

MINUTES FOR 12/09/03

Board of Aldermen

Town of Talty

I. Call to Order and Announce a Quorum

The meeting was called to order at 7:20 p.m. All Board members were present.

II. Invocation and Pledge of Allegiance

The invocation was led by Alderman Jeremy Benton and the pledge by Carla Milligan, Town Secretary.

III. Open Joint Public Hearing to receive citizen feedback on the following:

1. Approval of preliminary plat with requested variances for the Lost Creek Estates subdivision located in the ETJ of the Town of Talty.
2. Amendment to the Subdivision Ordinance providing for all homes to front on interior subdivision streets.

Motion : To open meeting at 7:25 pm.

Made by: JoAnn McKethan **Second:** Beth Heathington

Vote: All in favor. Motion Passes.

No citizens signed up to speak in the public hearing.

Mayor Weaver asked Randy Touchstone to speak to the group about the plat and he answered the group questions regarding the requested variances. Mayor Weaver reviewed with the P & Z and the Board a letter from the Town's Engineer, Clarence Daugherty, outlining concerns about the plat. The Town's Engineer did not recommend approving the plat at this time due to additional information that was needed to be reviewed.

Mayor Weaver discussed that the subdivision ordinance amendment was being recommended to reduce public safety issues that exist when driveways empty directly into major collector streets or thoroughfares.

IV. Close Public Hearing.

Motion: To close the Public hearing at 8:20 pm.

Made by: Jeremy Benton **Second:** Ginny Carter

Vote: All in favor. Motion passes.

V. Recess for Planning and Zoning Committee Meeting.

Motion: To recess for the Planning and Zoning Committee at 8:22 pm.

Made by: Ginny Carter **Second:** Beth Heathington

Vote: All in favor. Motion passes.

VI. Reconvene meeting and receive recommendation of the Planning and Zoning Committee regarding the public hearing items.

The Board meeting was reconvened at 8:27 p.m.

Phillip Thomas, Planning and Zoning Committee member, reported that the Committee recommended that a decision regarding the plat for the Lost Creek Estates subdivision be tabled until more information is received. The P & Z Committee recommended to approve Ordinance 2003-74, providing for all homes to front on interior subdivision streets.

VII. Citizen Participation - All citizens wishing to address the Board of Aldermen regarding any topic other than that provided for in the public hearing must sign in at the beginning of the meeting.

Patrick Briney, Director of Shamrock Ridge HOA, raised concerns about the condition of CR 213 and requested the status of getting the road improved.

Rick Barnes, Chief of Police in Forney and also a property owner on CR 213, stated that CR 213 needs to be graded on a regular basis.

VIII. Action Items:

a. Discussion and consideration of preliminary plat for Lost Creek Estates.

Discussion: Mayor Weaver reported that Randy Touchstone provided a letter authorizing the extension of the approval of the preliminary plat to the January 13, 2004 meeting so that the additional details could be obtained.

Motion: To table until more information is received.

Made by: Brad Davis **Second:** Jeremy Benton

Vote: All in favor. Motion passes.

b. Discussion and consideration of Ordinance No. 2003-74 amending

the Subdivision Ordinance providing for all homes to front on interior subdivision streets;

Discussion: None

Motion: To approve Ordinance No: 2003-74 amending the Subdivision Ordinance providing for all homes to front on interior subdivision streets.

Made by: Beth Heathington **Second:** JoAnn McKethan

Vote: All in favor. Motion passes.

c. Discussion and consideration of 2002-2003 Financial Audit Report.

Discussion: Gary Murrey reviewed the audit report. There were no issues identified in the report. Mr. Murrey, as he did last year, suggested that the town implement an accounting program to maintain the financial records.

Mr. Murrey indicated that the reporting process will be different next year, requiring more effort on behalf of the Town in compiling a management letter.

Motion: To approve the 2002-2003 Financial Audit Report.

Made By: Jeremy Benton **Second:** JoAnn McKethan

Vote: All in favor. Motion passes.

d. Discussion and consideration of Ordinance No. 2003-75 prohibiting street vendors and panhandlers in the town limits;

Discussion: None

Motion: To approve Ordinance No. 2003-75 prohibiting street vendors and panhandlers in the town limits.

Made by: Beth Heathington **Second:** JoAnn McKethan

Vote: All in favor. Motion passes.

e. Discussion and consideration of actions and expenses associated with the establishment of the police department;

Discussion: Dennis Wagner gave an update on the formation of the Police Department. Dennis stated that we have a interlocal agreement with Kaufman County, we have a agency number, a ORI number, his commission is in, we have citation books, he has had 60 hours of training with the Forney Police Department. Dennis stated he plans to work 8 to 10 hours per week during the evenings and on weekends. Dennis stated he needed a hand held radio, costing between \$300.00 to \$600.00. Some of the next steps are to get uniforms, patches and a vest. Dennis Wagner said he would be ready to go ahead with the Department in January.

At this time Talty citizen Chuck Eller was recognized to address the Board. Chuck Eller said he would like to make a donation to the Talty Police Department in the amount of \$1,000. Mayor Weaver, the Board and the

Police Chief thanked Mr. Eller for his generous donation.

f. Discussion and consideration of ETJ boundaries with Mesquite, Forney and Crandall;

Discussion: Mayor Weaver stated she had plans to talk to all 3 cities next week and reviewed the boundaries with the Board.

No action was taken.

g. Discussion and consideration of thoroughfare plan;

Discussion: Jeremy Benton stated he plans to pick up the plan this week.

Motion: To table until plan is received.

Made by: Jeremy Benton **Second:** Ginny Carter

Vote: All in favor. Motion passes.

h. Discussion and consideration of minutes from November 11, 2003 and

November 25, 2003 meetings.

Discussion: JoAnn McKethan ask if we could approve the minutes separately.

Motion: To approve the November 11, 2003 minutes.

Made by: JoAnn McKethan **Second:** Beth Heathington

Vote: All in favor. Motion passes.

Motion: To approve the November 25, 2003 minutes.

Made by: Brad Davis **Second:** Ginny Carter

Vote: All in favor. Motion passes. JoAnn McKethan and Beth Heathington abstained from voting.

i. Discussion and consideration of November Financial Report.

Discussion: Mayor Weaver discussed the report with the Board.

Motion: To approve the November Financial Report.

Made by: Jeremy Benton **Second:** Ginny Carter

Vote: All in favor. Motion passes.

IX. Discussion Items:

a. Receive report on code enforcement activity:

Dennis Wagner reported there had been 37 notices sent out, there are 9 lots to mow at \$75.00 per lot. He was able to remove the last of the junk vehicles, a yellow bus.

b. Update on pending litigation:

Mayor Weaver stated December 16th, 2003 will be the date of the appeal on our pending court case with Security Custom Homes. She encouraged anyone who could to attend.

c. Update on development in and around Talty:

Mayor Weaver said that there is a possibility of Mr. Whaley donating some land to the Town of Talty.

d. Alderman updates and communications.

None.

X. Adjourn

Motion: To adjourn.

Made by: Ginny Carter **Second:** Jo Ann McKethan

Vote: All in favor. The meeting adjourned at 10:30 p.m.

Minutes Approved on January 13, 2004.

Allison Weaver, Mayor