



## VILLAGE OF VOLENTE

### MINUTES

City Council Regular Meeting  
6:30 P.M., Tuesday, October 17, 2017  
Fire Hall, 15406 FM 2769, Volente, TX 78641

#### I. ITEMS OPENING THE MEETING

A. Call to Order

Mayor Beck called the meeting to order at 6:30 p.m.

B. Call Roll and Establish Quorum

Present: Baker, Beck, Fogarasi, Hopkins, Mokry and Yenawine

Absent: None

A quorum was present.

C. Pledge of Allegiance

All stood for the Pledge of Allegiance.

D. Approval of September 19, 2017 meeting minutes.

**Council member Yenawine motioned to approve the minutes of September 19 with amendments. Motion seconded by Mayor Pro Tem Baker. Motion carried unanimously.**

E. Village Reports

1. Committee Reports

(a) Public Safety: Council member Yenawine gave the report.

(b) Budget, Finance and Administration: Mayor Pro Tem Baker gave the report.

(c) Public Relations & Communications: Council member Mokry gave the report.

(d) Planning & Governmental Relations: Council member Hopkins gave the report.

(e) Public Works: Mayor Beck gave the report.

(f) Parks & Environmental: no report given

#### II. CITIZEN COMMUNICATIONS

Cynthia Mallow, Reed Dr, let the public know that she will not be running for council after all.

#### III. GENERAL BUSINESS AND ACTION ITEMS

A. Close public meeting, enter executive session. *The Village Council will announce that it will go into Executive Session (pursuant to Chapter 551.071 and 551.072 of the Texas Government Code), for consultation with Attorney regarding deliberations concerning Mollberg Park, and to discuss pending or contemplated litigation regarding the building violations occurring at 15939 and 15941 Booth Circle, owned by Fredrick Graber and Mattie Adams.*

Mayor Beck closed the public meeting at 7:06 p.m.

B. Open public meeting, discussion and possible action resulting from executive session, if any.

Mayor Beck reopened the public meeting at 7:59 p.m.

No action resulting from executive session.

C. **Time Certain 8:00 P.M.** – Presentation by Michael Antenora, Antenora Architects,

discussion and possible action on new city hall options. *(Beck)*

Michael Antenora presented options for a new city hall for about 1900sf of office space plus optional 850sf for council meeting area that could be constructed on the land offered for a five year lease offered by the ESD. Three options were presented using two 14' x 74' trailers arranged in different configurations. He stated that we should put in our own septic system and drilling a well would be less expensive than paying for water to be brought in for the five -ten years we stayed there. A great deal of cost was estimated to prepare the site for each of the options. The trailers would have almost no market value after ten years.

He stated that the bathrooms at the fire hall are not legal, so need to consider the cost of upgrade in considering that option. We should consider putting the meeting area in the middle of the three trailer configurations which might be less expensive than upgrading the fire hall bathrooms.

The Mayor presented the Osario property by McNeil marine as a new option that just came up. It is a 0.7 acre lot with a 1600 sf warehouse with offices and a manufactured home being rented for \$1500/mo). It is a level lot, has a well and septic which may or may not support a city hall. We would still need the fire hall for council meetings. It is now for sale for \$350,000.

**Citizen comments:**

- Bill Connors, Lakeview
- David Gordon
- Nancy Carufel, Joy Rd

Council member Fogarasi will speak with Babs Yarbough and Rolando Osario regarding options on the property at 15707 FM 2769.

Antenora will need at least a thirty to sixty day option period.

D. Discussion and possible action on the BCRUA well drilling permit. *(Beck)*

Tom Gallier, BCRUA General Manager, gave a brief presentation and answered questions. They agreed to reduce the 4x4 platform to only stick up 2" instead of the previous 4" and agreed to smooth the edges. They will do design work from early 2019 to end of 2020 then start construction of tunnel in 2021 if the cities are financially ready, and would take 5 years to complete. They want to start test wells as soon as possible so they can collect data for as long as possible before construction starts. They would like to leave the test wells in place until at least 2030, maybe forever. If they decommission, they would fill/plug the wells and remove concrete block. The test wells are 480 ft down. Tunnel will range from 100ft to 300ft.

Issue was raised by council that these wells may have to be 100 ft from any septic, which must be determined before a permit can be issued.

**Council member Fogarasi motioned to direct Mayor Beck to consult with legal to prepare a permit. Motion seconded by Council member Yenawine. Motion carried unanimously.**

E. Discussion and possible action on the re-writing of the Site Development/Building Regulations ordinance. *(Fogarasi)*

Council member Fogarasi went thru 15 questions his committee has on how council wants to handle specific items.

No action taken.

F. Discussion and possible action to create a resolution for the current financial controls and spending policy. *(Hopkins)*

**Council member Hopkins motioned to make the financial controls and spending policy into a resolution, seconded by Council member Yenawine. Motion carried unanimously.**

**IV. ADJOURNMENT**

**Council member Hopkins motioned to adjourn the meeting at 10:49 p.m.**

**Approved this 16<sup>th</sup> day of January, 2018.**

Signed:

Attest:

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Ken Beck, Mayor

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Nicole Vicuña, City Secretary