

MINUTES: CITY COUNCIL WORK SESSION
April 19, 2010

PRESENT: Mayor Higgs, Councilman Thomas Muir, Councilman Russell Martin, Councilman Rusty Patton, Councilman Glenn Ervin and Councilman Andy Garza

OTHERS

PRESENT: Mike Brice City Manager, Tami Taber City Secretary, Roger Otwell, Nathan Maddox, Meredith Denton and Lee Allison

1. Call Meeting to Order.

Mayor Higgs called the meeting to order.

2. Discussion on Sale of Property at 201 Bolivar Street.

City Manager advised that there is a restaurant chain with ten stores in Texas interested in opening up at the former Gumbo House, but needs to have space for an outside seating area. The patio size needed is 15' wide and 50' deep adjacent to the east side of the Gumbo House.

An opinion of cost letter was submitted by Gerald Slater of Gage and Associates and it was his opinion that the sale price should be between \$3.68/SF and \$5.00/SF. Mr. Gage also stated that \$4.00/SF is not unreasonable.

If the Council decides to sell, it must be placed out to bid.

Councilman Erwin inquired if we could lease the property out.

City Manager advised that we could not due to it being City property and that the prospect would be selling alcohol.

Brief discussion.

This item will be put back on the May 3rd agenda to take action.

3. Discussion on Flood Plain Regulations Affecting the Ranger Creek Subdivision and Possible Changes to the Flood Plain Ordinance.

This involves the edges of four lots in Phase I that are in the floodplain which has been a known issue since 2004. The lots in Phase II were removed from the floodplain but neither a LOMR or flood study was ever completed by the developer.

Amendments were made to the floodplain ordinance in May 2007 and one of the changes was a requirement that any new structure be constructed with a minimum finished floor two (2) feet above the base flood elevation to protect future property owners from a flood and also from having to get flood insurance in the future if the base flood elevation ever changed.

Roger Otwell advised the Council that this ordinance causes him two problems; extra cost of approximately \$12,284 and that the bank won't loan him money at the required elevation

which makes him feel that the five lots are unbuildable.

Lee Allison spoke on Roger Otwell's behalf.

City Manager advised that the ordinance is in the building codes and in the building regulations.

Discussion.

Nathan Maddox and Meredith Denton of 600 Ranger Creek, spoke and advised that they were happy with their home.

5. Adjournment.

Mayor Higgs adjourned the meeting.