

**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 TUESDAY, MARCH 26, 2013

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 6:04 pm
2. **ROLL CALL** – Councilmembers Sherri Morales, Dennis Biggs, Sherese Karlsson and Duane Hampton were present. Mayor Rosenthal and Councilmember Lacie Hicks were absent.
3. **APPROVAL OF AGENDA**
4. **DISCUSSION AND DECISION:**
 - A. Discussion and possible action to approve Voluntary Annexation Ordinance No.5895 Bella Charca Phase IV – FIRST READING
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, AND ADOPTING A SERVICE PLAN.
Motion was made by Councilmember Hampton to approve on First Reading the Voluntary Annexation Ordinance No. 5895 Bella Charca Phase IV
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, AND ADOPTING A SERVICE PLAN.
Motion was seconded by Councilmember Biggs. Motion carried 4-0.

B. Discussion and Possible action to approve subdivision plat of the 15.045 acres that make up Phase IV of Bella Charca. (Gary Freytag)

Mr. John Blankenship developer of Bella Charca stated that this was a continuation of what has been brought before the city in the past in the master plan and that there will be an additional 35 lots added into the community. Mr. Blankenship states that this part of construction and the materials being used are the same quality materials that have been used in the past. He mentioned that the City Manager had pointed out to them, which they were unaware of, was a slight change in the ordinance that was passed in 2008. This has to do with the storm drains. Mr. Blankenship states that they have since 2005 always used HDPE storm drain. Bella Charca controls their own water, has always had underground storm drains and maintained water in the Subdivision. The ordinance that was in 2008 made a slight change to the construction, stating that the City Manager had asked that Mr. Blankenship explain why he was wanting to continue doing the construction the way it had been done.

Bob Pena, Public Works, stated to Mr. Blankenship and the council that the city engineer had made the recommendation that the developers use reinforced concrete pipe instead of the plastic pipe. The recommendation is as a minimum RCP that should be used under the street at each section crossing under the road. The engineers also made recommendations to the construction plans that Mr. Pena stated the Mr. Freytag was aware of. These recommended changes should be implemented into the new plans and submitted to the city prior to issuing a permit.

Mr. Blankenship has stated that they would like to continue using the HDPE which they have used since 2005, he understands why the City's engineer has made recommendation on the RCP based on the ordinance, but with Bella Charca being a residential area it is low traffic and there is no heavy loads moving in or out of this area.

Bella Charca had an engineer from Austin, Mr. Charlie Brownlord, representing them and he presented to the council that HDPE pipe had also been around for some time and that it had longevity of approximately 100 years. They stated that with these changes it would give a substantial cost increase to them. It was asked the cost increase would be just to put the concrete across the roadways. Mr. Blankenship stated somewhere around \$6000.00.

It was asked if there were damages long after the construction is complete; who maintains and repairs these damages? The city would be responsible for the repairs.

~~After much discussion over the usage of Bella Charca using HDPE and the City requiring the RCP be used it is due to the fact that years to come the city will be the ones to maintain, repair and replace the damages done after the construction, builders, and engineers are long gone.~~

Motion was made by Councilmember Hampton to approve subdivision plat of the 15.045 acres that make up Phase IV of Bella Charca with the

agreement that the concrete goes under the road and the plastic pipe is used on the side of the road. This motion died for a lack of a second.

Motion was made by Councilmember Biggs to approve the subdivision plat of the 15.045 acres that make up Phase IV of Bella Charca with the changes that are submitted by the City's engineer with the uses of HDPE pipe unless it runs under the street then it must be concrete RCP pipe.

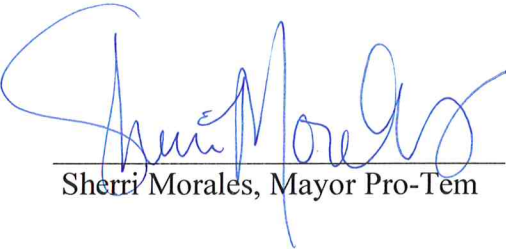
Motion was seconded by Councilmember Hampton. Motion carried 4-0.

5. ADJOURNMENT

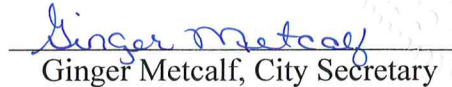
Motion was made by Councilmember Hampton to adjourn at 6:45 p.m.

Seconded by Councilmember Biggs. Motion passed 4-0.

Date Minutes Approved by Council: April 4, 2013



Sherri Morales, Mayor Pro-Tem



Ginger Metcalf, City Secretary

