

MINUTES OF THE REGULAR CITY COUNCIL MEETING

February 8, 2016

MEMBERS PRESENT: Mayor Ray Schultz
Mayor Pro tem Sherrie Williams
Councilwoman Lori Shierry
Councilmen Keith Dyer and Tim Sheppard

MEMBERS ABSENT: Councilwoman Stephanie Wooten

PERSONNEL: Jerry Flemming, City Manager
David Sherrill, Public Works Director
Robert Johnson, Chief of Police
Robbie Matthews, Parks and Recreation Director
David Owen, Economic Development Director
Amie Shultz, Library Director
Janice Newman, City Secretary

VISITORS: Dolores Hamilton Dennis Brooks
Gordon Drake Alex Achten
Elizabeth Windel Lance Windel
Mark Temple Steve Smith
Rita Britt Tommy Britt
Nance Padgett Carmen Lozipone

AGENDA ITEM NO. 1: Call to Order.

The Mayor called the meeting to order at 7:00 p.m.

AGENDA ITEM NO. 2: Invocation.

The Parks and Recreation Director gave the invocation.

AGENDA ITEM NO. 3: Recognition of Special Guest(s)/Action(s).

There were no special guest(s)/action(s).

AGENDA ITEM NO. 4: Citizens' Input.

No individuals registered to participate in the Citizens' Input.

AGENDA ITEM NO. 5: General Consent.

- A. Acceptance and Approval of the Minutes of the Regular City Council Meeting of January 25, 2016.
- B. Acceptance and Approval of the Minutes of the Regular Community Development Corporation's Board of Directors' Meeting of January 26, 2016.
- C. Acceptance and Approval of the Minutes of the Board of Adjustment Meeting of February 1, 2016.

Motion was made by Councilwoman Williams and seconded by Councilwoman Shierry accepting and approving the general consent agenda as presented. Motion carried with four ayes. (Unanimous)

AGENDA ITEM NO. 6: Public Appearance.

- A. A Public Appearance by Mr. Dennis Brooks Requesting a Second Water Meter at His Property Line and Moving the Existing Meter Located at the City Limits by the High School to His Property Line Outside the City Limits.

Mr. Dennis Brooks has a residence at 2015 U.S. Highway 287 West, which is approximately one-half mile from the city limits. The water meter is located at the High School and he ran the 3,750 foot long water line to his property. He has a second home located next to his that currently hauls its water. He asked the Council to consider granting him a second water meter at his property line and move his existing meter to his property line. He is willing to turn over his water line that runs from the High School to his home. Councilwoman Williams told Mr. Brooks she is always opposed to granting water meters to those outside the city limits.

- (i) Action as a Result of Public Appearance.

Motion was made by Councilwoman Shierry and seconded by Councilman Dyer granting the request by Mr. Dennis Brooks for a second water meter for his property located outside the city limits. Councilwoman Williams voted against the motion. Motion carried with three ayes.

AGENDA ITEM NO. 7: Election Business.

- A. Order the City Council General Election of Saturday, May 7, 2016.

Motion was made by Councilwoman Williams and seconded by Councilman Sheppard ordering the City Council General Election of Saturday, May 7, 2016. Motion carried with four ayes. (Unanimous)

- B. Approve the Appointment of Ms. Frances Leath as Election Judge and Ms. Jerrye Pearce as Alternate Judge for Said May 7, 2016 General Election.

Motion was made by Councilman Sheppard and seconded by Councilwoman Williams approving the appointment of Ms. Frances Leath as Election Judge and Ms. Jerrye Pearce as Alternate Judge for said May 7, 2016 General Election. Motion carried with four ayes. (Unanimous)

AGENDA ITEM NO. 8: Resolution.

- A. A Resolution of the City Council of the City of Iowa Park, Texas Expressing Support for Cornerstone Ranch Homes. L.L.C. Housing Development Project; Authorizing a Local Economic Contribution Towards the Affordable Rental Housing Project; Authorizing Submission of an Application for 2016 Competitive 9% Housing Tax Credits Through the Texas Department of Housing and Community Affairs (TDHCA) and Directing the City Secretary to Certify This Resolution to TDHCA.

Mr. Lance Wendel, manager of LW Construction, appeared before the Council with his plan to build 49 brick homes in the 1800 block of Johnson Road through TDHCA. The homes would be affordable rentals and the development would be called Cornerstone Ranch Homes. The property is currently outside the City limits but Mr. Wendel stated he would be requesting to be brought in if this project is awarded. Councilwoman Williams and Councilman Dyer stated they had been in contact with residents who were opposed to the project for fear of it affect their property values. Mr. Wendel assured the Council these homes are not HUD or Section 8. The target market are those who earn thirty to sixty percent of Adjusted Median Gross Income and typically community seniors, young professionals, teachers, police officers and fire fighters. These homes will be 1400 square feet three bedrooms or 1600 square feet four bedroom brick homes. The development will have a playground, community room and regular inspections. Both Williams and Dyer stated they could not support this project due to the negative feedback they heard from citizens. Motion was made by Councilwoman Shierry and seconded by Councilwoman Williams to have a workshop Saturday from 2:00 to 4:00, without Council, to allow citizens to speak to Mr. Wendel, and a

special City Council meeting on Tuesday, February 16, 2016 to reconsider this item. Motion carried with four ayes. (Unanimous)

- B. A Resolution of the City Council of the City of Iowa Park, Wichita County, Texas Expressing Support for RRAH Hawks Landing, LP Regarding the Hawks Landing Apartment Development; Authorizing a Local Economic Contribution Towards the Affordable Rental Housing Development; Authorizing Submission of an Application for the 2016 Competitive 9% Housing Tax Credit Program Through the Texas Department of Housing and Community Affairs (TDHCA) and Directing the City Secretary to Certify This Resolution to TDHCA.

Mr. Mark Temple with Casa Tiara has been working on a proposal to build a forty-nine unit apartment complex in the 1500 block of Johnson Road. Mr. Temple noted this is the third year he has been working on this project and feels Iowa Park stands a good chance of being the winner this year. The applications are scored and ranked on several factors including community match and support. This resolution expresses support and an economic contribution of \$200.00 from the City of Iowa Park. Mr. Steve Smith asked the Council how they can support this one over the Cornerstone Ranch Homes being that they are only three blocks apart. He felt that neither would devalue the neighborhood. Both Councilman Sheppard and Councilwoman Shierry agreed. Councilman Sheppard stated he would like to support both projects. The Economic Development Director stated he has worked with Mark Temple for the past three years and would hate for the Council to support both because the City will only receive one project and feels it would be unfair. Motion was made by Councilman Dyer and seconded by Councilman Sheppard approving and adopting Resolution Number 16-04 expressing support for RRAH Hawks Landing, LP regarding the Hawks Landing Apartment Development; authorizing a local economic contribution of \$200.00 towards the affordable rental housing development; authorizing submission of an application for the 2016 competitive 9% housing tax credit program through the Texas Department of Housing and Community Affairs (TDHCA) and directing the City Secretary to certify this resolution to TDHCA. Motion carried with four ayes. (Unanimous)

At this time the Council revisited agenda item 8.A. Motion was made by Councilman Sheppard and seconded by Councilwoman Shierry approving and adopting Resolution Number 16-03 expressing support for Cornerstone Ranch Homes, L.L.C. Housing Development Project; authorizing a local economic contribution of \$200.00 towards the affordable rental housing project; authorizing submission of an application for 2016 competitive 9% housing tax credits through the Texas Department of Housing and Community Affairs (TDHCA) and directing the City Secretary to certify this resolution to TDHCA. Motion carried with four ayes. (Unanimous)

- C. A Resolution of the City Council of the City of Iowa Park, Texas Accepting the Annual Racial Profiling Report for Calendar Year 2015 as Submitted by the Iowa Park Police Department.

The Chief of Police presented the racial profiling report for 2015. The report reflected the number of motor vehicle stops, race or ethnicity and searches conducted. Motion was made by Councilwoman Williams and seconded by Councilman Dyer approving and adopting Resolution Number 16-05 accepting the annual racial profiling report for calendar year 2015 as submitted by the Iowa Park Police Department. Motion carried with four ayes. (Unanimous)

- D. First Reading of a Resolution to Authorize \$20,000.00 Expenditure by the Iowa Park Community Development Corporation Towards the Purchase of an Emergency Response Vehicle for the Iowa Park Volunteer Fire Department to Promote New or Expanded Business Development Within the City of Iowa Park.

It was noted this is the first of two required readings for the Community Development's proposed \$20,000.00 expenditure for the purchase of an emergency response vehicle for the Iowa Park Volunteer Fire Department to promote new or expanded business development within the City of Iowa Park.

AGENDA ITEM NO. 9: City Manager's Report.

- A. Discuss and Consider Authorizing the City Manager to Execute a Change Order on the North Fork Buffalo Creek Reservoir Boating Access Project to Reduce the Total Amount of the Project From \$175,245.00 to \$139,245.00.

The City Manager explained the parking area included in the approved project has been underwater for the past ninety days. This proposed change order would eliminate the parking lot portion of the grant while retaining the ingress/egress road to the boat ramp. This will decrease the total cost of the project by \$36,000.00. Motion was made by Councilwoman Williams and seconded by Councilman Sheppard authorizing the City Manager to execute a change order on the North Fork Buffalo Creek Reservoir Boating Access Project from \$175,245.00 to \$139,245.00. Motion carried with four ayes. (Unanimous)

AGENDA ITEM NO. 10: Executive Session.

- A. Pursuant to the Texas Government Code, Section 551.072 of the Texas Open Meetings Act for the Purpose of Deliberating the Purchase, Exchange, Lease or Value of Real Property.

The Council entered into executive session as 8:56 p.m.

The Council reconvened in opened session at 9:13 p.m.

- (i) Action as a Result of Executive Session.

The Mayor announced there would be no action taken.

The meeting adjourned at 9:14 p.m.

PASSED, APPROVED AND ADOPTED this 22nd day of February, 2016.

Mayor Ray Schultz

ATTEST:

City Secretary Janice Newman