



REGULAR MEETING MINUTES
THURSDAY, AUGUST 19, 2021 AT 6:00 PM

1. CALL TO ORDER, INVOCATION AND PLEDGES TO FLAGS

Mayor Andy Williams called the meeting to order at 6:00 pm. Mayor Pro-tem David Williams II, Councilmembers Joan Hinshaw (via teleconference), Butch Reis, Patrick Ramsdell and James Bilberry were all present for the meeting.

Councilmember James Bilberry performed the Invocation and Mayor Andy Williams led the Pledges to the Flags.

2. ANNOUNCEMENTS

Kara Escajeda, City Manager provided the information of the following:

- Provide update on Construction Projects

3. CITIZENS/VISITORS' FORUM

Any person with business before the Council not scheduled on the agenda may speak to the Council. No formal action can be taken on these items at this meeting.

Heather Melcher of North Drive expressed her disappointment with having a “cut through” street to Wildwood Estates. She had many questions about the timeline and notices that provided authorization for the “cut through” street. Ms. Melcher cannot understand how this would happen without people in this area being provided a proper notice.

4. STAFF REPORTS

- Public Works report was provided by Chris Atkinson, Public Works Director
- Police Department report was provided by Chief Michael Hatton
- Acadian Ambulance report was provided by Elizabeth Hicks, Operations Coordinator
- Central Bell Fire and Rescue (Absent, report provided)
- Economic Development Corporation report provided by Kerry Phillip, EDC Coordinator

5. CONSENT AGENDA

- A. Consider Approval of Minutes for Regular Meeting of August 5, 2021 and July 2021 Monthly Financial Report.

Motion was made by Councilmember James Bilberry to approve the Minutes for Regular Meeting of August 5, 2021; motion second by Mayor Pro-tem David C. Williams II. All voted in favor. Motion carried 5-0.

Motion was made by Councilmember Butch Reis to table the July 2021 Monthly Financial Report; motion was second by Mayor Pro-tem David C. Williams II. All voted in favor. Motion carried 5-0.

6. ACTION ITEMS

- A. Discuss and possibly approve Bid Award and authorize contracting - CSJ # 0909-36-167, Nolanville Park Connectivity Improvements to Smith Contracting Co., Inc. in an amount of \$1,285,757.20 for Part A plus Part B plus Add Alternate A plus Add Alternate B.

Motion was made by Mayor Pro-tem David Williams to approve Bid Award and authorize contracting - CSJ # 0909-36-167, Nolanville Park Connectivity Improvements to Smith Contracting Co., Inc. in an amount of \$1,285,757.20 for Part A plus Part B plus Add Alternate A plus Add Alternate B; motion was second by Councilmember Butch Reis. All voted in favor. Motion was carried 5-0.

- B. Consider **ZONING CASE NO. Z 2021_02#4**, Fameco Texas LLC DBA Dream Home Builders are requesting rezoning of property 502 North 3rd St. from R-DT (Downtown Single-Family District) Zoning District to R-2 (Two Family District) Zoning District

- 1.) Public Hearing

Public Hearing opened at 7:05 pm.

Kara Escajeda, City Manager provided summary of the case. Discussion commenced. Planning and Zoning has made recommendation for approval of this Zoning Case No. Z 2021_02 #4.

Closed at 7:07 pm.

- 2.) Discuss and possibly approve: **ORDINANCE NO. Z 21-02 #4**

REZONING

SUBJECT PROPERTY: 502 North 3rd St. Nolanville TX 76559

Tract or Lot: Acres.376, Lot Pt Blk (109.38' X 149.92)

Motion was made by Councilmember James Bilberry to approve ZONING CASE NO. Z 2021_02#4, Fameco Texas LLC DBA Dream Home Builders are requesting rezoning of property 502 North 3rd St. from R-DT (Downtown Single-Family District) Zoning District to R-2 (Two Family District) Zoning District; motion second by Mayor Pro-tem David C. Williams II. All voted in favor. Motion carried 5-0.

Motion was made by Councilmember James Bilberry to approve Ordinance No. Z 21-02 #4; motion second by Mayor Pro-tem David Williams. All voted in favor. Motion carried 5-0.

C. Consider Bella Charca Amended Preliminary Plat for Phase X-XII.

- 1.) Public Hearing
- 2.) Staff Report
- 3.) Discuss and possibly approve Amended Plat

Public Hearing opened at 7:08 pm.

Kara Escajeda, City Manager provided summary of the case. Discussion commenced.

Closed at 7:13 pm.

Motion was made by Mayor Pro-tem David Williams II to approve the Bella Charca Amended Preliminary Plat for Phase X-XII with the following conditions:

- **Plat is not to be signed and approved until the second exit is completed and operational**
- **Exit to be inspected by Chris Atkinson**
- **Drainage issue must be resolved.**

Motion was second by Councilmember Butch Reis. All voted in favor. Motion carried 5-0.

D. Petition for Voluntary Annexation for Bella Charca Phase X.

- 1.) Public Hearing
- 2.) Staff Report
- 3.) Discuss and possibly approve: **ORDINANCE NO. A 21-08:**

Public Hearing opened at 7:15 pm.

Kara Escajeda, City Manager provided summary of the case. Discussion commenced.

Closed at 7:20 pm.

ANNEXATION BELLA CHARCA PHASE X

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED PROPERTY TO THE CITY OF NOLANVILLE, BELL COUNTY, TEXAS EXTENDING THE CITY LIMITS SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS, BINDING SAID INHABITANTS TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY NOW IN EFFECT AND TO BE HEREINAFTER ADOPTED, AND ADOPTING A SERVICE PLAN; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Motion made by Councilmember James Bilberry to approve Petition for Voluntary Annexation for Bella Charca Phase X; motion second by Councilmember Patrick Ramsdell. All voted in favor. Motion carried 5-0.

Councilmember James Bilberry restated the motion adding to approve Petition for Voluntary Annexation Ordinance No. A 21-08; motion second by Councilmember Patrick Ramsdell. All voted in favor. Motion carried 5-0.

- E. Consider Proposed Budget for Fiscal Year 2021-2022, available for viewing at <https://www.nolanvilletx.gov/page/Financial%20Transparency> .

1.) Public Hearing

Public Hearing opened at 7:21 pm.

Public Hearing closed at 7:22 pm.

2.) Staff Comments

Kara Escajeda, City Manager explained the Proposed Budget is also displayed on the City Website. The Proposed Budget was originally filed with the City Secretary on July 29, 2021. Per Kara, at this time there aren't any recommended amendments to the proposed budget.

3.) Discuss and possibly approve: **ORDINANCE NO. F 21-08 #2**

AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS, ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING THAT ALL PREVIOUS BUDGET ALLOCATIONS SHALL BE SAVED; AND PROVIDING FOR SEVERABILITY AND DECLARING AN EFFECTIVE DATE.

Motion was made by Mayor Pro-tem David Williams II to approve the Proposed Budget and Ordinance No. F 21-08 #2, ADOPTING THE BUDGET FOR THE FISCAL

YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; Motion second Councilmember Butch Reis. All voted in favor. Motion carried 5-0.

**Mayor Andy Williams asked the Councilmembers to state their vote for the record.
Recorded vote as follows:**

	Aye	Nay	Abstention
Mayor Pro-tem David Williams II	<u>X</u>	<u>0</u>	<u>0</u>
Councilmember Joan Hinshaw	<u>X</u>	<u>0</u>	<u>0</u>
Councilmember Butch Reis	<u>X</u>	<u>0</u>	<u>0</u>
Councilmember Patrick Ramsdell	<u>X</u>	<u>0</u>	<u>0</u>
Councilmember James Bilberry	<u>X</u>	<u>0</u>	<u>0</u>

Mayoral vote not required.

- F. Discuss and possibly approve a professional service firm in response to Request for Qualifications for Professional Engineer Consulting Services, Facility Renovation for Library/Museum Project 21-08.

Motion was made by Councilmember James Bilberry to approve Bradsetter Carroll Inc. as professional service firm in response to Request for Qualifications for Professional Engineer Consulting Services, Facility Renovation for Library/Museum Project 21-08; motion second by Councilmember Joan Hinshaw. All voted in favor. Motion carried 5-0.

- G. Discuss and possibly approve **RESOLUTION NO F 21-08, Bus Stop Improvements.**

Motion was made by Councilmember Butch Reis to approve Resolution No. F 21-08, Bus Stop Improvements; motion second by Councilmember James Bilberry. All voted in favor. Motion carried 5-0.

7. Workshop (Began 7:40 pm)

Discussion commenced on the following matters:

- Parking discussion
- Code of Conduct related to Dress Code
- City Application Progress
- Discuss Police Parking Lot and City Hall Improvements
- Discuss iChoosr Program

8. ADJOURNMENT

Meeting adjourned at 8:20 pm.

Date Minutes approved by Council: September 2, 2021


Andy Williams, Mayor




Crystal Briggs, City Secretary