



The City of Bruceville-Eddy Rising into the Future

144 Wilcox Drive
Eddy, Texas 76524

www.bruceville-eddy.us

Phone: (254) 859-5964
Fax: (254) 859-5779

**City Council Meeting
Minutes
June 23, 2022, 6:00 pm**

1. Call to Order- Mayor Owens at 6:00 pm

Roll Call Council Members: Connally Bass-Mayor Pro Tem, Richard Prater, Ricky Wiggins, Cecil Griffin, and James Tolbert

**City Employees: Pam Combs-City Secretary, Gene Sprouse-Public Works Director, Chief Dorsey, Thomas Arnold – Code Enforcement, and Johnny Tabor – City Engineer
Regular Council Meeting closed at 6:04 pm**

2. Public Hearing: In session at 6:04 pm

**Council to consider remarks pertaining to a conditional use permit for a pet crematory at 100 Andrea St, Property ID#105312, Lot 1, Block 1, D & J Addition. The Public Hearing is open to any interested persons. Opinions, objections, and/or comments related to this matter may only be express in writing, email, or in person. Another person or attorney may also represent you.
Mr. Beck was the only speaker at the public hearing.**

Public Hearing adjourned at 6:10 pm, Council Meeting back in session at 6:10 pm

3. Citizen Presentations-

The City Council welcomes public comments at this point on items not specifically listed on the agenda. Speakers must sign up before the meeting begins. Speakers are limited to five (5) minutes each. The Council cannot respond to matters not listed on the agenda until a future meeting.

Brent McCain apologizing for information he posted online.

4. Police Report- Chief Dorsey:

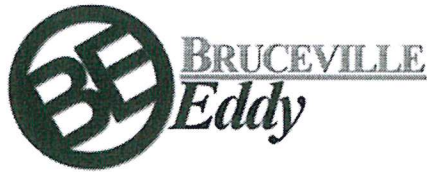
a) Calls for Service: Total 170; Arrest, Offense, Incident Reports: Total 26; Crash Reports: Total 2; Citations & Warnings: Total 175 (Citations Total: 73; Warnings Total: 102)

b) Council to discuss, consider, and possibly take action on adopting the following revised noise ordinance in section #7-300 of our City Ordinances.

Motion made by James Tolbert to approve adopting the Noise Ordinance #062322 2nd by Richard Prater yeas 5, nay 0, motion passes.

c) Council to discuss, consider, and possibly take action on approving the Interlocal Cooperation Agreement between Bruceville-Eddy Independent School District and the City of Bruceville-Eddy.

Motion made by Ricky Wiggins to approve the Interlocal Cooperation Agreement between Bruceville-Eddy Independent School District and the City of Bruceville-Eddy and also the Letter of Understanding. 2nd by Connally Bass, yeas 4, nay 0, abstain 1 Mr. Prater did not vote because he was unable to finish his questions during the executive session, motion passes.



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5. Code Enforcement Report – Thomas Arnold

Case worked =59; Cases closed = 17; Cases in court = 8; Active cases at end of month = 42

6. Water Report – Gene Sprouse

Tolbert Well is back up and running. We received a revised water map from Johnny and I hope to have it returned back to Tabor & Association with in a week.

7. City Engineer Report – Johnny Tabor

Engineer's Report 6-23-2022

1. USDA Rural Development – New Wastewater System:

Tabor & Associates, Inc. is waiting on the remaining items required of the City before USDA Rural Development issues closing instructions and authorizes the project to be bid. (The city does not have seven easements that the attorney will sign off on)

2. Hydraulic Analysis & System Mapping Update:

We delivered on 6-15-2022 a newly revised set of system maps that Gene is now reviewing to verify that the meters on the maps match the meters that the city reads plus any reserved meters

3. Foster Branch Addition – Lots 1 – 6 Water Improvements:

As instructed by the City's Attorney, we have advertised for bids in accordance with State statutes to receive and open bids on Thursday, July 14th at 11:00 a.m. at City Hall. As of today's date, we have not received from the Developer the required revised Plat showing a dedicated water line easement. If the revised Plat with easement is not received by June 30th, I have recommended to the City's Attorney that an addendum be issued which postpones the bid opening until the revised Plat is received by the City.

4. 440 Old Moody Road - Edwards Plat (2 Lots):

My review was sent to the city stating that the Preliminary Plat and Final Plat both complied with the City's Subdivision Ordinance.

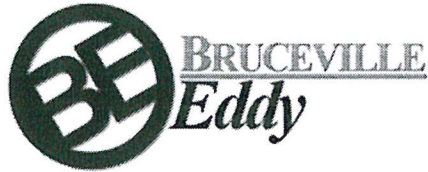
5. 53-Acre Subdivision on Mackey Ranch Road & 3rd St (107):

3-17-2022: I reviewed the Preliminary Plat of Replat of Mackey Ranch Addition, Lot 1, Block 1 renamed Eagle Ranch, Block 1, Lots 1 – 13 which failed to comply with the City's Subdivision Ordinance. This review identified numerous items that were insufficient.

3-24-2022: The City Council voted to not approve the Preliminary Plat.

5-17-2022: The Developer requested my feedback on how to get all of the variances approved and add more meters without a meter study.

5-18-2022: My response to the City Secretary and Mayor regarding the 5-17-2022 request was as follows:



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I do not recommend any variances from the City's Subdivision Ordinance (it's the law).

"Development Agreement" is not in the Ordinance. Development (Non-Standard Water Service) Agreements should only be applicable to properties outside the City's ETJ that request water service (example: Eden Farms and Creekside). I do not recommend any agreement that voids the requirements in the Subdivision Ordinance and the City Attorney should be involved in any such agreement.

This Developer is requesting variances for the very items that were the reasons that the City Council did not approve the first Preliminary Plat at the Council Meeting on March 24, 2022.

Ultimately, these are decisions for the City Council.

6-23-2022: Variances approved for this development will set a precedence for all future developments.

The City's Subdivision Ordinance (Section 22) restricts variances as follows:

- a. The effect of the variance will not be detrimental to the public safety, health, welfare or injurious to other property.*
- b. The conditions upon which the request for variances is based are unique to the subdivision under consideration and are not generally applicable to other properties*
- c. Due to the specific conditions or topography of the site involved strict enforcement of these regulations would impose an undue hardship on the applicant.*

8. Council to discuss, consider, and possibly take action on approving the minutes from May 26, 2022 Council Meeting.

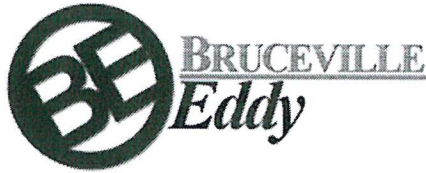
Motion made by Ricky Wiggins to approve the minutes from May 26, 2022 Council Meeting, 2nd by Connally Bass, yeas 5 nay 0, motion passes.

9. a) Council to discuss, consider, and possibly take action on approving financial reports for May 2022 for general and water fund account.
b) Council to discuss, consider, and possibly take action on approving accounts payable for May 2022 for general and water fund account.

Motion made by James Tolbert to approve financial reports for May 2022 for general and water fund account and the accounts payable for May 2022 for general and water fund account. 2nd by Connally Bass, yeas 5, nay 0, motion passes.

10. Council to discuss, consider, and possibly approve the preliminary and final plat for 440 Old Moody Road, Eddy, Texas 76524. Replatting into 2 lots.

Motion made by Ricky Wiggins to approve the preliminary and final plat for 440 Old Moody Road, 2nd by Richard Prater, yeas 5, nay 0, motion passes.



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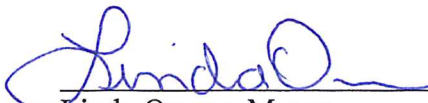
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- 11. Council to discuss, consider, and possibly approve a conditional use permit for a pet crematory under the name Bivins Family Pet Cremation at 100 Andrea St, Property ID# 105312, Lot 1, Block 1 of D & J Addition.
Motion made by Connally Bass for the council to approve a conditional use permit for a pet crematory at 100 Andrea St, Property ID# 105312, Lot 1, Block 1 of D & J Addition. 2nd by Cecil Griffin, yeas 4, nay 1, (Ricky Wiggins), motion passes.
- 12. Council to discuss, consider, and possibly the potential annexation and development of a 53-acre subdivision, on Mackey Ranch Road and 3rd St (107). This development would bring in \$25M + in housing, to Bruceville-Eddy. For this discussion, we'd like to seek alignment with city council staff on the overall vision and on how best to proceed. **No vote on this item, just a discussion. Mr. Tabor told Mr. Krause to get some kind of plan or preliminary plat together and we will schedule a meeting.**
- 13. Council to consider, and possibly discuss the preliminary and final plat of 440 Old Moody Road into 2 lots. Presented by Paul Edwards. **Item #13 Canceled per Mr. Edwards.**
- 14. Council to discuss, consider, and possibly approve being members of the Waco-McLennan County Public Health District. Fiscal Year 2022-2023 will be year 5 of the tiered funding contribution level. The current contribution of \$2.70 per person will increase to \$3.00 per person. If the City of Bruceville-Eddy chooses to participate as a Funding Member, the annual contribution will be \$4704.00 based on a population of 1568 at \$3.00 per person. **Motion made by Ricky Wiggins that we stay with McLennan County Health District and that increase to \$3.00, a \$.30 increase. The annual sum will be \$4704.00, 2nd by James Tolbert, yeas 5, nay 0, motion passes**
- 15. Council to discuss, consider, and possibly take action on contracting with McLennan County for the November General Elections for 2022.
Motion made by Ricky Wiggins we contract with McLennan County for the November General Elections for 2022., 2nd by Connally Bass, yeas 5 nay 0, motion passes.

**Regular Council Meeting adjourned at 8:17 pm to go into executive session to discuss Item #4c.
Executive Session start time 8:17 pm
Executive Session adjourned at 8:44 pm**

Meeting adjourned at 8:46 pm

Motion made by Connally Bass, 2nd by Richard Prater, yeas 5, nay 0, motion passes.


Linda Owens, Mayor
7/28/22
Date


Pam Combs, City Secretary
7-28-22
Date

