

**Minutes of the Regular Meeting of the Combine City Council
Monday, August 22, 2016, at 7:00 p.m. at Combine City Hall**

APPROVED

9-19-16

Meeting was called to order at 7:01 p.m. with said majority present:

Council Member	Christi E. Smith
Council Member	Del MacLaren
Council Member	Patrick Stepp
Mayor Pro Tem	Sharon Carrier
Mayor	Tim Ratcliff

Absent:
Council Member Konni Hughes

City Staff Present:
Jack Gilbert – Chief of Police
Robin Price – City Secretary/Treasurer/Court Clerk

1. PLEDGE AND INVOCATION: Mayor, Tim Ratcliff
2. CITIZEN'S COMMENTS: There were two citizen comments
3. REPORTS:

Combine Police Department - monthly report was given by Jack Gilbert
Combine Fire Department - monthly report was given by Larry Settles
Combine Municipal Court – monthly report was given by Robin Price
Planning & Zoning – monthly report was given by Tonya Ratcliff
4. TREASURER'S REPORT: Review & approve Treasurer's Report for July 2016. Del MacLaren made a motion to accept the July 2016 Treasurer's Report. Patrick Stepp seconded the motion. Motion passed 4-0-0.
5. MINUTES: Review & approve the July 18, 2016 Budget Workshop meeting minutes. Del MacLaren made a motion to accept the minutes of the July 18, 2016 Budget Workshop. Christi Smith seconded the motion. Motion passed 4-0-0.

MINUTES: Review & approve the July 18, 2016 Special Called meeting minutes. Christi Smith made a motion to accept the minutes of the July 18, 2016 Special Called meeting. Sharon Carrier seconded the motion. Motion passed 4-0-0.

MINUTES: Review & approve the July 25, 2016 Regular meeting minutes. Del MacLaren made a motion to accept the minutes of the July 25 Regular meeting. Patrick Stepp seconded the motion. Motion passed 4-0-0.
6. **DISCUSSION & ACTION:** The Council discussed the recommendations from Planning & Zoning regarding the variance request from Lindy Lawley. Patrick Stepp made a motion to accept Planning & Zonings recommendation to allow Mr. Lawley a 40 ft setback for his new home instead of 60 ft as stated in the city's ordinance. This will prevent him from having to cut down three big trees. Sharon Carrier seconded the motion. Motion passed 4-0-0.

7. **DISCUSSION & ACTION:** The Council discussed the recommendations from Planning & Zoning regarding the variance request from Brandi Spradling. Del MacLaren made a motion to accept Planning & Zonings recommendation to accept the variance request from Brandi Spradling allowing her to put in a driveway off of FM 1389 N, 110 ft from the driveway next to her, which belongs to her mother. TxDOT provided a letter granting their permission to have the driveway at that location. She is to use the proper materials that TxDOT recommends and it has to be completed within 6 months. This will allow her to avoid running into a tank that is on her property. Christi Smith seconded the motion. Motion passed 4-0-0.
8. **DISCUSSION AND ACTION:** Council discussed passing a \$0.02 Ad Valorem Tax increase for the 2016-2017 fiscal year. This will raise more revenue from property taxes than last year's budget by 14%. The property tax revenue will be raised from new property added to the tax roll. Christi Smith made a motion to accept the \$0.02 tax increase. Del MacLaren seconded the motion. Motion passed 4-0-0.
9. **DISCUSSION AND ACTION:** The Council discussed the 2016-2017 Proposed Budget. Del MacLaren made a motion to accept the 2016-2017 Proposed Budget. Sharon Carrier seconded the motion. Motion passed 4-0-0.
10. **DISCUSSION & ACTION:** The Council discussed spending approximately \$925.84 on FlexSet material from PTI for River Bend Estate road repairs. Del MacLaren made a motion to purchase the material and for the city to look into purchasing the appropriate insurance coverage, like they did last year, needed for the residents to do the repairs themselves. Sharon Carrier seconded the motion. Motion passed 4-0-0.
11. **DISCUSSION & ACTION:** The Council discussed upcoming roadwork to begin in the fall. Right now, the city is waiting on a bid from APAC. When that comes in, there will be a better indication of what roads can be worked on and when. There may be some patching done between now and October 1st as needed. The city will check in to the cost to repair a culvert on Harlan that needs immediate attention. The city will look in to possible solutions to alleviate some muddy spots on Smith Circle that are appearing after all the rains and road repairs that Dallas County did.

The Council discussed a bid from Kenneth Shepard to do repairs on Valtie Davis for approximately \$1,500 (\$900 for material and \$600 for labor). Christi Smith made a motion to accept the bid and start repairs. Patrick Stepp seconded the motion. Motion passed 4-0-0.

12. **DISCUSSION:** The Council discussed the enforcement of city codes. Chief Gilbert, who is also the city's Code Enforcement Officer, gave a summary of what he works on in addition to police business. The Mayor gave an update to the council on recent emails and calls the city has received from residents complaining about ordinances not being enforced the way they think they should be. Since Combine is a small city, with only two full time police officers, the Council concluded that, the goal should continue to be to work with people to bring issues up to compliance, not to write a lot of citations for those problems. It is not warranted or cost effective at this time to hire a Code Enforcement Officer.
13. **ADJOURN TO EXECUTIVE SESSION:** 8:25 pm

COUNCIL WILL CONVENE IN EXECUTIVE SESSION: As authorized by Section 551.074, (Personnel Matters) and Section 551.071(1)(A)(Advice of Attorney), Texas Local Government Code of the State of Texas concerning the City Attorney.

14. **RECONVENE IN OPEN SESSION:** 9:12

15. **DISCUSSION AND POSSIBLE ACTION on matters discussed in Executive Session**

Sharon Carrier made a motion to table the hiring of a new city attorney for now. Christi Smith seconded the motion. Motion passed 4-0-0.

16. Adjourn meeting at 9:13 pm

CERTIFICATION

I hereby certify that the above Notice and Agenda for this City Council Meeting was posted at Combine City Hall, City Website and Matlock's Store on Friday, June 24, 2016 by 5:30 pm.

Robin Price

Robin Price, City Secretary/Treasurer