

Minutes  
January 17<sup>th</sup>, 2019 @ 6:00pm  
Regular Council Meeting

1. Call to Order @ 6:00 pm
2. Roll Call: Whitfill, McDonald, Austin, Napoles and Sestito were present; Council Whitehurst was absent.  
**(a) Establish Quorum, Mayor Austin presiding**
3. Moment of Silence Invocation and Pledge of Allegiance led by Mayor Austin
4. Citizen Comments: Citizens wishing to speak on an agenda item must sign up to do so (3 Minute Maximum)
  - a. Diana Hudson of 122 Towering Oaks questioned what impact the proposed developments would have on City Utilities. Maint. Supervisor Frank Martin stated that the City does not own the utilities and there would be no impact at the City level. She also asked about fire protection and whether or not hydrants could be installed. Maint. Supervisor Frank Martin stated that there was a 6 inch main that runs down the highway and would not be an issue.
  - b. Dale Price of the Heather Woods addition thanked the governing body for reconsidering the proposed affordable senior housing developments and requested that they pass both resolutions in support of both proposed developments.
  - c. Phil Ringley of 400 Tangle thanked City Secretary Lyons and Mayor Austin for their cooperation in providing the additional information he requested prior to the meeting. Mr. Ringley asked Council why they are considering the one location that is in the County. Mayor Austin informed him that they are wanting to annex in. Mr. Ringley then questioned what the estimated tax revenue would be for each development. Mayor Austin responded with \$10-\$15 of estimated tax revenue increase.
  - d. Scott Felton of 89 Hillcrest had three questions: 1. What is the tax revenue as the property is now and what will it be after developed? Mayor Austin stated that the current taxes due on the 274 North property is \$72 annually and the estimated post development would be \$10-\$15 thousand. 2. Are there any tax abatements being offered? Mayor Austin stated that there are not any tax abatements being offered. 3. Are there any conditions on the property that is being gifted. The developers indicated that there are not any conditions on the property being donated to the City.
  - e. Michael Fladmark of 600 Winding Shore, thanked Council for reconsidering and recommended support of both proposed developments.
  - f. Cherry Ringley asked if there were any provisions for the handicap? Both developers confirmed that there were a % of units that will be complete ADA compliant and a certain percentage that is handicap ready. She then asked what the qualifications were? The developers indicated that they had to be 55 or older, within the allowable percentage of the area median income and must pass a criminal history check.
5. Approve Minutes: November 15<sup>th</sup> 2018 and December 13<sup>th</sup> 2018. Motion to approve was made by Council Member Napoles, second by Council Member Whitfill. Motion passed 4/0.
6. Approve Consent Agenda Items "A" thru "G"; Monthly Activity Reports for November and December 2019 as presented: (A) Municipal Court; (B) Police; (C) Financial and Expenditure; (D) Maintenance; (E) Building (F) Code Enforcement and; (G) Animal Control. Motion to approve was made by Council Member Napoles second by Council Member McDonald. Passed 4/0

**New Business**

7. Action to approve a request by James & Vicki Mills of Mansfield TX to replat lots 9 and 10 of the AB 659 N G RUSSELL SUR, ISLE OF VIEW #2, BLK 2 creating one 0.48 acre lot; 9R. Motion to table pending more information was made by Council Member Whitfill, second by Council Member Napoles. Motion to table passed 4/0.
8. Action to approve a request by Raye Lynn Castro of Haltom TX to replat lots 190 and 191 of the AB 360 G HANCOCK SUR, CEDARCREST SHORES ESTS creating one 0.23 acre lot; 190-R. Motion to



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approve was made by Council Member Napoles, second by Council Member McDonald. Motion to approve the replat passed 4/0.

9. Action to adopt Resolution 2019-01R, 4C Development Affordable Senior Housing. Michael Fogel with 4C Development made a presentation. Motion to table until the February 21<sup>st</sup> meeting pending the collection of more information was made by Council Member Napoles, second by Council Member Whitfill. Motion failed by a 2/3 vote with Council Members McDonald and Sestito opposed to tabling and Mayor Austin casting the tie breaking also in opposition of tabling the item. Motion to adopt Resolution 2019-01R, 4C Development Affordable Senior Housing. Michael Fogel with 4C Development was made by Council Member Sestito, second by Council Member McDonald. Motion passed by a 3/2 vote with Council Members Napoles and Whitfill opposed and Mayor Austin casting the tie breaking vote in favor of adopting the resolution.
10. Action to adopt Resolution 2019-02R, Stone Leaf Development Affordable Senior Housing. Motion to adopt Resolution 2019-02R, Stone Leaf Development Affordable Senior Housing. Ben Dempsey and Mike Sugue with StoneLeaf Development Partners, LLC made a presentation. Motion to adopt Resolution 2019-02R, Stone Leaf Development Affordable Senior Housing was made by Council Member McDonald, second by Council Member Sestito. Motion passed by a 3/2 vote with Council Members Napoles and Whitfill opposed and Mayor Austin casting the tie breaking vote in favor of adopting the resolution.
11. Action to remove Ashley Oliver from standard new hire 180 day probation. Chief Lawhon stated that she is an asset to the department and recommending removing her from probation. Motion to approve was made by Council Member Sestito, second by Council Member Whitfill. Motion passed 4/0.

## General Discussions

12. Staff

## Closing


13. Next Meeting: February 21<sup>st</sup>, 2019
14. Adjourn @ 7:05 pm.

Passed and approved this 21<sup>st</sup> day of February 2019.

  
Tawnya Austin, Mayor



Attest:

  
Makenzie Lyons, City Secretary