is not sure if all emergency vehicles in the County are equipped with GPS. Each agency has their own routing software. Bill Berger asked if emergency vehicles are getting to locations in most efficient manner possible because he has had to give directions to ambulances in Stagecoach on several occasions. Mayor Mansee thanked Mr. VanSteenberg for the layout of the budget. Mr. VanSteenberg encouraged everyone to sign up for Smart 911 through the County at smart911.com. Alderman Osteen commended Mr. VanSteenberg on not

issuing any debt for the District and for building up a surplus for the purchase of new equipment. Alderman McGill motioned to approve the Montgomery County Emergency Communication District's budget for fiscal year 2019. Alderman McGahen 2nd. The vote was all in favor.

10. Nominate candidate for the Montgomery Central Appraisal District Board of Directors. Mayor Mansee said the Appraisal District is giving the City an opportunity to nominate a member to the Board of Directors. Three of the members on the Board of Directors are County Commissioners. Bob Casey has resigned from the Board creating a vacancy. Other cities will be submitting names for the position as well. Mayor Mansee asked James Osteen if he would be interested in being a Board member. James Osteen said he would accept the nomination. Mayor Mansee believes Mr. Osteen will be a valuable addition to the Board of Directors and that Mr. Osteen is more than qualified to serve on the Board. Alderman McGahen motioned to nominate James Osteen to the Montgomery Central Appraisal District Board of Directors. Alderman Cooley 2nd. The vote was all in favor.
11. Golf cart street signs. Several citizens have been issued golf cart permits enabling them to drive golf carts on all the streets in the city limits. As a safety consideration, the City should put up signs advising drivers that the City is golf cart friendly. City Secretary Rutt said it would cost approximately \$150 for a "Share the Road" and "Golf Cart" sign. Alderman Osteen asked where the signs would be placed. Roberta Groschke would like a sign placed at each entrance to the City. Kevin Groschke said he would be willing to donate money for the signs. City Secretary Rutt said only five permits have been issued so far, however, Roberta Groschke said she knows more people who will be applying for golf cart permits. Alderman McGill motioned to expend funds in an amount not to exceed \$500.00 to purchase golf cart signs and to place one sign at the entrance to the City on Stagecoach Road and another sign at the entrance on Walnut Creek. Alderman Osteen 2nd. The vote was all in favor.
12. Variance request for 16049 Stagecoach Rd. City Secretary Rutt explained that the total ground coverage of all buildings and impermeable surfaces will cover 22.26% of the lot area. Ordinance 68 states that lot coverage shall not exceed 20% of the lot area. P&Z member James Schexneider said a lot of the coverage is due to the circular driveway for the new residence. P&Z has recommended approving the variance request. Mayor Mansee asked about the septic system and the drainage ditch. City Secretary Rutt reported that the septic permit has not been submitted to the City at this time. James Schexneider said Fred Hagans has reviewed and approved the drainage plan. Mr. Schexneider said the County may have an issue as to where the spray field will be located. Alderman Osteen motioned to approve the variance request for 16049 Stagecoach to exceed the maximum lot coverage requirement of 20% by 2.26% for a total of 22.26% lot coverage. Alderman McGill 2nd. The vote was all in favor.
13. Discussion and Possible Action: Accept resignation of Chuck Evans as P&Z Commissioner and appoint James Schexneider as the new P&Z Commissioner. Alderman McGill asked if the Commission will be short one member. City Secretary Rutt said Chuck Evans is stepping down as Commissioner but he will continue to serve on the commission until he moves. Hopefully we will find someone to take his place on the Commission by the time he leaves Stagecoach. Alderman McGill motioned to accept the resignation of Chuck Evans as P&Z Commissioner and to appoint James Schexneider as the new P&Z Commissioner. Alderman McGahen 2nd. The vote was all in favor.

14. Status of new home construction projects within the City and requests for permit applications. James Schexneider reported that there are four new houses under construction and all of them are on Wagon Wheel Road. Mr. Schexneider updated Council on the status of each house. Mr. Schexneider reported that the building permit application for 16049 Stagecoach Road was not approved yet because they have turned in their septic permit from the County. Mayor Mansee asked about the garage being built on Stagecoach Road. Mr. Schexneider reported that a permit was issued for that project. No action required.
15. Status of properties having ordinance violations. Chief Wethington reported on the status of properties having ordinance violations. There is only one pending matter for two shipping containers that need to be moved. Chief Wethington has not contacted the property owner at this time. Mayor Mansee inquired if the property at 33129 Silver Spur has passed final inspection. City Secretary Rutt said a Certificate of Occupancy has been issued for that property. The property owner has not completed repairs on Betty Willis' yard. City Secretary Rutt reported that a certificate of Occupancy has also been issued for 15450 Shady Oaks. No action required.
16. Status of Public Works projects and activities. Chief Wethington reported on the status of public works projects. We are still looking for a new Director of Public Works. James Schexneider volunteered to assist on some projects, but he does not want to serve as Director. Chief Wethington used 50 bags of cold patch to fill in numerous pot holes around the city. Chief Wethington is working on replacing 12 culverts that washed out or failed during Hurricane Harvey. FEMA said they will reimburse us for 90% of the cost. We also need to fill in the washout area at the Lake Hardin dam. Chief Wethington has been putting dirt on the backside of the dam at Lake Apache. We have not received any grant money from the CDBG grant and we need to fix the dam now. If we had another major flood at this time it is likely that the backside of the dam would wash out. Chief Wethington has already dug holes for all the remaining culverts. Teague & Sons will begin paving over the culverts next week. Chief Wethington will be taking the brush hog to his house to repair the blades. Terry Rutt cut the side yard at the City Center. Chief Wethington took the outrigger cylinder off the backhoe, took it in for repairs, and reinstalled the cylinder on the backhoe. If you wonder what the police department has been doing lately, they have been doing public works. Chief Wethington reported that Officer Williams is working the night shift. Officer Hughes and Officer Williams both work 32 hours per week. Chief Wethington reported that the wife of one of our officers is in the hospital and she is in serious condition. All our officers have been writing citations on Stagecoach Road. Chief Wethington will be busy for another week and a half doing public works and then he will start back patrolling. Chief Wethington reported that we no longer have computers in our patrol cars because the cost for the software has become too high. Chief Wethington reported that we got a good deal on the new Tahoe but that it was not free, contrary to a statement recently made by a resident. Chief Wethington is taking bids from different companies – John Deere, Kubota, International, Mahindra. Our current tractor is a 1962 model. The new tractor will be air conditioned and have a batwing for mowing. Mayor Mansee said Chief Wethington has an extensive background in mechanics and heavy equipment. Chief Wethington is still on call while he is on the tractor and backhoe. Mayor Mansee said our Chief wears a lot of hats. Bill Berger asked if we have made the residents aware that we are looking for a new Director of Public Works. Mr. Berger suggested sending a postcard out to all residents with a brief job description. Alderman Osteen said that in terms of cost avoidance, Chief Wethington probably saves the City more than six figures each year because we would have to pay someone else to do what he is doing. No action required.

17. Financial statements for July 2018. Mayor Mansee said we sold the stagecoach for \$40,000. We paid \$30,000 for the stagecoach when we bought it. No action required.

18. Reports:

- a. Chief of Police: Passed out the monthly statistics report. There were a couple of arrests for controlled substances this month. The department is investigating an improper contact with a child case right now. Sgt. Hughes' wife is very ill and she is in the hospital. Sgt. Hughes came in to the office today to take paperwork to the District Attorney's office today. Roberta Groschke said her issue with speeding on Stagecoach Road is not a complaint against the police department. Mrs. Groschke believes the increased speeding is due to construction activity. Chief Wethington said that unfortunately, the traffic will be much worse once the Renaissance Festival starts. There will always be people who speed and pass illegally on the main road. Officer Williams will be working some early mornings working traffic.
- b. Flood Plain Administrator: No report.
- c. P & Z Commissioner: No report.
- d. City Attorney: City Attorney Baldwin sent a request to the Attorney General's office for a ruling on an open records request. She said we do not have any documents to produce regarding the Robert Lee investigation. It is an ongoing investigation, so we would not turn over documents in response to the request even if we did have anything. She is still working on Sgt. Hughes' form for destruction of evidence. Alderman McGahen said someone shot a deer with a BB gun.
- e. City Secretary: City Secretary Rutt reminded everyone that Chief Wethington does a lot for the City and we certainly appreciate all his efforts. Most of the public works projects in the City have been done by Chief Wethington and he keeps all the equipment running. City Secretary Rutt said that most residents have no idea how much Chief Wethington does for the City. He goes above and beyond to make sure everything gets done. She said the City would not function without him.
- f. Aldermen: Alderman McGahen thanked Chief Wethington.
- g. Mayor: No report.

19. There being no further business, Alderman McGill motioned to adjourn the meeting at 8:20 p.m. Alderman McGahen 2nd. The vote was all in favor.

Brenda Rutt

Brenda Rutt, City Secretary-Treasurer-Court Clerk

