

MINUTES FOR 12/14/04
Board of Alderman
Town of Talty

I. Call to Order and Announce a Quorum

Mayor Weaver called the meeting to order at 7:04 p.m. All Board members were present.

II. Citizen Participation – All citizens wishing to address the Board of Alderman must sign in at the beginning of the meeting.

Barbie Kraig talked to the Board about zoning. Ms. Kraig is in favor of the zoning change in regards to the possible planned development from Almo Investments.

III. Action Items:

a. Discussion and consideration of Ordinance 2004-93 annexing a portion of Farm to Market Road 1641 adjoining the town limits as provided by Local Government Code Section 43.103;

Discussion: None

Motion: To approve Ordinance 2004-93

Made by: JoAnn McKethan **Second:** Brad Davis

Vote: All in favor. Motion passes.

b. Discussion and consideration of Ordinance 2004-94 annexing a portion of Farm to Road 148 adjoining the town limits as provided by Local Government Code Section 43.104;

Discussion: None

Motion: To approve Ordinance 2004-94

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

Vote: All in favor. Motion passes.

c. Discussion and consideration of Resolution No. 2004-95 supporting the release of ETJ from the City of Forney to the Town of Talty;

Discussion: Mayor Weaver reviewed the procedure regarding the release to Talty.

Motion: To approve Resolution 2004-95

Made by: JoAnn McKethan

Second: Ginny Carter

Vote: All in favor. Motion passes.

d. Discussion and consideration of Resolution No. 2004-96 supporting the release of ETJ from the City of Mesquite to the Town of Talty;

Discussion: Mayor Weaver reviewed the resolution.

Motion: To approve Resolution No. 2004-96

Made by: Donna Avery

Second: Brad Davis

Vote: All in favor. Motion passes.

e. Discussion and consideration of policies governing the Planning and Zoning Committee;

Discussion:

Mayor Weaver made an announcement regarding the resignation of two Planning and Zoning Committee members. Sandy Erwin and Laura Chambers have resigned.

Mayor Weaver asked them to remain on the Committee through the initial zoning and approval process in relation to the possible Almo Investment Planned Development and they agreed to do so.

Upon Mayor Weaver's request, Alderman Ginny Carter contacted surrounding communities and investigated their procedures relating to their P&Z Committees.

Alderman Carter reported on topics including, length of term, residency requirements, nomination procedures, attendance, etc. The Board was given an opportunity to ask questions. Alderman Mark Graybill offered to forward more information relating to P&Z issues. Allison Weaver said that next month we might be able to set up some initial guidelines.

Motion: To table item e.

Made by: Mark Graybill

Second: Ginny Carter

Vote: All in favor. Motion passes.

f. Discussion and consideration of minutes from the November 9, 2004 Meeting;

Discussion: None

Motion: To approve minutes from the November 9, 2004 meeting.

Made by: JoAnn McKethan **Second:** Brad Davis

Vote: All in favor. Motion passes.

g. Discussion and consideration of the November 2004 Financial Statement;

Discussion: Mayor Weaver reported that IESI and Hiram Waste and Recycling had not made their franchise payment. The budget vs. actual was reviewed.

Motion: To approve the November 2004 Financial Statement.

Made by: Brad Davis **Second:** JoAnn McKethan

Vote: All in favor. Motion passes.

IV. Discussion Items:

a. Review and discussion of the Application from Almo Investments to change the zoning district on 14.79 acres adjacent to and south of the Exxon Gas Station, which is located at Interstate 20 and FM 1641, from Commercial (4.0 acres) and Residential (10.79 acres) to Planned Development (14.79 acres).

Discussion: At this time, Deborah Drayovitch, Attorney, and Michael Alturk, Engineer, both representing Mr. Tatari and Almo Investments introduced themselves and notified the Board as to why they were in attendance.

Discussion initially centered on the stress that many fast food restaurants would cause to the septic system and that some adjustments might need to be made to the plans. Mayor Weaver was against any changes at this point that would only further delay this process.

The Board agreed that a variety of businesses would be a good thing and ratios of types of businesses need to be looked at.

It was decided that Ms. Drayovitch would take this information back to the attorneys for further review.

Mayor Weaver asked Ms. Drayovitch to obtain estimated sales tax generated and estimated property value increase resulting from the Sonic restaurant. Ms. Drayovitch assured the Mayor and the Board that she would get those numbers from Sonic.

Discussion continued with the following issues and concerns being addressed with

the current concept plan:

- Insufficient parking
- Delivery vehicle unloading requirements
- Traffic flow
- Screening / Fencing
- Landscaping
- Signage
- Spray field issues – past/present
- Drainage

Mr. Alturk reported on a traffic study – noting the levels that are acceptable with dedicated left/right turn lanes with projected traffic estimates.

Referencing the plans, Mr. Alturk reviewed drainage and sub drainage areas reporting that approval for bar ditches would come from TXDOT along FM 1641. Also, the spray field and septic issue plans were reviewed.

Mayor Weaver stated that the plans will be presented to the Fire Chief for review.

JoAnn McKethan voiced that she wants this development to be successful-traffic, businesses, etc.

b. Town Administrator interview process;

Discussion: Mayor Weaver reported that the town had received 28 applications for the position of Town Administrator. 17 from the Dallas Morning News on-line ad, three from the TML website, two from UTA, five from unknown, and, one email application was received. These 28 have been narrowed to six candidates and interviewing should begin soon.

c. Update on development in and around Talty;

Discussion: Mayor Weaver reported that the court date form Security Custom Homes is January 3, 2005.

Mayor Weaver has been investigating long term planning for Talty's sewer issues.

d. Alderman updates and communications;

Discussion: None

V. Adjourn

Motion: To adjourn

Made by: Mark Graybill **Second:** Brad Davis

Vote: All in favor. Motion passes. Meeting adjourned at 10:30 p.m.

Minutes approved on January 11, 2005.

Allison Weaver, Mayor