

MINUTES OF THE GOVERNING BODY OF THE CITY OF DIBOLL, TEXAS WORKSHOP MEETING ON MONDAY,
NOVEMBER 21, 2016 AT 5:15 PM, DIBOLL CITY HALL

COUNCIL PRESENT

Mayor John McClain, Councilmember's, Mayor Pro Tem, Lewis Ivey, Don Hendrick, Veronica Hernandez, Daniel Lopez, and Charles Moses

ABSENT

Councilmember Tom Farley

STAFF PRESENT

City Manager Gerry Boren, City Secretary Melissa McCall, and Finance Director Elvia Esteves-Garza

Mayor McClain called the meeting to order.

Citizen Participation: None

CITY MANAGER BRIEFED THE CITY COUNCIL ON THE FOLLOWING ITEMS:

Ordinances and Issues:

1. Zoning Overlay for Property Adjacent to Deer Trace
 - a. Zoning overlay around Deer Trace in order to protect the area
 - b. Planning Commission – City Councilmembers need to appoint members. This Commission has not met in over two (2) years.
2. Revitalization Policy to sale property donated Diboll Housing Foundation (DHF)
3. Modular Home Placement within City limits
4. Masonry/Wood Requirements on New Residential Construction
 - a. New Residential Construction restricted to utilizing masonry or wood on exterior of the home
5. Weight Limits on City Streets/Bond Requirements
 - a. City spent \$1M+ on Lumberjack Street; weight limit requirements needed in order to protect investment of it and other City streets from heavy hauling on main thoroughfares

6. Primary structures allowed on multiple lots without replatting
 - a. Currently required to pay replatting fee on double lots, etc. that are asking to build additional portable structure to the side of the main house structure or a new home in Diboll.
7. Update Fee Assessment Ordinance
 - a. Inspection fees for new structures, especially commercial structures, are low compared to other cities. Huntington charges \$50.00 per inspection and Diboll charges \$30.00, which just covers the inspector's fees.
 - b. New commercial construction requires numerous inspections, hence the fees should reflect a fair cost for the required inspections.
8. Annexation
 - a. Raw Land Annexation to be reviewed. Once construction of the I-69 Corridor begins, the City of Diboll should review annexing raw land and adopt City Ordinances and Restrictions for the new annexed properties.
 - b. Boundary Agreement with City of Burke
9. Eminent Domain Reporting not completed. Filed one for 2016
 - a. In 2011 new law required Eminent Domain Reporting online. Diboll has not reported prior to reporting this week for 2016.
10. New Radio Tower must to be located per I-69 By-Pass scope which involves approximately seven (7) acres.
 - a. City Manager is with State to come to resolution.
 - b. State purchasing by-way for \$120,000 - \$130,000.
11. Water Rate Study – Scheduled to be completed every 5 years.
 - a. Discussion concerning History Center and TLL Temple Library water. Both should be charged full rates.
 - b. This could go into effect October 01, 2017.

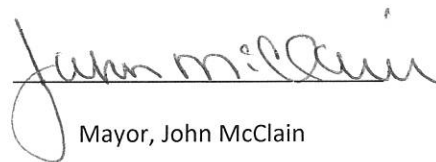
Municipal Court:

1. Court process reviewed in order to improve the processes as well as revenue associated with court fees.
 - a. Improve court process by reduction of pre-trial and trial dates into quarterly set dates. Currently, random court dates are set by City Attorney with as few as two cases each date.
 - b. City Attorney will be given quarterly court dates in advance.

- c. City Attorney shall provide a scope of work on all projects.
 - d. All contacts with traffic will be processed during pre-trials.
2. City Attorney taking calls and emails for many issues that City staff could provide assistance for
- a. City Attorney to no longer to handle direct calls or emails which do not pertain to current lawsuits. Any future calls or emails received by the City Attorney for issues not pertaining to current litigation issues will be redirected to City staff. In turn, if a call or emails does require legal advice, City staff will contact the City Attorney and a request for proposal with billing rates will be submitted by the City Attorney to the City of Diboll for review prior to any work being done for the inquired advice.
 - b. The City Attorney is not currently under contract by the City of Diboll.
3. City Attorney's attendance at City Council Meetings
- a. In the future, the City Attorney's attendance to City Council Meeting will be limited to an as needed basis.
4. Public Information Requests
- a. All future Public Information Requests will be handled by City staff and only consult the City Attorney on an as needed basis.
5. Reporting of City Attorney Fees
- a. Financial Director to include Attorney Billing in all future City Council Meeting packets.

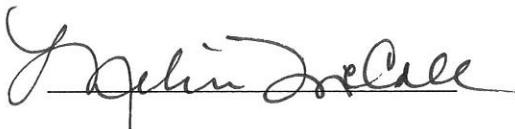
ADJOURN:

City Council adjourned from City Council Workshop Meeting at 6:18 pm.



Mayor, John McClain

ATTEST:



City Secretary, Melissa McCall