

MINUTES OF JUNE 13, 2006  
TOWN OF TALTY  
BOARD OF ALDERMEN

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I. The meeting was called to order at 7:05 p.m. and a quorum was announced by Mayor Carter. Board of Aldermen members present were Frank Garrison, Todd Hutton, Barbie Kraig, and Carla Milligan. Also present were Connie Goodwin and Sherry Bagby as town secretary. Brad Davis was absent and will be sworn in at a later time.

IV. The regular meeting was adjourned and the Board went into public hearing to consider the following:

Application from Almo Investments to replat 14.79 acres adjacent to the South of the Exxon Station located at I-20 and FM 1641.

Mike Tatari addressed the Board and presented his application for Almo Investments. He explained that because of AT&T's fiber-optic cable line across his property, he had to request a replat and move the access down 50' in order not to build over the fiber-optic cable, and to have the access road 36' wide. The Sonic will be open as early as mid-August, and the septic will be out of Winner's Circle by the end of the month.

Application for preliminary plat for Montelena Estates, located in the Friend McMahan Survey A-313, FM 148, Talty, Texas.

Jim Dewey with JDJR Engineering attended the meeting and was available for any questions. The developer has bought an additional 200 acre tract beside Montelena Estates. The minimum square foot home will be 2,000 sf and will be priced at \$225,000 and up and each home will be on septic system. Gastonia Water will be providing the water for the development. The homes will be getting building permits from Talty. There is a possibility that the development will be annexed into Talty's town limits.

The public hearing was adjourned and the regular meeting began at 7:26 p.m.

**VI. Citizen's Participation.**

Allison Weaver signed in at the meeting to address the Board. She asked if Mr. Mike Tatari had been fined for not moving the septic out of Winner's Circle. The Town Ordinance of September 8, 2005 specifically stated that he had nine months to move the septic. Ms. Weaver stated that he is in violation of the ordinance and it is the Mayor's responsibility to enforce the ordinances. Mayor

Carter responded that he would take it under advisement and Council would decide what action to take, if any, since Mr. Tatari had no control over the surprise of the fiber-optic line being on his property.

## **VII. Action Items**

1. Motion made to appoint Todd Hutton as Mayor Pro Tem.  
Motion by: Carla Milligan Second: Barbie Kraig  
Motion carried and Todd Hutton is the new Mayor Pro Tem.
  
2. Minutes from three meetings were approved as submitted.
  - a. Minutes of May 9, 2006  
Motion by: Carla Milligan Second: Todd Hutton  
Vote: All in favor, motion carried and minutes are approved as submitted.
  - b. Minutes of May 16, 2006  
Motion by: Frank Garrison Second: Todd Hutton  
Vote: All in favor, motion carried and minutes are approved as submitted.
  - c. Minutes of May 23, 2006  
Motion: by Frank Garrison Second: Barbie Kraig  
Vote: All in favor, motion carried and minutes are approved as submitted.
  
3. Financial Reports of April, 2006 were reviewed and discussed  
Motion by: Frank Garrison Second: Barbie Kraig  
Vote: All in favor, motion carried and financial reports are approved as submitted.
  
4. The Planning & Zoning Board recommended that the zoning on Almo Investments replat be approved as submitted indicating the front set back will be 75' along FM 1641, and the side back will be 20' along the residential side. The setbacks must be indicated on the replat before approval.
  
5. The Board considered P&Z's recommendation to approve the replat of Almo Investments.

**Motion made to approve the replat of Almo Investments.**  
Motion by Frank Garrison Second: Barbie Kraig  
Vote: All in favor, motion carried.

6. The Planning & Zoning board recommended that the zoning on Montelena Estates be approved under certain conditions:
  - i. the side yard variances be 75' except lot 1 and 5  
Block B, front and side line be indicated
  - ii. utility easement at front of lot, a variance requested necessary
  - iii. a footnote be placed on the plat showing setback
  - iv. Redraw lot 13 Block C – should be 60'

7. The Board considered P&Z's recommendation to approve the preliminary plat for Montelena Estates.

**Motion made to approve the P&Z's recommendation granting the preliminary plat for Montelena Estates, including the conditions stated.**

Motion by Frank Garrison  
Vote: All in favor, motion carried.

Second: Todd Hutton

8. The Board reviewed Ordinance No. 2006-005 again to deny Atmos Energy's request for a rate increase.

**Motion made to deny Atmos Energy's request for a rate increase.**

Motion by Carla Milligan  
Vote: All in favor, motion carried.

Second: Barbie Kraig

9. The Board had discussion and considered the request of a citizen to place a barrier at the end of CR 216 to prevent vehicles from gaining access to Cleaver Lane and I-20. There were many unanswered questions; therefore, no action was taken and a request was made to have the citizen address the Board in person at the next meeting, if he so desired.

**Motion made to not take any action until further information is obtained.**

Motion by: Todd Hutton  
Vote: All in favor, motion carried.

Second: Frank Garrison

10. The Board had discussion and considered road repairs of CR 213.

**Motion made to hold-off on any repairs to CR 213 until Shamrock 8 is built-out due to the large concrete and trash trucks creating the majority of the problems.**

Motion by Carla Milligan  
Vote: All in favor, motion carried.

Second: Frank Garrison

### VIII. Discussion Items

1. **Possible locations of town hall** would need to be easily assessable to the citizens and located within the town limits; possibilities include, but are not limited to (a) in a sub-building of the Catholic church by CR 213; (b) in one of Almo Investments' strip by the Exxon station; (c) on the land at 148 and FM 1641 corner; (d) in the new development proposed at I-20 and FM 1641; and (e) spray field in Winner's Circle.
2. **Changing Web provider.** Board suggested a service that would communicate directly with the staff at Town Hall. The Board would like to keep the cost down. The Board would like the Town Administrator and Town Secretary to update the website on a regular, as-needed basis.

3. **Comprehensive Plan outline** passed out to the Board for discussion purposes only. Mr. Goodwin suggested having town meetings to get citizen's input. Mr. Goodwin thought it would be best if the Town could be charged an hourly rate instead of a flat fee.
4. **Chief of Police, Jason West, submitted a police report** and read by Sherry Bagby, Town Secretary. The Board thought two reserve officers were enough to ride along with Chief West. Carla Milligan spoke with Sergeant Russo, DPS in Terrell , who stated that they have no complaints with Chief West working on I-20 and welcome his assistance; however they prefer to work their own accidents.
5. **Development around Talty**  
The concrete batch plant is possibly looking at two other sites.
6. **Aldermen updates:**
  - (a) A new Planning & Zoning member needs to be appointed to replace Frank Garrison, who has been elected to the Board of Aldermen. Three positions on the Planning & Zoning Commission expire in July, 2006, Frank Garrison being one. Mr. Goodwin has requested that the Board bring a list to the next meeting or email the office prior to the next meeting their nominations for the new terms on Planning & Zoning Board.
  - (b) Layden Farms property on 2932 request possible annexation;
  - (c) New Aldermen members were welcome. Members of the Board of Aldermen cannot miss more than three consecutive meetings or the Mayor has the authority to replace them at his discretion. Work related absence is excused.

Dated: \_\_\_\_\_

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Sherry Bagby, Town Secretary