

MINUTES OF APRIL 11, 2006
BOARD OF ALDERMEN
TOWN OF TALTY

The Board of Aldermen met in regular session on Tuesday, April 11, 2006, at the Trinity Family Church in Talty, Texas. Mayor Earl Carter called the meeting to order at 7:05 p.m. Representing the Board of Aldermen were Donna Avery, Todd Hutton, Carla Milligan, and Mark Graybill. Brad Davis was absent. The following also attended: Officer Jason West, Town Administrator Connie Goodwin, and Town Secretary Sherry Bagby.

The regular meeting was adjourned and the Board went into public hearing to consider the Application for preliminary plat for Founders Place, Phase 1, located on the north and east side of FM 2932, south of Horseshoe Estates in Talty, Texas.

Allison Weaver, Chairman of the Planning & Zoning Committee, recommended that the Board approve the preliminary plat with conditions on the block lengths, and accept the concrete speed bumps, and the three pie shaped lots (13, 14 and 25) and utilities at the front of the lots, side yards of 25', and interior lots 35'. There will be two exits into the development. The developer, Randy Touchstone, stated that there would be signs informing the driver that there are speed bumps ahead. The speed bumps would be in the center of the road at 24' wide, made from concrete when the original pour is done.

The public hearing was adjourned, and the Board opened the regular meeting for anyone who had signed in to speak.

Mickey Rouvalbt and his brother, addressed the Board. They own acreage and reside on the west corner of 2932 and 148. They stated that an application had been submitted for a permit to the TCEQ ("Texas Commission Environmental Quality") for a concrete batch plant to be built on Bob Mitchell's property. They are aware that the location is not in Talty's ETJ, but are concerned and wanted to alert the public and the town to generate some resistance to the TCEQ. They have spoken with John Gillion with the TCEQ. They stated that the signs were posted 15 days in advance in the center of the field and were not seen from the street. A notice was posted in the Crandall newspaper. Permit # 78047, done at the Kaufman County level. Please call (1 800 687-4040) or write to the TCEQ, Chief Clerk, MC 105, P.O. Box 13087, Austin, Texas 78711-3087 and voice your concern.

Allison Weaver, Chair of the P&Z, stated that public pressure is very important. She spoke to Wendall Smith, the environmental manager, to see if something could be done to halt the process. As long as proper procedures are followed, there is nothing the Town of Talty can do.

The Board approved the Special Meeting Minutes of February 23, 2006 as submitted

Motion by: Carla Milligan

Second: Todd Hutton

Vote: All in favor, except Donna Avery, who abstained because she was absent at that meeting.

Motion carried.

The Board approved the Minutes of the March 14, 2006 Meeting as submitted.

Motion by: Donna Avery

Second: Mark Graybill

Vote: All in favor and Minutes are approved as submitted.

The Board approved the Financial Reports of February, 2006 as submitted.

Motion by: Todd Hutton

Second: Mark Graybill

Vote: All in favor, motion carried.

Mr. Goodwin stated that our attorney, David Berman, is in the process of preparing an ordinance for a master fee schedule.

Officer Jason West gave a brief crime report. He stated that a reserve officer is coming on board soon.

The Board considered the Preliminary Plat of Founder's Place, Phase 1. There will be one acre lots, 80% brick or stone, and no front entrance garages. The homes will be between 2500 and 3,000 sf. Mr. Touchstone said that the homes will be required to obtain permits and inspections by the Town of Talty.

Motion to accept the Planning & Zoning recommendations on the variances and requirements proposed for the Preliminary Plat of Founder's Place, Phase 1.

Motion by: Todd Hutton

Second: Donna Avery

Vote: All in favor, motion carried.

The Board considered the purchase of a new computer to upgrade the existing computer now that a new municipal court clerk has been hired. Mitzi Wilson will begin work on April 17, 2006. The Town has an ordinance to implement a "technology fee" of \$4.00 per ticket. The funds generated from this fee will be used to purchase the computer.

Motion to purchase a new computer for the municipal court desk, not to exceed \$700.

Motion by: Todd Hutton

Second: Mark Graybill

Vote: All in favor, motion carried.

The Board considered a replacement for Laura Chambers, who resigned from the Planning & Zoning Committee in December, 2005. The Board accepted nominations. Gavin Hill was nominated by Todd Hutton. The Board did not have any other nominations.

Motion to appoint Gavin Hill to the Planning & Zoning Committee.

Motion by: Todd Hutton

Second: Carla Milligan

Vote: All in favor, except Mark Graybill, who sustained.

The Board considered the budget to advertise for the upcoming election and that an increase of ½% sales tax would be on the ballot. The Board must take a neutral stand on all issues and can only inform the citizens of Talty. Mr. Goodwin requested to spend \$170 on correspondence to inform the voters.

Motion to allow the Town of Talty to spend \$170 on information for the upcoming election and tax issue.

Motion by: Mark Graybill

Second: Donna Avery

Vote: All in favor, motion carried.

Mr. Goodwin addressed the Board on developments around Talty. Mayor Carter and Mr. Goodwin met with Jim McConnell, a consultant for Terrell. They were informed that Terrell is planning to extend their ETJ to create a MUD district to our ETJ boundary. Terrell would like Talty to surrender 30 acres. Mr. Goodwin recommended that Talty not do anything at this time and wait.

Mr. Goodwin met with a developer who owns 190 acres at Hwy. 1641 and I-20. A large commercial development was discussed.

Old Business:

(a) Animal control

Mr. Goodwin and Mayor Carter met with Kaufman Sheriff regarding animal control. Kaufman County cannot enter into any local agreement with Talty regarding animals unless the animal is a “vicious” dog or has possible rabies. The County does not have the funds nor the resources to handle this request.

(b) Exxon property

The Board asked the status of the Exxon property development. Mr. Goodwin said that a problem has erupted when they hit an AT&T fiber-optic line across the property. They were not aware of any easement filed on the land.

(c) Trash ordinance

Mr. Goodwin has received some feedback from citizens and is in the process of reviewing all of them. At this time, it appears that the citizens want to continue to choose their own trash vendor.

(d) Comprehensive Plan

Mr. Goodwin stated that the Town of Talty does not meet the criteria for a grant to pay for a comprehensive plan.

(e) Annexation of Emerald Ranch

Mr. Goodwin stated that we are receiving letters from homeowners almost daily who live in Emerald Ranch requesting annexation into our town limits. He will plot those addresses on a map to see where we stand to go forward.

(f) Repair of CR 213

Todd Hutton stated that the road is breaking-up and a poor job was done. We need to call the County again.

The meeting was adjourned at 8:50 p.m.

Certification

I hereby certify that the notice was posted on the outside window of the Talty Town Hall, 9550 Helms Trail, Suite 500, Forney, Texas at 9:00 a.m. on the 10th day of February, 2006.

Sherry Bagby, City Secretary

The Board of Aldermen reserves the right to discuss any of the above items in executive closed session as permitted by law, if they meet the qualifications in Sections 551.071 (consultation with attorney), 551.072 of Chapter 551 of the Government Code of the State of Texas.

Following discussion in executive session, the Board of Aldermen will reconvene into open session where any final action regarding executive session items will be taken.

Mayor Earl Carter

May 9, 2006