

# NOTICE OF REGULAR MEETING MINUTES

Combine City Council held a Regular City Council Meeting on Monday, May 22, 2017 at 7:00 p.m. at Combine City Hall, 123 Davis Road, Combine, Texas, 75159.

Meeting called to order at 7:00 pm.

1. **PLEDGE** was led by Tonya Ratcliff  
**INVOCATION** was led by Fire Chief, Larry Settles
2. Statement of Officer forms were read and signed by the certified unopposed elected officials; Mayor Tim Ratcliff, and Council Member Brenda Loyd. Council Member Sharon Carrier was absent and will sign at the next council meeting.
3. Mayor Tim Ratcliff and Council Member Brenda Loyd were sworn in.
4. The Following were present at the meeting:

## ROLL CALL:

Council Member	Konni Hughes
Council Member	Brenda Loyd
Council Member	Del MacLaren
Council Member	Patrick Stepp
Mayor	Tim Ratcliff

Absent:  
Mayor Pro Tem                      Sharon Carrier

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

5. **CITIZEN'S COMMENTS: PLEASE SIGN UP AT THE DOOR - There were no citizen comments.**

## 6. **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  
Combine Water Supply Corporation – monthly report was given by Mayor Tim Ratcliff  
Planning & Zoning – Variance request was discussed on item number

7. **TREASURER'S REPORT:** Review & approve Treasurer's Report for April 2017. Del MacLaren made a motion to accept and approve the April 2017 Treasurer's Report. Patrick Stepp seconded the motion. Motion passed 4-0-0.
8. **MINUTES:** Review & approve the April 24, 2017 Regular Meeting minutes. Del MacLaren made a motion to accept and approve the April 24, 2017 regular meeting minutes. Patrick Stepp seconded the motion. Motion passed 4-0-0.
9. **DISCUSSION: Discuss an email request from 12-year-old Ocean to build a playground in Combine.**  
The Council discussed an email that Ocean sent to the city asking about building a playground in Combine. All agreed that while a good idea, it is not feasible at this time because of the logistics that would have to take place.

- 10. DISCUSSION:** Discuss the development of land on 1389. The Mayor informed the council and citizens that when anyone comes to him, Planning and Zoning or the city with questions about building on property that they have purchased, he gives them guidelines on how to proceed to stay within state laws and city ordinances. He does not give anyone special favors.
- 11. DISCUSSION and ACTION:** Discuss and take action on Planning & Zoning Committee membership, including the appointment of new members. Patrick Stepp made a motion to accept the resignation of Scott Stewart from the Planning and Zoning Committee. Brenda Loyd seconded the motion. Motion passed 4-0-0. Konni Hughes made a motion to reappoint Tonya Ratcliff and Jeff West to the Planning and Zoning Committee and to add Christi Smith and Brandon Barber to the committee. Brenda Loyd seconded the motion. Motion passed 4-0-0. Christi Smith and Brandon Barber were sworn in.
- 12. DISCUSSION and ACTION:** Discuss and take action on the variance request from Milton Aguilera. Milton Aguilera submitted a variance request for a horse stall that he had already built and placed 5 feet instead of the required 15 feet from his property line. He requested to keep it at 5 feet. Planning and Zoning recommended denying the request because there was no feasible reason that it could not be moved to comply with the city ordinance requirement. City Council agreed and said it needed to be moved. Brenda Loyd made a motion to deny Milton Aguilera's variance request. Del MacLaren seconded the motion. Motion passed 4-0-0.
- 13. DISCUSSION and ACTION:** Discuss and take action on the Agreement of Cooperation for Community Development Block Grant (CDBG) Program with Dallas County. Konni Hughes made a motion to participate in the grant program if the city has a project that will qualify. Patrick Stepp seconded the motion. Motion passed 4-0-0.
- 14. DISCUSSION and ACTION:** Discuss and take action to pass, approve and adopt Resolution No. 01-2017, an agreement of cooperation with Dallas County for the CDBG/Home Program for Federal Fiscal Year 2018, 2019 and 2020. Brenda Loyd made a motion to approve Resolution 01-2017. Del MacLaren seconded the motion. Motion passed 4-0-0.
- 15. DISCUSSION and ACTION:** Discuss and take action regarding future road repairs and investigating the possibility of a plan to repair all the roads in Combine at once and build a new city hall. Discussion was tabled until further research could be done and dollar amounts can be presented.
- 16. ADJOURN TO EXECUTIVE SESSION:** 8:10 pm
- 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 lawsuit.
- 17. RECONVENE IN OPEN SESSION** 8:22 pm
- 18. DISCUSSION AND POSSIBLE ACTION:** The Council will discuss and take possible action on matters discussed in Executive Session. No discussion or action was taken.
- 19. ADJOURN:** Patrick Stepp made a motion to adjourn the meeting. Konni Hughes seconded the motion. Motion passed 4-0-0. 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