October 02, 2008

The Graham City Council met in REGULAR SESSION in the Council Chambers at City Hall at 9:30 a.m. on Thursday, October 02, 2008 with the following members present:

MEMBERS:	Mayor:	Wayne Christian
	Mayor Pro-Tem:	Barry White
	Council Member:	Jack Graham- absent
		Jeff Dickinson
		Lydia Schupbach
	City Manager:	Larry Fields
	Assistant City Mgr:	Tim James
	City Secretary:	David Maddy
	Police Chief:	Jim Nance
	Assistant Police Chief:	Tony Widner
	Fire Chief:	Dennie Covey
	Assistant Fire Chief:	Jerry David - absent

VISITORS: Sherri Brock, Russell Littlepage, Sandra Helvey, Jessica James, Cherry Young and Jim Jones.

ORDER: Mayor Wayne Christian called the meeting to order and opened with prayer.

PUBLIC FORUM:

Sherri Brock asked about the house on Candlestick that has been addressed in earlier sessions. Larry reported that not all compliances were met. The owners were cited and fined $175 by Municipal Court. They do now have a building permit. They are 60 days into the 180 day compliance agreement and there are no current violations.

MINUTES APPROVED:

Minutes from the September 18, 2008 regular meeting and the September 26, 2008 Special Session were approved 4-0 on a motion by Jeff Dickinson and a second by Lydia Schupbach.

CONSIDER REQUEST FOR VARIANCE FROM BUILDING SETBACKS-MILLWOOD ADDITION:

Abraham Flores submitted a request for Lot 18 in the Millwood Courts Mobile Home Subdivision. This is the same issue Council approved August 7th for Lot 7 in the same subdivision. The variance is for a 9' back yard, 15' front yard and 16' side yard setbacks. The sizes of the lots do not provide enough setback space for today's mobile homes. There are six existing mobile homes in the subdivision. Ordinances require a 25' front yard setback, 35' rear yard setback and 10' side yard setbacks. Barry White made the motion to approve the variance, Jeff Dickinson made the second and motion passed 4-0.

CONSIDER CALLING FOR PUBLIC HEARINGS TO CONSIDER ANNEXATION OF PROPERTY ADJACENT AND ABUTTING ALTA VISTA SUBDIVISION:

Larry recommended annexation proceedings on two properties, which are adjacent and abutting the City limits on the north side of the Alta Vista Subdivision on Spivey Hill. Both properties have homes that are owner occupied and both have city water and sewer. Loren Thornbrue is the owner and resident of one property and Lawrence Teis is the owner resident of the other. Two Public Hearings are required, the first of which could be Nov. 3rd, 4th, 5th, 6th or 7th. The second could be at the November 13yh regular Council meeting. The Annexation Ordinance would be adopted December 11th. There are 21 houses in the subdivision with City water. If all were incorporated, sewer services would need to be provided at an estimated cost of $42,500, higher if lines have to be cut from rock. Revenue sources would come from City property taxes and sewer and hook up fees. Wayne suggested the Public Hearing be called to cover all the properties and Council can decide to do all or just the two and asked Larry to get property valuations on all the houses. Barry White made the motion to call for the first Public Hearing on Monday, November 3rd at 7:30 p.m. and the second one on November 13th at the regular Council meeting, Lydia Schupbach made the second and motion passed 4-0.

CONSIDER REQUEST TO DELAY DEMOLITION ORDER-1109 THIRD STREET:

Council approved a demolition order on this property and a bid to demolish and remove all structures has been awarded. Russell Littlepage was present to request a delay. He has not completed a purchase on the property. Larry reported that the contractor has two other jobs before he gets to this one in about 30 days. Council told Mr. Littlepage to complete the purchase process and come back before Council to request rescinding the demolition order.

CONSIDER APPROVAL FOR WRITING OFF DELINQUENT UTILITY ACCOUNTS:

David Maddy presented the list of delinquent accounts for water, sewer and garbage that are deemed uncollectible, $23,759, $13,707 and $13,063 respectively. Lydia Schupbach made the motion to approve the write offs, Barry White made the second and motion passed 4-0.

REPORTS:

There were no Police and Fire department reports. Jessica James reported that Western Heritage Days went well with a great turnout. Main Street and the Downtown Square enhancements are being worked on. Tim James reported that 3rd and 4th Streets and one place by the Lake are the next to be repaved. The house on First Street has been demolished. Larry reported the lake level at 1074.24' or 96% capacity. The Municipal Court report was made available which reflected 230 new cases, 191 cases handled, 162 arrest warrants issued and $32,544 in revenue collected.

ADJOURNMENT:

On a motion by Jeff Dickinson, a second from Lydia Schupbach and a vote of 4-0 the meeting was adjourned.

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Wayne Christian, Mayor

ATTEST:

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David Maddy, City Secretary