



MINUTES OF THE  
**CITY COUNCIL**  
OF THE VILLAGE OF VOLENTE, TEXAS  
**TUESDAY, SEPTEMBER 15, 2015 at 6:30 P.M.**  
16100 Wharf Cove, Volente, Texas 78641

**A. Items Opening the Meeting**

1. Call to Order.

Mayor Ken Beck called the meeting to order at 6:31 p.m.

2. Call Roll.

City Secretary Julia Vicars calls roll. All are present (Mayor Ken Beck, Mayor Pro Tem Bill Connors, Council Member David Springer, Council Member Babs Yarbrough, Council Member David Robinson, Council Member Kristi Belote). A quorum is established.

3. Pledge of Allegiance.

4. Approval of the Meeting Minutes from August 15, August 18, August 19, August 27, and September 2, 2015.

**Council Member David Springer makes a motion to approve the meeting minutes from all dates above as amended by Council Member Belote. Seconded by Council Member Yarbrough. Carries unanimously.**

5. Village Reports.

- a. Financial Reports.
- b. Construction Update.
- c. City Secretary Report.
- d. Crime & Complaints Report.
- e. Committee Reports.

**B. Citizen Communications.**

Linda Limeux, West Dr, asks about tiny houses and if there is a septic requirement for tiny houses or if a composting toilet would be used.

Judy Graci, Booth Circle, states the road easements on Lime Creek are being swapped with no information released to the public.

**C. General Business and Action Items.**

1. Public Hearing on the Proposed Tax Rate for the Village of Volente for the Fiscal Year 2015-2016.

\*This item was taken out of order\*

Gary Cowser, 8136 Joy Rd, says that recently a porcelain toilet was dumped on the street. That's because of the condition of the roadways. He is in support of .10 per \$100 valuation.

Kit Hopkins, Booth Circle, asks about reserves of other cities. She says reserves are the other source of income aside from tax rolls. Money cannot be raised in a bond issue. Given the fact that staff has been reduced, it should be paid back to the citizens in property tax but not a huge tax cut. The reserve is not going to solve all of this year's budget issues.

Steve Baker, West Dr, seconds Kit's opinion. Do not seesaw tax rate. States it is premature to cut the rate back. He is in support of staying close to the .1299 rate that is proposed.

Judy Barrick, 15907 Booth Circle, agrees with Kit and Steve about needing the rate to stay where it's at. Unexpected items may come up and the proposed rate should remain the same. Not cutting back drastically.

Nancy Carufel, Joy Rd, says a .10 would be a good compromise. The citizens would appreciate it.

2. Adoption of the Tax Rate for the 2015-2016 Fiscal Year.

\*This item was taken out of order\*

**Mayor Pro Tem Connors makes a motion to approve a .09/\$100 tax rate. Seconded by Council Member Springer. The motion fails.**

**Council Member Belote makes a motion to approve .10/\$100 valuation. Seconded by Council Member Springer. The motion passes with Council Member Springer, Council Member Yarbrough, Council Member Robinson, and Council Member Belote voting aye. Mayor Pro Tem Connors votes nay. The motion carries.**

3. Public Hearing on the Proposed Budget for the Village of Volente for the Fiscal Year 2015-2016.

Kit Hopkins, 15943 Booth, says that appraisals have gone up and have generated more revenue for the city. She would like some fiscal responsibility in terms of understanding the impact of TCAD and think about tightening the belt.

Gary Cowser, Joy Rd, asks if we are aware of what the reserves were set aside for. He says be careful to pull away from reserve, but he wants to know what the plan was for.

4. Adoption of the Budget for the 2015-2016 Fiscal Year.

**Mayor Pro Tem Connors makes a motion to approve the budget for fiscal year 2015-2016 as amended. Seconded by Council Member Springer. The motion carries with Council Member Springer, Mayor Pro Tem Connors, Council Member Yarbrough, and Council Member Belote voting aye. Council Member Robinson votes nay.**

5. Public Hearing on proposed changes to the Zoning Ordinance.

David Gordon, Booth Circle, says he does not understand why we are having a public hearing at this time without any new information.

Judy Barrick, 15907 Booth, says this is premature and the Planning and Zoning Commission still needs to review and discuss these changes.

6. Quick Poll vote by Council on their opinion on if the following topics are "Okay as proposed", "Need to be revised", or "Require further study".

**Council Member Yarbrough makes a motion to defer this agenda item until tomorrow's work session where it is on the Agenda. Seconded by Council Member Robinson. The motion**

**passes with Council Member Yarbrough, Council Member Belote, and Council Member Robinson voting aye and Council Member Springer and Council Member Connors voting nay.**

- a. Density
  - i. Multifamily
  - ii. Cluster Homes
  - iii. Condos
  - iv. RVs
- b. Land Use
  - i. Setbacks
  - ii. Impervious Cover
  - iii. Buildable Area
  - iv. Nonconforming Uses
- c. Commercial
  - i. Light
  - ii. Marina
  - iii. Entertainment
- d. Additional Topics related to Zoning for Quick Poll

7. Citizen Comments regarding the location of City Hall and possible renewal of the lease for the building located at 16100 Wharf Cove.

Nancy Carufel, Joy Rd, says that she is in favor of renewing the lease in order to have time to find a new location, building, and time to vet out the future location of City Hall. The renewal of the lease for a year will give Council time to make a reasonable decision on what's going to happen with the location of City Hall.

Judy Barrick and Kit Hopkins both state they are in agreement with Nancy.

8. Discussion and Possible Action on renewing and signing the lease for 16100 Wharf Cove.  
**Council member Springer makes a motion to sign the lease with the inclusion of the email regarding plumbing and electrical responsibilities. Seconded by Council Member Belote. The motion carries unanimously.**

***The Staff and Mayor present the following agenda items (9-10) to be considered as consent items by the City Council to be enacted by one motion. If a citizen or City Council Member requests discussion on an item, it will not be approved on consent and will be moved to the end of the agenda to be considered at that time. City Council Members may add additional items to be considered for the consent agenda.***

9. *Discussion and Possible Action on signing a contract, to be executed in the next fiscal year, with Franklin Publishing for the codification of ordinances for the Village of Volente. (Mayor Ken Beck)*
10. *Discussion and Possible Action on signing a contract, to be executed in the next fiscal year, with Linda Hambrick for the organization and inventory of records and files for the Village of Volente. (Mayor Ken Beck)*  
**Mayor Pro Tem Connors moves to approve the consent items, seconded by Council Member Robinson. The motion carries unanimously.**
11. Discussion and Possible Action on the safety and parking concerns of Wharf Cove. (Council Member Yarbrough)
12. Discussion and Possible Action regarding the removal of road base stored alongside Lime Creek Road. (Council Member Springer, Council Member Yarbrough).  
**Council Member Springer makes a motion to delegate items 11 and 12 to the Public Works Committee. Seconded by Mayor Pro Tem Bill Connors. The motion carries unanimously.**

13. Discussion only on repealing Ordinance 2005-O-44, which removed grandfathering from the Site Development Ordinance for pre-existing legally platted lots. (Council Member Springer, Mayor Pro Tem Connors)

Council discusses this item with Tom Buckle, City Attorney. No action was taken.

14. Discussion on the Nuisance Ordinance. (Council Member Springer, Mayor Pro Tem Connors)

This item was deferred until the next meeting.

15. Presentation and Vote on proposed Agenda Items.

16. Adjourn.

The meeting adjourns at 10:27 p.m.

Passed and Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Signed:**

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**Mayor Ken Beck**

**Attest:**

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**Julia Vicars, City Secretary**