

MINUTES - MARCH 12, 2019 – 7 p.m.
Regular Post Oak Bend City Council Meeting

1. Mayor Raymond Bedrick called the Tuesday, March 12, 2019 Regular City Council Meeting to order at 7 p.m. He noted a quorum was established. Present: Mayor Bedrick, Jimmy Lambeth, Chris Riefler, Alison Novak, Hank Warden, Absent: Dr. Stephen McMahon Also present: City Secretary Barbara Bedrick.
2. Pledges of Allegiance were recited.
3. Consider and Act to approve Council Minutes for February 12, 2019 and February 25, 2019.

Motion to Approve Feb. 12 and Feb. 25th Council Minutes as written: Hank Second: Jimmy In Favor: All
Motion: Passed

4. Consider and approve February 2019 Financials and disbursements

Motion to approve February 2019 Financials /disbursements. Hank 2nd:Alison In Favor: All Motion: Passed

(Item # 9 Moved up) Mayor Bedrick welcomed James Stroman, City Manager, Talty, to the meeting (Item 9) who provided an overview of Talty's growth and property tax impact the last four years. He said the tax rate the city set has enabled the city to improve its roads, and provide other infrastructure needs. Rate was .25 and hasn't changed in four years. The City leveraged its tax revenues into a \$1.2 million tax note the first year which provided revenues to hire an engineering firm for drainage and road design. He explained how the city has now almost resurfaced all city roads under its jurisdiction. He opened up for questions, and Mayor Bedrick, Hank Warden and Alison, all had concerns and questions. Mayor Bedrick and Council thanked James for attending.

5. Citizen Comments: Two citizens and another person addressed the mayor and council.

6. Consider and Take action to approve order for City General Election to be set for May 4, 2019. Motion by: Alison Second: Hank In Favor: All Motion: Passed

7. .Approve notice of election issued by the mayor for May 4, 2019 city general election to elect mayor and two councilpersons (Texas Election Code)

Motion by Hank to approve notice of election issued by Mayor for May 4,2019 city general election to elect mayor and two councilpersons per Texas Election Code. Second: Alison In Favor: All Motion passed.

8. Consider and ratify Kaufman County Interlocal Agreement to conduct city's elections May 4, 2019

Motion to approve ratifying Kaufman County Interlocal Agreement to conduct city's election May 4, 2019: Hank Second: Alison In Favor: All Motion: Passed

9. Discussion with outside consultants on process for Vision 2020. Mayor Bedrick said a former Kaufman County tax appraiser had been invited, but he was unable to attend tonight after all. City Secretary said Teresa Floyd, Kaufman County Tax Appraiser Collector's office, had emailed information.

10. Discuss and Approve Request for Proposal (RFP) for city trash collection single user

Mayor Bedrick asked if council had any changes they would like to see in the City's RFP. The RFP had been emailed again to Council, with notes from City Secretary. However, several councilmembers said they had not been able to open the pdf file to review, and asked for more time. The mayor said that this review would be tried another time, and if it cannot be reviewed, this time, the city could opt to let the city attorney review it.

Motion to table for further review: Alison Second: Hank In Favor: All Motion: Passed

11. Approve amendment to 2018 Budget – reserve funds expenses

Mayor Bedrick said the reserve funds Council approved in 2018 for road repairs, now in Kaufman County escrow, needs to be amended to the 2018 City Budget. City Secretary said Council, per CPA, could approve the reserve

funds council already approved for roads. There was some discussion. Mayor Bedrick tabled this for further review and documents.

12. Discuss and approve Kaufman County Development Office to regulate proposed ETJ subdivision plat on FM 987 with input from City (Section 242.01 (d) Local Government Code)

City Secretary asked Mayor Bedrick to table as there was information Council needs to review before making a decision. Mayor Bedrick tabled the item.

13. Discuss and Act on subdivision homeowner’s failure to provide required building plans, obtain building permit for home addition and pipe drain.

Mayor Raymond Bedrick asked City Secretary to update. Barbara sent city violation notice to property owner Jose Contreras re: violation of city building code ordinances. Contreras had no building permit, nor adequate plans for Bureau Veritas to review. A slab was poured. No plans. Per city’s ordinance, violations are daily fines up to \$2000.00. Merci Kresnik, who lives at the home, also spoke, noting City Secretary had been working to help her. Merci told Council that the City of Kaufman told her she didn’t need a building permit, and Kaufman County told her she didn’t need a permit. She said no one told her she was living in Post Oak Bend City, and that their mail address is Kaufman, Tx. She apologized for not knowing she was in the City. Barbara has worked with Merci to get the issue resolved. Barbara provided building permit app, structural, electrical plans, roofing, etc. code required documents. Plans were incomplete, and Bureau Veritas has said they are not acceptable to do the required plan review. Council said they appreciated Merci’s appeal, but acknowledged resolving the issue will be difficult since plans are inadequate to be reviewed, and the addition has already been completed without review or inspections. Local government codes and city building codes aren’t being met. Merci said there are other documents she thinks she can get that will comply with city requirements. She is to get those to Barbara to see status then. In the past, failure to obtain a permit resulted in a double permit fee, plus possible violation fee. There were also concerns raised over drain pipe owner’s installed to move floodwaters from backyard to off property. This also needed to be approved. When new plans are received, City Secretary to review new documentation and work with Bureau Veritas. No council action taken.

14. Discuss and make recommendation on placement of “Tiny House” structure on property to be purchased on CR 280, Bureau Veritas and City Building Code requirements.

Mayor Bedrick said a young family came to the city wanting to put up a so-called “Tiny House” on approximately 3 acres of property off CR 280. The property is entirely in the City. Owner asked City Secretary to meet with them at the city to review and discuss their plans for the 399 sq ft home. They want to live in it about one year, while building a home on site. Later, the ‘tiny house’ would become home to his mother-in-law. Floor plans, photos, etc. were sent to Bureau Veritas, but Bureau Veritas said it could not approve the plan because there were nso electrical, plumbing, etc. plan to review. Barbara said she would let the husband know the City would need to review electrical and plumbing plans for the home. Council reviewed the app, house data and photos. Hank said the house photo looked like a mobile home , and he made a motion that Council deny the “tiny house” construction. Second: Alison or Jimmy In favor: All Motion Passed.

15. Adjourn Special Meeting – Motion by Jimmy to adjourn. Hank seconded. Meeting adjourned at 8:30 p.m.

Approved: _____ Attested: _____

Raymond Bedrick, Mayor
City of Post Oak Bend

Barbara Bedrick, City Secretary
City of Post Oak Bend