

**THE STATE OF TEXAS
CITY OF NOLANVILLE**

NOTICE IS HEREBY GIVEN: the City Council of the City of Nolanville, Texas will convene in a **Special Call Meeting** in the Council Chambers at JW Sims Community Center at 408 North 10th Street, Nolanville, Texas at:

MINUTES FOR MONDAY, FEBRUARY 11, 2012

To consider and to act on the following Agenda:

Call to Order and Announce a Quorum is Present.

1. CALL TO ORDER -

Mayor Pro-Tem Morales called the meeting to order at 6:00 p.m.

2. ROLL CALL –

Mayor Rosenthal and Councilmember Hicks were absent

3. APPROVAL OF AGENDA

Motion was made by Councilmember Hampton to approve the agenda.

Motion was seconded by Councilmember Biggs. Motion carried 4-0.

4. DISCUSSION AND DECISION:

- A. Discussion and possible action to accept and approve the Audit for FY End October 1, 2011 – September 30, 2012 City Audit – Donald Allman, CPA**

Mr. Allman, CPA presented the council with the Fiscal Year Audit ending September 30, 2012. Mr. Allman told the council that he would like to thank the city for selecting his firm once again and allowing them to do the audit. He would also like to thank Mr. Pearl and Mr. Peters for all their effort by getting all the financial information together and especially thank Mr. Peters because since he was so efficient, the firm gave a 10% discount on the audit. Mr. Allman stated that the city was doing well financially.

Motion was made by Councilmember Biggs to approve the City Audit for FY End October 1, 2011 – September 30, 2012.

Motion was seconded by Councilmember Hampton. Motion carried 4-0.

- B. Discuss and possible action on an agreement between MV Residential Development, LLC and the City of Nolanville to provide parkland and associated improvements.**

Council feels that the apartments would be a positive for the city and the citizens. There were no other questions pertaining to the agreement.

Motion was made by Councilmember Hampton to accept the agreement between MV Residential Development, LLC and the City of Nolanville to provide parkland and associated improvements.

Motion was seconded by Councilmember Biggs. Motion carried 4-0

- C. Discussion and possible action to approve Resolution No. 2013-02-04
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NOLANVILLE, TEXAS IN SUPPORT OF THE PROPOSED OAK RIDGE APARTMENTS, APPROVING AN APPLICATION TO TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; PROVIDING AN EFFECTIVE DATE.

Motion was made by Councilmember Hampton to approve Resolution No. 2013-02-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NOLANVILLE, TEXAS IN SUPPORT OF THE PROPOSED OAK RIDGE APARTMENTS, APPROVING AN APPLICATION TO TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; PROVIDING AN EFFECTIVE DATE.

Motion was seconded by Councilmember Biggs. Motion carried 4-0.

- D. Discussion and possible action to approve Resolution No. 2013-02-07
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NOLANVILLE, TEXAS IN SUPPORT OF THE PROPOSED OAK RIDGE APARTMENTS, APPROVING A COMMITMENT OF FUNDS IN THE FORM OF A RESOLUTION FROM THE UNIT OF GENERAL LOCAL GOVERNMENT; PROVIDING AN EFFECTIVE DATE.

Representative with MV Residential Development, LLC spoke to the council stating again that they are proposing a 50 unit Class "A" Development located at Oak Ridge Drive and 10th Street, these units will be open to families of Nolanville. They will include a number of amenities including a swimming pool, community room, workout center, will also provide after school activities and tutoring, and then health screening with other options for the residents. They will also dedicate a portion of the land for a park in which they will maintain and wants to be able to work with the city to move forward on the project. The representative stated that they are applying for a tax credit from the State but that this is a very competitive process, where they are competing with other developers throughout the state. By the city showing some participation in the form of a loan in which MV Residential Development will pay back with interest, shows the state that there is participation with the city that will give a higher score. The local funding will also give higher scoring from the state. He states that there are no guarantees to the project because this is such a competitive process, but there was a pre-application submitted in January to the State and Nolanville was the highest scoring in the region and there are 13 regions in Texas. If the funding does not come through from the State then nothing happens, they would not pursue the loan and the project would be considered closed. The funding from the state is a very critical part of the project because this is what allows them to build the Class "A" Development, such as the pool, the centers, and the green features. Applications have been turned in for Waco, Killeen and about 5 others throughout this area and Nolanville at this point is the highest scoring. The schools and the income that was shown from the census trackers shows a very high income for this area and also the scoring criteria also

has to do with developers for the area, having a high track record for developing and bringing jobs to the area.

The question was asked about using builders, general contractors, flooring, appliances, and lighting businesses from the area. The Representative stated that they would possibly hold a job fair, advertise, and post notices that they are looking for bids, due to this being a \$7,000,000.00 project. All the work and the contracts are dealt with locally.

Motion was made by Councilmember Biggs to approve Resolution No. 2013-02-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NOLANVILLE, TEXAS IN SUPPORT OF THE PROPOSED OAK RIDGE APARTMENTS, APPROVING A COMMITMENT OF FUNDS IN THE FORM OF A RESOLUTION FROM THE UNIT OF GENERAL LOCAL GOVERNMENT; PROVIDING AN EFFECTIVE DATE.

Motion was seconded by Councilmember Karlsson. Motion carried 4-0.

- E. Discussion and possible action on directing the Planning and Zoning Commission to prepare a preliminary report concerning zoning for the Bella Charca Phase IV, within the City of Nolanville ETJ, a 15.045 acre tract located in the S.G. Cox Survey, Abstract 1068 in the City of Nolanville, Bell County, Texas, being a portion of the remainder of a called 228.080 acre tract of land described in a deed to John V. Blankenship and Wife, Patricia L. Blankenship recorded in volume 3212, page 460 of the official public records of Bell County, Texas.

City Manager stated to the Council that this is one of the steps in the annexation process of the Planning and Zoning has to recommend zoning for land that is to be annexed into the city.

Motion was made by Councilmember Biggs on directing the Planning and Zoning Commission to prepare a preliminary report concerning zoning for the Bella Charca Phase IV, within the City of Nolanville ETJ, a 15.045 acre tract located in the S.G. Cox Survey, Abstract 1068 in the City of Nolanville, Bell County, Texas, being a portion of the remainder of a called 228.080 acre tract of land described in a deed to John V. Blankenship and Wife, Patricia L. Blankenship recorded in volume 3212, page 460 of the official public records of Bell County, Texas.

Motion was seconded by Councilmember Morales. Motion carried 4-0.

- F. Discussion and possible action on directing the City Manager to prepare a service plan which provides for the extension of full municipal services to the property located in the Bella Charca Phase IV, within the City of Nolanville ETJ, a 15.045 acre tract located in the S.G. Cox Survey, Abstract 1068 in the City of Nolanville, Bell County, Texas, being a portion of the remainder of a called 228.080 acre tract of land described in a deed to John V. Blankenship and Wife, Patricia L. Blankenship recorded in volume 3212, page 460 of the official public records of Bell County, Texas.

City Manager informed the Council that this again, was a step in the annexation process. Stating that there has to be, any services that are provided to the city, will also be provided to the new annexed area.

Motion was made by Councilmember Biggs on directing the City Manager to prepare a service plan which provides for the extension of full municipal services to the property located in the Bella Charca Phase IV, within the City of Nolanville ETJ, a 15.045 acre tract located in the S.G. Cox Survey, Abstract 1068 in the City of Nolanville, Bell County, Texas, being a portion of the remainder of a called 228.080 acre tract of land described in a deed to John V. Blankenship and Wife, Patricia L. Blankenship recorded in volume 3212, page 460 of the official public records of Bell County, Texas.

Motion was seconded by Councilmember Hampton. Motion carried 4-0.

G. Discussion and possible action to consider Resolution No. 02-11-2013

A RESOLUTION SETTING A DATE, TIME AND PLACE FOR TWO (2) PUBLIC HEARINGS ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF NOLANVILLE, TEXAS, AUTHORIZING AND DIRECTING THE CITY SECRETARY TO PUBLISH NOTICE OF SUCH PUBLIC HEARINGS, AND PROVIDING FOR: FINDINGS OF FACT, REPEALER, SEVERABILITY, EFFECTIVE DATE, AND PROPER NOTICE & MEETING.

City Manager let the Council know that this Resolution wasn't an actual requirement but was brought forward from the Attorney's Office and that it does set date and time of the Public Hearings to be held and that it is a good process to have on hand with the other documentation stating that the Public Hearings were scheduled and held.

Motion was made by Councilmember Hampton to consider Resolution No. 02-11-2013

A RESOLUTION SETTING A DATE, TIME AND PLACE FOR TWO (2) PUBLIC HEARINGS ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF NOLANVILLE, TEXAS, AUTHORIZING AND DIRECTING THE CITY SECRETARY TO PUBLISH NOTICE OF SUCH PUBLIC HEARINGS, AND PROVIDING FOR: FINDINGS OF FACT, REPEALER, SEVERABILITY, EFFECTIVE DATE, AND PROPER NOTICE & MEETING.

Motion was seconded by Councilmember Karlsson. Motion carried 4-0.

H. Discussion of city goals, plans, and objectives for 2013.

City Manager spoke to the Council on setting the city goals, plans, and objectives for 2013 and about the survey that he had put out for the Council, City Staff, and Planning and Zoning to kind of give guidelines for the main needs of the City. He stated that the survey had 24 different items and for most everyone was pretty much in line for the priorities. Stating that Economic Development ranked first amongst the list that this was what the city needed. The city does have the EDC Tax Funds, for an EDC Board you must have 7 members; 4 that must live within the city the other 3 have to live within the county. This board

will be a very selective process; there are guidelines, training and steps that must be followed to be a member of the board. The money can be used to bring in businesses, cleanup different areas of the city; (i.e., parks, roadways, etc.) Second on the list was the Strategic Planning for the City, that will have to be setup with workshops to be able to sit down and make sure everyone is on the same page and that what needs to be accomplished over the next few years. Third was the City Council, but the fourth item overall was to update the City Comprehensive Plan, this is the big book for setting the city guidelines on zoning land, layout the thorough fare for the land, bike and hike trails, mix of single family and multi-family zoning, basically how the city is laid out over the next 50 years.

Street maintenance, there is money in the Street maintenance fund, with Ave. H project going on; there are other areas that will need work.

Fifth was Increased Code Enforcement, Beautification of the City, this has already started with bringing the Ordinances up to date. There are a lot of things in this area that can be looked at but it also depends on how far the council wants to go with it. Several questions come in through emails and anyone that does ask a question through the emails, they are read and then they can be brought before the council. For instance, one of the big concerns is the vehicles parking in the yards and this being unattractive in the areas.

This is the top five areas for the Strategic Planning of the City.

Six through ten are as follows:

- 6) Joint meetings with the City Council, Planning and Zoning, and Water Department every month
- 7) Council Conduct Policy
- 8) Annexation of Property to extend City Limits
- 9) Warning Sirens for the City
- 10) Looking to Hybrid Fire Department

I. Discussion on City of Nolanville's Comprehensive Plan update

The Comprehensive Plan is a very expensive document. There is a Plan for the city that was done in 2006. It is like a timeline to follow and sets guides and to keep in mind areas that are in need of improvement for the city. There were some items in the present one that the City is actually working on now, such as the Ave. H project. Pocket Parks within the city, paving/overlaying roads, sidewalks, making sure that multi-family, single family and duplexes are zoned and blocked accordingly to the Zoning Ordinance. City Manager stated that he spoke to 3 different companies and the company TRC, that had done the Comprehensive Plan before quoted a price of \$10,279.00, one stated between \$15,000.00 - \$20,000, and then one was around \$12,000.00. Once this is done, the city can keep it updated and not go through this process each time. This is something that the City needs and needs to be top priority to bring up to date. It was not budgeted this year for this, but there is money, as the auditor stated that the city has. This needs to be done and in place within a 3 – 6 month period.


There will need to be workshops set to work on the details and goals.

There was no more discussion.

3. ADJOURNMENT

Motion was made by Councilmember Hampton to adjourn at 6:50 p.m.
Motion was seconded by Councilmember Biggs. Motion carried 4-0.

Date Minutes Approved by Council: February 21, 2013



Sherri Morales, **Mayor Pro-Tem**



Ginger Metcalf, **City Secretary**

