

CITY OF GLADEWATER
CITY COUNCIL REGULAR SESSION
MINUTES
JULY 16, 2015
6:00 P.M.

MEMBERS PRESENT: Mayor Harold Wells, Mayor Pro-tem J.D. Shipp, Dennis Robertson, Leon Watson, Lana Niemann, Elijah Anderson, Chris Bland

STAFF PRESENT: Melba Haralson, Casey Chambers, Kathi Corwin, Rob G. Vine, Paul Jaap, Wayne A. Smith

GUESTS PRESENT: Christian Allen, Randy Koss, Jim Bardwell, Nick Foster, Scott Owens, Shyanne Troxell, Bryan Kirby, Ari Collins, Tina Collins, Mark Collins, Dylan Bradley, Paul Hadley, Lois Reed, Deloris Watson, Gary Watson, Linda Wells, David Sorrells, Marcus Hooper, Sheila Faggans, Robert Johnson, J.P. Richardson, Ron Stutes

I. CALL TO ORDER – Mayor Wells called the meeting to order at 6:00 p.m.

- a) Invocation – Councilmember Watson
- b) Pledge of Allegiance – Councilmember Anderson

II. CITIZENS COMMENTS

None

III. CONSIDERATION of Consent Agenda

- a) Minutes – June 18, 2015
- b) Investment Report for quarter ending June 30, 2015
- c) Blanket alcohol permit for 5th Annual Art Stroll to be held August 8, 2015

Councilmember Watson moved to approve, seconded by Councilmember Anderson. Carried 7-0.

IV. CONSIDERATION of possible changes to zoning law regarding mobile home parks and recreational vehicle parks

City Attorney Ron Stutes explained that our current zoning law sets out a mobile home district but there is no distinction made for a RV park. He said the Planning & Zoning Commission does want to permit the RV park but not a mobile home park. The Council has the power to change the code but until it is changed we have to operate under the current law. This change should start with Planning & Zoning.

Mayor Pro-tem Shipp asked if staff drafts a new section to the ordinance if we have to specify site locations for both. Ron Stutes replied it will give permitted uses in each zone.

Mayor Pro-tem Shipp then moved to return this to Planning & Zoning to better define mobile home and RV park districts. Motion seconded by Councilmember Bland. Carried 7-0.

V. PUBLIC HEARING regarding a request from Mark Collins for a zoning change from Light Industrial to Mobile Home District to construct a RV park at Lot 1 NCB 1, Lots 1-11, NCB 2, Lots 1 & 2 NCB 22 and NCB 23, more commonly known as the vicinity of E. Pacific Avenue and Mill Street

Mayor Wells opened the public hearing at 6:10 p.m.

Mark Collins, 2310 W. Lake Drive presented plans for the proposed RV park and said he will have a declaration of restricted covenants that will restrict him and any future owner of the lots regarding use of the property. He said Mill Street separates his property from Broadway Elementary School and he plans on building concrete streets and 60 sites, some of which will have a fenced back yard for extended stay.

Paul Hadley, owner of 5 lots north of the subject property, expressed concern regarding fencing, dump stations and trash.

Christian Allen, 1200 W. Lake questioned whether this will be conducive to the growth of the downtown district and heavy traffic on downtown brick streets.

Mayor Harold Wells read a letter of opposition from Sherika Dearion-White who said she has a special needs child and this seemed to be a glorified mobile home park with permanent residents. She said it is a great idea but the wrong location. Mayor Wells added that Mr. Collins needs to mow his lots.

Robert Johnson, GEDCO Director stated that new businesses TICO and BRECO have just relocated to that area because it is zoned industrial. In addition, Heartland Park has identified the route for large vehicles to go out Pacific and up Lee Street. Mr. Johnson stated GEDCO would like to work with Mr. Collins on a possible property swap for a location more suitable to his needs.

Mayor Pro-tem Shipp said he does not feel it is a good location for a RV park as it is on the edge of the Main Street district.

Councilmember Watson expressed concern with the brick to asphalt street and the width of the street being able to handle large RV's.

Paul Hadley asked if he would do background checks and if there would be an onsite manager. Mark Collins affirmed to both.

Wayne Smith, Gladewater Fire Chief stated his concern is not just for this RV park but also for Antique Capital RV Park that there is no water supply in case of a fire and all RV's have a propane tank. Mark Collins replied there is a fire hydrant at Mill Street and Pacific.

Scott Owens, 200 W. Maple stated Mark Collins and his dad have been very good for the community with remodeling the old Brookshire's building and bringing in new businesses. His only concern is that it is the wrong location. He advised Mr. Collins to consider the offer GEDCO made to do a land swap. When P & Z updates the ordinance to take a good look at the location and have a fire hydrant in the park.

Kathi Corwin, Main Street Manager said she shares same concerns. She said Lee Street would be the only exit and it narrows with the new ball park. She does not think a RV park fits in with the character of downtown.

Dr. J.P. Richardson, Superintendent of G.I.S.D. stated the Broadway campus will be housing students for one more year. His only concern was the possibility of sex offenders being next to the campus. He asked that they work together to protect the students. Dr. Richardson also pointed out there will be a problem with school buses and parents dropping off and picking up kids.

Councilmember Niemann asked Mr. Collins if his goal was for more long term residents. Mr. Collins replied it will be more extended stay and will mirror the Antique Capital RV Park.

With no further public comments Mayor Wells closed the public hearing at 6:40 p.m.

- VI. CONSIDERATION of request from Mark Collins for a zoning change from Light Industrial to Mobile Home District to construct a RV park at Lot 1 NCB 1, Lots 1-11, NCB 2, Lots 1 & 2 NCB 22 and NCB 23, more commonly known as the vicinity of E. Pacific Avenue and Mill Street

Mayor Pro-tem Shipp said there is work to do with Planning & Zoning and after hearing concerns from residents he moved to deny the request. Motion was seconded by Councilmember Anderson. Carried 6-0-1 with Councilmember abstaining due to a personal relationship with Mark Collins and Mr. Watson (owner of TICO).

- VII. CONSIDERATION of public utility easements Lot 1 NCB 1, Lots 1-11, NCB 2, Lots 1 & 2 NCB 22 and NCB 23, more commonly known as the vicinity of E. Pacific Avenue and Mill Street

Mayor Wells stated this does not need to be discussed at this time. City Secretary Haralson said the request could come back again depending on the recommendation of Planning & Zoning regarding this location.

Councilmember Niemann moved to table, seconded by Councilmember Watson. Carried 7-0.

VIII. CONSIDERATION of Main Street Board Accountability Agreement

Kathi Corwin, Main Street Manager stated this agreement sets out responsibilities expected of board members. Mayor Pro-tem Shipp and Councilmember Bland opined that all boards should have such an agreement. Mayor Wells asked what will happen if members will not sign it. Kathi Corwin responded that maybe they should not be on the board.

Councilmember Watson moved to approve, seconded by Councilmember Robertson. Carried 7-0.

IX. CONSIDERATION of appointment of City Council members as ex-officio members of advisory boards pursuant to §30.04 (D) of the Gladewater Code of Ordinances

The following volunteered to serve as ex-officio members;

Mayor Pro-tem Shipp – Lake Board
Councilmember Niemann – Main Street Board
Mayor Wells – Airport
Councilmember Watson – Cemetery
Councilmember Robertson – Lake and Airport
Councilmember Anderson – Airport
Councilmember Bland – Beautification

Councilmember Watson moved to approve the foregoing as ex-officio members, seconded by Councilmember Niemann. Carried 7-0.

X. CONSIDERATION of Airport Board appointment to fill vacancy

The Airport Board reviewed four applications and recommended David Sorrells to fill the vacancy left by Ed Parton.

Mayor Pro-tem Shipp moved to appoint David Sorrells, seconded by Councilmember Watson. Carried 7-0.

XI. CLOSED SESSION pursuant to;

- a) Texas Government Code §551.071 to consult with attorney and receive confidential legal advice, including via telephone conference call as permitted by Section 551.129 of the Texas Government Code.
- b) Texas Government Code §551.072 regarding acquisition of real property
- c) Texas Government Code §551.074 regarding recruitment of City Manager

The Council recessed into closed session at 6:50 p.m.

XII. RECONVENE into open session and take any action necessary regarding

- a) Consultation with City Attorney
- b) Acquisition of real property
- c) City Manager recruitment

The Council reconvened into open session at 8:32 p.m. and took the following action;

- a) No action
- b) Councilmember Bland moved for the City attorney to draw up an agreement with the Museum Board for disposal of Gladewater Museum and Garfield-Hill Community Center properties to be donated by Gregg County to the City. Motion seconded by Councilmember Watson. Carried 7-0.
- c) Councilmember Robertson moved to instruct interim City Manager Haralson to contact qualified candidates as identified to be interviewed with date to be determined. Motion seconded by Councilmember Niemann. Carried 7-0.

XIII. CITY MANAGER'S REPORT

- a) Update on ball park complex – Consulted with Mike Spencer of Heartland Group and Kyle Stephens of Hayes Engineering regarding the steep grade along Pacific Street. They advised the finished slopes are to be about 3:1 in order to surface drain the fields and to provide positive drainage away from home plate. The only other alternative was to raise the field elevations, which was cost prohibitive. There will be guard rails installed when park construction is complete.

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- b) Update on 12" water line project – This project is being done with grant funds from RUS (Rural Utility Service). It is 20% complete with anticipated completion in late fall of this year. John Ringler of KSA Engineers is submitting a budget amendment of \$56,813.46 to RUS for an overrun primarily due to difficulty in obtaining right of way acquisitions from some property owners. As a result, about 2/3 of the line plan had to be relocated. After completion there should be approximately \$80,000 left in RUS funds.
- c) Update on sealcoat project – Streets are Lee, Commerce, Melba and Tenery. Reynolds & Kay will deliver door hangers to affected residents a couple days before so that no cars will be parked on the street. The work will start August 1st in White Oak, then Kilgore, Gladewater and lastly Chandler.
- d) Update on Lake Gladewater dam inspection – Steve Bennett, Adams Engineering completed an inspection of the dam. He said overall it is in pretty good condition but needs some dirt work for areas of erosion. We are providing him with original construction plans from 1951 so he can compare original slopes to what exists today. We should have a full report ready for the August Council meeting.
- e) TML Annual Conference – Will be held in San Antonio September 22-25. Registration opened July 14th. Anyone who wishes to go that has not already registered needs to let me know.
- f) Budget Workshop – The first budget workshop is scheduled for July 30th at 6 p.m.

XIV. ADJOURN

Mayor Pro-tem Shipp moved to adjourn at 8:42 p.m. seconded by Councilmember Watson. Adjourned by consensus.

HAROLD R. WELLS, MAYOR

ATTEST:

MELBA HARALSON, CITY SECRETARY
INTERIM CITY MANAGER