



7019 Pleasant Ridge Road CR 4217 * Coffee City, TX 75763 Phone: (903) 876-3414 * Fax: (903) 873-2433

CITY OF COFFEE CITY
City Council Meeting Minutes
September 9, 2024 @ 6 pm
7019 Pleasant Ridge Rd
Coffee City, TX 75763

NOTICE IS HEREBY GIVEN OF A COUNCIL MEETING OF THE CITY COUNCIL OF COFFEE CITY. TO BE HELD ON **Monday, September 9, 2024, at 6:00 PM AT THE COFFEE CITY, CITY HALL, 7019 PLEASANT RIDGE RD, COFFEE CITY, TEXAS.** FOR THE PURPOSE OF CONSIDERATION OF THE FOLLOWING AGENDA ITEMS. THE CITY COUNCIL RESERVES THE RIGHT TO MEET IN A CLOSED SESSION ON ANY AGENDA ITEM SHOULD THE NEED ARISE AND APPLICABLE PURSUANT TO AUTHORIZATION BY TITLE 5, CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

Council Members

Jeff Blackstone – Mayor (P)	Carrie Ousley - Place 3 (P)
Ruthie Seward - Place 1 (P)	VACANT - Place 4
Marquis Castleberry – Mayor Pro-Tem (A)	Ollie Harmon - Place 5 (P)

1. Call Meeting to Order:

Mayor Jeff Blackstone called the meeting to order at 6:03 PM.

2. Roll Call and Announce if quorum is present:

Mary McDonald announced roll call and a quorum was present.

3. Opening remarks:

4. Consider and Act upon approving items 5 & 6.

Ruthie Seward made a motion to approve the July & August 2024 city financials and the minutes for the July 29, 2024 special called council meeting. Carrie Ousley seconds the motion. Motion carries.

5. Approving City financials for July 2024 & August 2024.

Mr. Blackstone asked about the continuing education and if it was for the fire department. Mary stated that part of it was the other was also for the Judge.

Mr. Blackstone then asked about the payment to Flowers & Davis law firm and if the EDC would be reimbursing the city for it and Mary confirmed that they would be.

6. Approving meeting minutes for the July 29, 2024 Special Called Council Meeting.

7. Consider and Act upon the cancellation of the November 5, 2024 General Election.

Mr. Blackstone stated they the election is no longer needed since there were no candidates running opposed so the council needed to approve the cancellation of the General Election.

Carrie Ousley made a motion to cancel the November 5, 2024 General Election. Ollie Harmon seconds the motion. Motion carries.

8. Discuss, Consider and Act upon releasing Echo Hill POA from Coffee City extraterritorial jurisdiction.

Mr. Blackstone stated that this was an area outside the limits of the city but being in the ETJ requires them

to pay hotel occupancy taxes to the city. He stated that it was the road going towards the resort. He stated that they submitted the petition and had all the proper amount of people signed the petition from the neighborhood. Mrs. Ousley asked if it included the marina and Mr. Blackstone confirmed that it does. Mrs. Ousley asked what else was in the area other than the marina and Mr. Blackstone stated that there were a couple Air BnB in the area.

Ollie Harmon made a motion to approve releasing the Echo hill POA from the Coffee City extraterritorial jurisdiction. Ruthie Seward seconds the motion. Motion carries.

9. Discussion: Road Closure plat that was submitted by Mike Aubuchon for a portion of Stevenson Road.

Mr. Blackstone stated that item was a little confusing and they don't know what exactly what it entails but they were going to discuss it. He stated it was a plat for road closure for a portion of Stevenson road that feeds into Lake Palestine. Mr. Aubuschon spoke stating that it was an old gravel road that's considered abandoned now, it had once been a bridge across the lake but in 1961 or 1962 it was closed and the new bridge put in. He stated that the property was derived from a subdivision from the north and south side. He stated that when they spoke with the county Judge, they were told to introduce it to Coffee city because it falls under your jurisdiction. He stated that the 30 foot is on the left side of his last lot and according to the law, when the city abandons a road, it goes to the property. Mr. Blackstone stated that he had spoken with the city attorney regarding this and believes there are several steps the city will have to take before closing the road. He stated that they would be continuing looking into and speaking with the attorney to ensure things are processed the correct way.

Mr. Susewind spoke and introduced himself. He stated he also lives on Stevenson road, lot 7. Mr. Susewind stated that this road provides access to the lower part of his property so that he can drive his handicap wife down to the boat dock. He stated that he had previously spoken with then Mayor, Pam Drost about acquiring the right away, knowing it was abandoned. He stated that Mrs. Drost contacted Thompson associates, had it surveyed in 2018 then got legal opinion from Ron Stutes in January 2018. He stated that Mr. Stutes said there were three things that could happen with the property, they can offer the property to owner of lot 33, now Michael or it could be split in half 50/50 between Michael and himself or go to auction. He also stated that he had previously spoken with former fire chief, Chris Moore, and the fire department has the option to use the road for water access in case of emergencies and that he had been providing gravel to protect the road from washouts. He stated he would like it to remain as is so he can continue to have access to the lower party of his property. Mr. Susewind thanked the council for their consideration.

Mr. Aubuschon then spoke again. He stated that the water ridge subdivision was approved by the commissioner court and there was never any access granted. He stated that they were to use the front and that no lots in water ridge on the second part as any access to the back of their lots. He stated that the area Mr. Susewind spoke of using is a steep hill and there is no way he needed access to that. He stated that the abandoned property came out of the other subdivision and not from the subdivision where Mr. Susewind property is and the abandonment goes to the subdivision that it com out of. He stated that the subdivision was signed off by the commissioner's court and it has nothing to do with him getting a portion of this to add to his property. He stated that it in fact can't be done because that is was a signed, sealed subdivision. He stated that he didn't know why he would want access to the hill that a squirrel couldn't get up.

Mr. Blackstone interrupted the conversation and stated that we can't do this discussion anymore. He stated that the city would do it due diligence and get a little more information.

10. Consider and Act upon approving the 2024 – 2025 City Budget.

Mrs. Seward asked if they were going to decide to dissolve the court and Mr. Blackstone stated that they can decided to do that at anytime and that it looks like the budget was done separately, July-December then January-June. Mr. Blackstone asked Mary what had changed from the previous budget they reviewed and Mary stated that the only thing that has changed would be the on the court side. The collections were reduced based on recent numbers. Mr. Blackstone stated that he would suggest they raise the amount for road repairs to about \$40,000.00.

Carrie Ousley made a motion to approve the 2024 July – December budget as is and made a motion to approve the 2025 January – June budget with amendments for of \$40,000.00 for road expenditures and

also adding the \$20,000.00 from our community event. Ollie Harmon seconds the motion. Motion carries.

11. Consider and Act upon approving the 2024 – 2025 EDC Budget.

Vicki Castleberry was not present and due to some changes needed after approving removing Echo Hill POA from the city's ETJ, Ruthie Seward made a motion to table the item until next month. Ollie Harmon seconds the motion. Motion carries.

12. EDC Report:

No Report.

13. Fire Department Report:

Fire Chief, Bill Johnston gave the fire report, he spoke and gave a break down of each type of call the total 29 number of calls the department received.

14. Municipal Court Report:

Mary McDonald gave the court report. She stated that a total of \$12,149.03 was collected for the months of July & August.

15. Open Forum:

- Open Forum is limited to items currently on the agenda.
- Speakers must sign in 5 minutes before the beginning of the meeting.
- Speakers will be given 3 minutes to speak.

Any person that is unable to attend and wishes to submit questions to the council can e-mail the questions to the City Secretary at citysecretary@cityofcoffeecity.com

Val Franklin from the great Athens area Lions Club spoke during open forum. She discussed what the Lions Club has to offer the community and the events they hold. She stated that they are looking to possibly start a lion club in the area and figured she would speak with the council and give them a little information into the club.

16. Adjournment:

Ruthie Seward made a motion to adjourn the meeting. Carrie Ousley seconds the motion. Motion carries, meeting adjourned at 6:57 PM.


The City Council of the City of Coffee City reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Section 551.071 (Deliberation about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Cod, including, but not limited to, Section 321.3022 (Sales Tax Information).

CERTIFICATION

I CERTIFY THAT A COPY OF THE MONDAY, SEPTEMBER 9, 2024, CITY COUNCIL MEETING AGENDA BY THE COFFEE CITY, CITY COUNCIL WAS POSTED AT THE CITY HALL PUBLIC NOTICE BOARD AND CITY WEBSITE ON FRIDAY, SEPTEMBER 6, 2024 BY 5:00 PM.



JEFF BLACKSTONE
MAYOR



MARY MCDONALD
CITY SECRETARY