

**CITY OF COFFEE CITY**  
**MINUTES OF CITY COUNCIL MEETING**  
**March 11, 2019**

**Call to Order.**

The City Council of Coffee City, Texas, convened in regular session on March 11, 2019 at City Hall - Court Room, 7019 Pleasant Ridge Road, Coffee City, Texas. The following City Officials were present:

Pam Drost, Mayor	Douglas Davis, City Secretary
GeoJan Wright, Mayor Pro-Tem	Shellena Bivens, Municipal Court Judge
Don Weaver, Alderman	Chris Moore, Fire Chief - Absent
Riley Standifer, Alderman	Frank Serrato, Police Chief
Terry Cooper, Alderman	
Phil Rutledge, Alderman	

Quorum

1) Call to Order.

*Mayor Drost called the meeting to order at 6:00 pm*

2) Roll Call and announce if quorum is present.

*Roll was called by the City Secretary, and a quorum was present.*

3) Consider and Act Upon Consent Items #4, #5, #6, and #7

*A question was asked as to if Pizza Pro had paid their rent. Sandy Atteberry stated that they had not. Councilman Weaver stated that Ryan at Pizza Pro was approached about buying the Business Center, and that he had 45 days from February 18, 2019 to decide. Councilman Rutledge made a motion to accept the consent items as presented, and Councilman Cooper seconded the motion. A vote was taken, and was unanimous.*

4) Approve the Minutes for the February 11, 2019 Council Meeting, as written.

5) Approve the City Check Register for the month of February 2019.

6) Approve the EDC Check Register (General) for February 2019.

7) Approve the EDC Check Register (Hotel Occupancy) account for February 2019

8) Open Forum:

Mayor Pro-Tem Wright introduced Mr. Judd and asked him to tell the council about himself. Mr. Judd stated that he had met Councilperson Wright while she was campaigning, and that she had asked him if he would be interested in helping with zoning. Mr. Judd stated that he had been a city employee for the city of Irving for 28 years. He stated that he had only been in Coffee City for three years, and that he would be glad to help out in any way he could.

9) Consider and Act Upon removing Phil Rutledge from the signature card for all banking accounts, and safe deposit box.

*Councilman Cooper made the motion to remove Phil Rutledge from all accounts. Councilman Weaver seconded the motion. A vote was taken, and was unanimous.*

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- 10) Consider and Act Upon adding GeoJan Wright to the signature card for all banking accounts, and the safe deposit box.

*Councilman Weaver made the motion to add GeoJan Wright to all accounts. Councilman Rutledge seconded the motion. A vote was taken, and was unanimous.*

- 11) Consider and Act Upon renaming City Secretary Doug Davis to be added to the signature card for the safe deposit box.

*Councilman Weaver made the motion to renaming City Secretary Doug Davis to be added to the signature card for the safe deposit box. Councilman Standifer seconded the motion. A vote was taken, and was unanimous.*

- 12) Discuss Grant Works Home program.

The Mayor stated that the council had approved the program before, but it fell by the wayside. She stated that it had been brought up again in January 2019 council meeting, but had been tabled. She stated that she had called Trey Davis, the administrator of the program, to see if we were still eligible and he said that we were. Mr. Davis stated that he would mail the Mayor paperwork for the program. The Mayor asked if this program was something that the city was still interested in perusing. The Mayor stated that the city was going to start working on the substandard abatement ordinance, and that there is one home in particular in Highsaw that could benefit from this program. She stated that she has not approached them about it yet, because she did not know if we were going to do the program. Councilman Rutledge asked if the qualifications were based on income, and the Mayor stated that they were. The Mayor stated that she thought that the program cost \$2000 but was unsure if that was per home, or for the entire program. Mayor ProTem Wright asked if we should have someone available to help the people fill out the paperwork. She asked if the paperwork was what kept most people from doing the program. City Secretary Douglas Davis stated that it was not as much the paperwork that hindered applicants, as much as it was that the persons would have to make living arrangements while the house was being constructed. The Mayor stated that the people having their house remodeled, must remain in that house for fifteen years to meet the qualifications. Councilman Rutledge stated that he would like to have Grant Works come back and give more information to the council. The Mayor stated that she would get in touch with the representative and have them come in and talk with the council.

- 13) Mayors Report:

a) Street Lights

The Mayor stated that the city pays for a certain number of street lights throughout the city. She stated that she had rode around with the police chief, and they had identified seven lights that were not working. She stated that she was still working on the list of city street lights, and that there were some on the list that she did not find in the city.

b) Ordinance for Substandard Property Abatement

The Mayor stated that she had received several complaints about how some of the properties in the city have been maintained. She said that she thought that the city should move forward with the enforcement of the ordinance, and stated that she had talked with the Fire Marshal, and he helped get our ordinance in place. She stated that GeoJan Wright had created some door hangers to notify the homeowner of the violations, and inform them of what was expected. The Mayor stated that the Police Chief had stated that he would like to contact these property owners first, and give them the opportunity to correct the issues before the city took any action.

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14) Zoning Committee Report:

Jim Beggarly stated that the committee met in February and discussed zoning within the city. He stated that the state statutes governing zoning were fairly simple, and that the city council could act as a zoning committee in the absence for an appointed zoning committee. He stated that their was a process to go through to enact zoning. The process has to do with notification through a local newspaper, mailings, hearings, and appeals. The committee also found that when a decision is made to zone a parcel of land a particular way, not only is that parcel affected, but parcels within 200 feet are affected. He stated that the general guidelines for zoning is wide open, you can zone for the type of business, the type of building, land use, etc. He stated that the council should consideration is what areas to zone, and what the current owners valuation of the property is. The Mayor asked Mr. Beggarly what he meant by “what the current owners evaluation of their property is now”. He stated that the cost of the property could limit the sale of the property, and that the whole idea of zoning would be to make an area more desirable for new businesses to come in. The Mayor asked the council to see if zoning was something that they wanted to consider. Councilman Rutledge stated that he got the impression that the overall work involved, and the money required, would probably not justify zoning. Councilman Standifer agreed with Councilman Rutledge. The Mayor asked Councilman Rutledge if he knew what the expenses were. He said no, but you would need to get a lawyer, have city hearings, and have the county involved. Councilman Standifer stated (Speaking about the zoning committee)“We decided it was a complete waste of time, the money, everything else. I think we all agreed after two and a half hours we said we just can’t do this.” Mayor ProTem Wright stated that she was not necessarily in agreement, and that she would like to see the city move forward with some more investigation. She stated that as she looks forward into the future of Coffee City, she sees Hwy 155 as our only commercial lane. By not zoning that, any business could come in there and not necessarily support Coffee City through sales tax. Councilman Weaver said that he had spoken with Mr. Ver Hey after the meeting and he said that if it is zoned commercial, the land price would go up. Councilman Weaver stated that the city “might be shooting ourselves in the foot”. Councilman Weaver stated that instead of zoning, the council could create city ordinances defining the types of businesses we wanted in the city. Councilman Rutledge suggested that a call to our city attorney, asking for a estimate on the cost of incorporating zoning codes in the city. The Mayor stated that her and Mayor ProTem Wright would work on that.

15) EDC Report:

Sandy Atteberry stated that they had the leak fixed at the business center, and that they were coming back again to do another check on it, and that they bought the tables and chairs for the community center. Councilman Weaver stated that at the last EDC meeting it was a unanimous vote to sell the strip center. He stated that the digital sign was not part of the sale of the business center.

16) Municipal Court Report:

The Coffee City Municipal Court, for the month of February 2019, reported:

New Citations	210	Cases appealed to county	4
Cases Dismissed after Drivers Safety	48	New Juvenile Cases	3
Cases Dismissed after Deferred Adjudication	13	Cases satisfied with jail credit	2
Cases Dismissed after proof of Insurance	6	Cases Dismissed due to Indigency	4



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We currently have 17 Senior Fire Fighters and no Explorers (Two Mascots) Upcoming Events

March 19<sup>th</sup> Fire Fighter Memorial and Appreciation Day (State Capital) March 23<sup>rd</sup> Software training for all personnel

April 23<sup>rd</sup> MAYDAY and RIT (Rapid Intervention Team) refresher April 27<sup>th</sup> RIT Lecture and MAYDAY Practical Exercise

May 11<sup>th</sup> Aero Estates Fly-in

May 18<sup>th</sup> Mayfest (Fliers will start to go out week of the February 11th) June SFFMA Annual Conference June 21 - 26

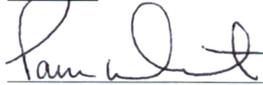
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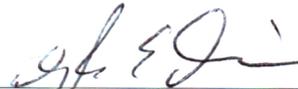
CHRIS L. MOORE  
Fire Chief  
Cell: 903-539-7925  
thefirechief@outlook.com

19) Adjournment.

*The Mayor asked if there was any other business. No one had business..*

**ATTEST:**

  
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Pam Drost, Mayor

  
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Douglas Davis, City Secretary