# City of Oak Ridge Kaufman County, Texas City Council Workshop Meeting Minutes April 11, 2022 at 6:00 PM

Item 1 Call to Order

Meeting was called to order by Mayor Al Rudin at 6:00 PM. Present were Council Members Janelle Davis, Nena Langford, Rolando Guzman, and Scherri Holmes. Jimmy Quick was not in attendance. City Secretary Donna Sprague was present.

#### Item 2 Discussion From Jim Busalachi on Platting of Property

Mr. Busalachi was representing Mr. Parmer the owner. Mr. Parmer purchased 3 parcels in 2017, and later purchased 2 additional in 2020. It was first believed that he would have to plat his property, but the Mayor said that was not necessary. The reason was the two different purchases.

#### Item 3 Discussion on Bardwell Addition

This is a 12.31 acre tract that is to be sub-divided into 9 lots for future development. Mr. Tony Carcamo had the plat to present to the Council. It was explained that as of now, we do not have anyway to approve a plat. The City is in negotiation with Bureau Veritas to take over that process in the near future. Once the contract is approved then all platting will go directly to them. There was some discussion about the flood plain. It was discussed the distance that the first home would be from St. Hwy. 34.

## Item 4 Proposal from Doug Duffie, LLC Through Riverside Holmes Discussion on Chapter 380 Grant Agreement Between City of Oak Ridge and Riverside Homebuilders

This is a concept that is becoming popular in several cities in our area. It would provide for an avenue for the city and the builder to share in the sales tax that is being generated in other cities. When a builder buys lumber, brick, appliances, etc. They pay the sales tax to the place that the purchase is made. This would redirect the sales tax and would bring in revenue to the builder and the city that adopts this. The city listened to the presentation, and had several questions. Mostly the work load that would be involved. They all wanted to take the information home for review, and make a discission at the next meeting.

# <u>Item 5 Discussion with Carlos Saavedra on Property Located at 5507 N. St. Hwy 34 Kaufman, Texas</u>

He had purchased investment property. He had remodeled the house located on the property. He now wanted to plat the property into 3 lots to be sold. He was told the same thing that the other developer was told. He can submit the plat once the contract is signed with Bureau Veritas.

## <u>Item 6 Discuss, Consider, Approve Passing a Resolution Accepting the City of Terrell Platting</u> Regulations

Motion was made by Rolando Guzman and seconded by Scherri Holmes to accept the Resolution. All being in favor, motion carried. The Mayor said he would get the City Attorney to draw up the necessary language in the Resolution. It will be presented at the next meeting.

### Item 7 Update on Court Activities/City Fees (for March 2022)

The Council was provided with a printout showing the activity for March. She said the citations for the month were 28. The road construction on St. Hwy 34 was causing all traffic to slow down. The next court date is May 18th, 2022.

#### Report on Income and Expense of City for March 2022

The City Secretary presented a printout of the amount that shows that the City is going to meet the amount budgeted. Some funds will have excess, which will be a guide to budgeting next year.

Item 9 Discussion on Roads

The Mayor told the Council that the parking lot and CR 140 are both paved. The next project will be Oak Lane. This will be one of the most expensive projects because of the ditches, culverts, and then the paving of the street. He is going to get bids in the next few weeks. The Council will be presented with the cost.

# Item 10 Consider, Discuss, and Take Necessary Action Regarding Cause No. DC-21-17627: Craig Bennight v. City of Oak Ridge, Texas

Motion was made by Janelle Davis and seconded by Nena Langford to accept. All being in favor, motion carried.

Item 11

Discussion on Police Department

The Assistant Chief was present. He said that citations were down this month because people were being forced on St. Hwy. 34 to slow down. The road construction on both ends was causing them to go the speed limit.

Item 12

Discussion on the New Carpet Situation

The Councilmember that was in charge with the selection of the carpet said she had not had time to go address it with the company. She does not believe she picked out the color or the style, but stated that nothing could be done about it now that it is installed.

Item 13

Discussion on Future Growth of the City of Oak Ridge

Some of the Council stated that we needed to curb some of the large developments from being annexed into the city. They would like the city to remain a small farm and resident community.

## <u>Item 14 Discuss Contracting with Bureau Veritas for Platting Review IAW Platting Regulations and Approval</u>

The Mayor said that the City would no longer have the plats approved by the County. We are not prepared to take on this responsibility. Our best course of action is to contract the services out to a 3<sup>rd</sup> party. Bureau Veritas has been highly recommended. This will be on a future age

Item 15

Motion to Adjourn

Motion was made by Scherri Holmes and seconded by Rolando Guzman to adjourn the meeting at 8:19 PM. All being in favor, motion carried.

Al Rudin, Mayor

ATTESTED

Bonna Sprague, Cit