

**Minutes
Flatonia City Council
Special Meeting
June 6, 2017**

Present:

Mayor

Councilpersons

Bryan Milson

Catherine Steinhauser

Dennis Geesaman

Ginny Sears

Donna Cockrell

Mark Eversole

City Staff

Mark McLaughlin – City Manager

Melissa Brunner – City Secretary

Angela Beck – City Attorney

Perry Kram – Police Chief

Gregory Robinson – Code Compliance Officer

Jack Pavlas – Utility Director

Troy Rudloff – Lieutenant Flatonia PD

Mayor Milson called the meeting to order at 6:00 p.m.

Code Compliance Officer Gregory Robinson led the invocation. Mayor Milson led the pledge to the American Flag and the pledge to the Texas Flag.

Citizens' Participation

Mayor Milson presented a key to the City to the Garbade family for their support of the Golf Course and Parks in Flatonia. Lonnie Garbade spoke and stated that it was a community effort and thanked Mayor Milson for the key.

Reports

Police Chief Report

Chief Kram did not have anything to add to his written report. Chief Kram introduced the new officer, Ryan Meagher.

Building Official Report

Code Compliance Officer Greg Robinson did not have anything to add to his written report.

City Manager Report

City Manager McLaughlin that Union Pacific had replace 2200 cross ties in the Flatonia area. McLaughlin also reported that Carl Mica had been in touch with him from Senator Cruz's office asking if there was anything that the City needed from Senator Cruz. McLaughlin stated that he would probably reach out to him concerning the AMTRAK stop sometime after October. The other items are as reported in his written report.

Public Hearing – opened at 6:08 p.m.

PH6-2017.1 Public Hearing on request from AMK Properties LLC for a Conditional Use Permit allowing a manufactured home on property located at 1415 FM 609, Amigos Country Corner. A Conditional Use Permit request has been submitted in order to install a manufactured home to be used as a dwelling and office for the store manager.

Amin Makhani spoke in favor of this request. He stated that it would not be used as a residence.

PH6-2017.2 Public Hearing on request from Grunberg Properties LLC to rezone the property described as PID 28093, Baca Addition Bk. 18, a 1.04 acre vacant lot located on Martin Luther King Jr, St. one half block east of N La Grange. A rezone request has been submitted in order to utilize the property for a driveway and storm water detention pond in conjunction with the development of an enclosed retail store on PIDs 28095 and 28098.

Bob Gage of GBT Realty Corp. spoke in favor of this request and presented several different ways that the driveways could go in order to upset the nearby residential area as little as possible.

Closed at 6:25 p.m.

Consent Agenda

Ginny Sears motioned to approve the minutes of the May 9, 2017 Regular Meeting. Donna Cockrell seconded the motion. None opposed. Motion carried.

Deliberation Agenda

6-2017.1. City Secretary and notary, Melissa Brunner swore in Catherine Steinhauser, Dennis Geesaman and Ginny Sears to serve as councilpersons for the City of Flatonia through June of 2019.

6-2017.2. Catherine Steinhauser motioned to approve the Conditional Use Permit to AMK Properties for eighteen (18) months effective June 6, 2017, to allow a manufactured home to be used as a dwelling and office for the store manager on the property located at 1415 FM 609, known as Amigos Country Corner. Dennis Geesaman seconded the motion. Mark Eversole opposed. Motion carried.

6-2017.3. Dennis Geesaman motioned to deny the request from Grunberg Property, LLC to rezone the property described as PID 28093, Baca Addition Bk. 18, a 1.04 acre vacant lot located on Martin Luther King Jr, St. one half block east of N La Grange from R-2 (Medium Density Residential) to GC-3 (General Commercial with R-1) to allow the property owner to utilize the property for a driveway and storm water detention pond in conjunction with the development of an enclosed retail store on PIDs 28095 and 28098. Mark Eversole seconded the motion. Motion carried.

- 6-2017.4. No action was taken on the bid for the purchase and installation of the Emergency Warning System procured through the Hazard Mitigation Grant DR4223-047.
- 6-2017.5. Donna Cockrell motioned to approve the bid of \$2000.00 from Patrick Lucas on the piece of property identified by Fayette County Appraisal District Property ID 28115, located between N. Walnut and N. Hackberry. Catherine Steinhauser seconded the motion. None opposed. Motion carried.
- 6-2017.6. No action was taken on the bid of \$4,708.31 from Alfred Dierschke on a piece of property identified by Fayette County Appraisal District Property ID 27888, located on Seventh St. Between N. Faires St. and N. Hudson St.
- 6-2017.7. No action was taken on the development of the Economic Development Corporation and steps to move forward in the process. Staff was directed to place an item on the July 11, 2017 agenda to discuss potential members of the board for this corporation. Staff was also instructed to place an ad in the Flatonia Argus soliciting interested parties to serve.
- 6-2017.8. Donna Cockrell motioned adopt the ordinance amending the code of ordinances of the City of Flatonia, Texas, by amending Chapter 3 Building Regulations, Article 3.02 Technical and Construction Codes and Standards, Division 2. Building code, Section 3.02.051 International Building Code adopted by changing the reference to International Building Code, 2006 edition, to read as International Building Code, 2015 edition by amending Division 3. Residential code, Section 3.02.101 adopted by changing the reference to International Residential Code for one and two family dwellings, 2006 edition, to read as International Residential Code for One and Two Family Dwellings, 2015 edition; by amending Division 4. Electricity, part II. Electrical Code, Section 3.02.191 adopted by changing the reference to National Electrical Code, 2005 Edition, to read as National Electrical Code, 2017 Edition; by amending Division 5. Plumbing, Part II. Plumbing Code, Section 3.02.331 adopted by changing the reference to International Plumbing Code, 2006 Edition, to read as International Plumbing Code, 2015 Edition; by amending Division 6. Mechanical Code, Section 3.02.381 adopted by changing the reference to International Mechanical Code, 2006 Edition, to read as International Mechanical Code, 2015 Edition; by amending Division 7. Fuel Gas Code, Section 3.02.431 adopted by changing the reference to International Fuel Gas Code, 2006 Edition, to read as International Fuel Gas Code, 2015 Edition; by amending Division 8. Property Maintenance Code, Section 3.02.481 adopted by changing the reference to International Property Maintenance Code, 2006 Edition, to read as International Property Maintenance Code, 2015 Edition; by amending Division 9. Housing Code, Section 3.02.531 adopted by changing the reference to 1997 Edition of the Standard Housing Code, and all subsequent revisions standard [of such standards] or supplement thereto, as published by the Southern Building Code Congress International, Inc., to read as International Property Maintenance Code, 2015 Edition; by amending Division 10. Existing Building Code, Section 3.02.581 adopted by changing the reference to 1988 Edition with 1991/1994 revisions of the Standard Existing Building Code, and all subsequent revisions standard [of such standards] or supplement thereto, as published by the Southern Building Code Congress International, Inc., to read as International Existing Building Code, 2015 Edition; by amending Division 11. Unsafe Building

Abatement Code, Section 3.02.631 adopted by changing the reference to 1985 Edition of the Standard Unsafe Building Abatement Code, to read as International Property Maintenance Code, 2015 Edition; amending Chapter 5 Fire Prevention and Protection, Article 5.03 Fire Prevention Code, Section 5.03.001 adopted; by changing the reference to International Fire Code, 2006 Edition, to read as International Fire Code, 2015 Edition and removing the statement “as set forth in the ordinance presented to council”. Catherine Steinhauser seconded the motion. None opposed. Motion carried.

6-2017.9. Donna Cockrell motioned to adopt the ordinance amending the Code of Ordinances of the City of Flatonia, Texas, by amending Chapter 5, Fire Prevention and Protection, Article 5.03 Fire Prevention Code, Section 5.03.001 adopted by changing the reference to International Fire Code, 2006 Edition, to read as International Fire Code, 2015 Edition. Catherine Steinhauser seconded the motion. None opposed. Motion carried.

The meeting was adjourned at 6:29 p.m.

Approved this 11th day of July, 2017



Signed

Bryan Milson
Mayor

Attest

Melissa Brunner, TRMC, CMC
City Secretary