

# NOTICE OF REGULAR MEETING MINUTES

Combine City Council held a Regular City Council Meeting on Monday, March 27, 2017 at 7:00 p.m. at Combine City Hall, 123 Davis Road, Combine, Texas, 75159.

Meeting called to order at 7:00 pm with the following present:

## ROLL CALL:

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

City Staff Present:

Jack Gilbert - Chief of Police  
 Larry Settles – Fire Chief  
 Robin Price – City Secretary/Treasurer/Court Clerk

1. **PLEDGE** was led by Mayor, Tim Ratcliff  
**INVOCATION** was led by Fire Chief, Larry Settles
2. **CITIZEN'S COMMENTS: PLEASE SIGN UP AT THE DOOR - There were no citizen comments.**
3. **REPORTS:**  
 Combine Police Department - monthly report was given by Chief Jack Gilbert  
 Combine Fire Department - monthly report was given by Chief 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 February 2017. Christi Smith made a motion to accept and approve the January 2017 Treasurer's Report. Del MacLaren seconded the motion. Motion passed 5-0-0.
5. **MINUTES:** Review & approve the February 27, 2017 Regular Meeting minutes. Patrick Stepp made a motion to accept and approve the minutes from the February 27, 2017 meeting. Del MacLaren seconded the motion. Motion passed 5-0-0.  
  
 Review & approve the March 16, 2017 Special Meeting minutes. Konni Hughes made a motion to accept and approve the minutes from the March 16, 2017 Special Meeting. Del MacLaren seconded the motion. Christi Smith and Patrick Stepp abstained. Motion passed 3-0-0.
6. **DISCUSSION: The City Council and citizens will hear from Crandall Independent School District representatives about the upcoming bond election and the three phases that are planned for the future construction of CISD.** The City Council and citizens present heard from Crandall ISD Superintendent, Dr. Jolly about the plans and growth needed for the Crandall School District in the near future, the upcoming Bond Election, and the plans to use the money.
7. **DISCUSSION and ACTION: Discuss and take appropriate action regarding Planning and Zoning's recommendations regarding the variance request for 735 Haines Rd.** P & Z presented their report to the Council. The request was for fewer square feet on the setbacks on the front and sides of the lot than are currently required. No one was present to represent the owner of the property. There was no one

present that was in favor of the request. However, several persons who live near this property were present to speak against the request. There was no house on the property and no plans presented to the Planning and Zoning commission to review. They did see pictures of what was currently on the property, which included many trailers and vehicles, not normally accepted in a residential area. Since it appeared to be a Code Enforcement issue, Chief Gilbert is taking action on this. Rather than leave this request open-ended, the P & Z commission voted to deny the request. The vote was unanimous. Patrick Stepp made a motion to accept Planning and Zoning's request to deny variance. Christi Smith seconded the vote. Motion passed 5-0-0.

8. **DISCUSSION and ACTION: Discuss and take appropriate action regarding Planning and Zoning's recommendations regarding the variance request for 1675 Ballard.** This request was for a house with less square footage than is currently allowed. The owners wanted to build a 1200sqft home with a 500sqft garage. However, upon discussion at the meeting, the owner said he no longer had that request because he could not find a builder that would build a home that small. He wanted to put in a concrete slab and bring in a home that was partially put together somewhere else. That way, he would be able to build a home the size that meets our city requirements. What he wanted to do did not violate any building codes or city policy, so there was no motion to be made. P & Z did not make a recommendation on this matter. City Council agreed and no action/motion was taken.
9. **DISCUSSION and ACTION: Discuss and take appropriate action on moving the April 2017 council meeting to a different date since the regular date, April 24<sup>th</sup>, falls on the same night there is a Water Board meeting at the Combine Water Department.** Christi Smith made a motion to keep the regular April meeting date and not change it. Patrick Stepp seconded the motion. Motion passed 5-0-0.
10. **DISCUSSION and ACTION: Discuss and take appropriate action on scheduling Bobby Dunn to do some road patch work.** Christ Smith made a motion to approve Bobby Dunn doing some general patchwork for his minimum of \$7,000. Del MacLaren seconded the motion. Motion passed 5-0-0.
11. **DISCUSSION and ACTION: Discuss and take appropriate action on providing 2 large dumpsters and having a City clean-up day.** The Council is in favor of a City clean-up day. This item was tabled until the April 24, 2017 meeting and more information is gathered. No action was taken.
12. **ADJOURN TO EXECUTIVE SESSION:**  
  
COUNCIL WILL CONVENE IN EXECUTIVE SESSION: As authorized by Section 551.071(1)(A)(Advice of Attorney), Texas Local Government Code of the State of Texas concerning law suit.
13. **RECONVENE IN OPEN SESSION**
14. **DISCUSSION AND POSSIBLE ACTION: The Council will discuss and take possible action on matters discussed in Executive Session.** Executive Session was not needed. No action was taken.
15. **ADJOURN:** Patrick Stepp made a motion to adjourn the meeting. Sharon Carrier seconded the motion. Motion passed 5-0-0. Meet adjourned at 8:23 pm.

### **CERTIFICATION**

I hereby certify that these minutes are true and correct to the best of my knowledge.



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Robin Price, City Secretary/Treasurer