

TOLAR CITY COUNCIL MINUTES – DECEMBER 18, 2017 – REGULAR MEETING

The City of Tolar Council met on December 18, 2017 at 6:00 P.M.

Present: Terry Johnson, Mayor
Matt Hutsell
Sally Grimes
Chip Foster
Craig Davis
Kevin Fron

City Staff Present: Joyce Johnson, City Secretary
Zach Cox, Planning & Zoning, Code Enforcement
Derek Malone, Director of Public Works

CALL TO ORDER

Meeting was called to order at 6:00 p.m.

ROLL CALL

Matt Hutsell, Sally Grimes, Chip Foster, Craig Davis and Kevin Fron were present.

PUBLIC HEARING

To receive comments for zone change request by property owner Michael Phillips for property located at 9010 W Hwy 377 Residential 8000 to Highway Commercial.

No objections were received. Council wanted to make sure property owner fully understood that once property is zoned commercial it can't be changed back to residential. Owners are fully aware and will be vacating property, entire house will become a daycare. Driveway and parking are in violation of the zoning ordinance and will have to pave with a solid surface within three months.

CITIZENS APPEARANCE (5 minute limit-Council may not respond)

Shannon Scott addressed the council concerning commercial development issues discussed at October meeting.

APPROVAL OF MINUTES-REGULAR MEETING

October 15, 2017 regular meeting

Motion by Sally Grimes, second by Matt Hutsell to approve minutes as presented.
Motion carried 5/0

NEW BUSINESS

1.) Presentation of certificate of election to candidates

Mayor Johnson presented certificates to candidates Matt Hutsell, Sally Grimes and Chip Foster.
No action was taken on this item.

2.) Discuss and possibly approve zone change for property located at 9010 W Hwy 377 by owner Michael Phillips from residential 8000 to highway commercial

No further discussion held.

Motion by Chip Foster, second by Kevin Fron to approve zone change for property located at 9010 W Hwy 377 from residential 8000 to highway commercial, with the stipulation that driveway/parking violation have to be corrected within 90 days.
Motion carried 5/0

3.) Discuss current zoning ordinance concerning the accessory buildings and the possibility of making changes to it.

Matt Hutsell provided information on the City of Granbury ordinance for accessory buildings. They allow total buildings to cover 40% of the property, which includes the house, ours currently allows for 320 square foot building only, which is too small. Zoning official Zach Cox agrees that the changes are needed.

Motion by Sally Grimes, second by Matt Hutsell for staff to move forward with whatever actions are needed to make changes.
Motion carried 5/0

4.) Approve financials, bank reconciliations and accounts payable
Motion by Matt Hutsell, second by Chip Foster to approve financials as presented.
Motion carried 5/0

STAFF REPORTS

1.) Public Works

Grant work has started on some of the water lines. Contractor to be back after January 01 to resume work. Lines were not inspected before covered up. Derek will be making contact with contractor concerning this.

Seventh St. at the school parking lot is in need of repairs. Derek has been seeking bids for repairs. Mayor Johnson would like to see bids for redoing the whole block with chip seal not hot mix. Mayor Johnson will come by and look at what is needed and be in touch with Derek. No repairs to be made at this time.

2.) Code Enforcement / Planning and Zoning

Verbal report was given by Zach Cox. Two properties located on Hwy 377 are zoned incorrectly. Meyers and Jones properties are zoned Industrial and should not be. Jones should be zoned residential 8000 and Meyers should be zoned highway commercial and will need to be corrected in the future. Will try and do these properties along with the accessory buildings.

3.) Administrative

City fiscal year audit will be done the last week of January.

4.) Council

Matt Hutsell gave an update on the EDC meeting held prior to the council meeting. EDC board will be moving forward with plan to redo the sidewalks on the north side of Hwy 377 and sidewalk on back of buildings on the north side. Rear sidewalk will be done first. Also will be looking at placing lighting in the building located next to city hall.

EXECUTIVE SESSION

None

ACTION ON ITEMS TAKEN UP IN EXECUTIVE SESSION

No action was taken

ANNOUNCEMENTS

Office closed December 25 & 26 for the Christmas holiday, January 01 for New Years and on January 15 for MLK day.

Regular meeting moved to January 22, 2017 @ 6 P.M. due to holiday closing.

ADJOURN

Motion by Sally Grimes, second by Craig Davis to adjourn meeting at 6:35 P.M.

Motion carried 5/0

APPROVED:


Terry R. Johnson, Mayor

ATTEST:


Joyce Johnson, City Secretary

