

Regular Council Meeting
January 2, 2007
1:00 p.m.

Mayor Raymond Zuehlke called the meeting to order at 1:00 p.m. and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, Roby Urbanovsky, Kelly Ross, David Anderson and J.W. Thiele.

Absent: Public Works Director Jim Burch

Staff present: City Administrator Charles McLean, Police Chief Rex Childress, Main Street Manager Damaris Neelley, Police Officer Randy Hill, City Secretary Pamela Harvey and Consultant Jerry Golden.

City Secretary Harvey verified the agenda was posted on Friday, December 29, 2006 @ 2:30 p.m.

After a review of the prior minutes **Council on a motion by Alderman Anderson, 2nd by Alderman Thiele voted unanimously to approve the minutes from the regular meeting held on December 4, 2006 as presented.**

After a review of the prior minutes **Council on a motion by Alderman Thiele, 2nd by Alderman Ross voted unanimously to approve the minutes from the called meeting held on December 18, 2006 as presented.**

Mayor Zuehlke welcomed the visitors and asked for comments. There were no comments. Mayor Zuehlke welcomed Charles M. McLean as the new city administrator.

Mayor Zuehlke opened the public hearing regarding Billy Roberts' request for a front set back variance of less than the required 30' located at 318 South Avenue A. There were no comments; therefore the public hearing was closed.

Mr. Roberts stated the variance is needed to enlarge the kitchen so that he can maneuver his wheelchair around safely. **Council on a motion by Alderman Anderson, 2nd by Alderman Ross voted unanimously to approve Billy Roberts' request for a front set back variance of less than the required 30' located at 318 South Avenue A.**

Mayor Zuehlke opened the public hearing regarding Bob Conley's request to sub-divide the 1.45 acres located in the 900 block of North Avenue F into smaller lots. Those speaking against mobile homes being located on that property were: Inez Roberson, Jamie Wilcox, and Barbara Chaney. Mayor Zuehlke explained that the property was not zoned for mobile homes and Mr. Conley's request was for single family on-site built homes, not mobile homes. The citizen's concerns included their property valuation being decreased, chickens running loose now and keeping their neighborhood clean and nice. Bob Conley addressed the group stating that this change would improve the neighborhood; he wants to sub-divide the 1.45 acres into no more than five lots and then preferably sells the lots. Otherwise he plans on building affordable single family type homes, three bedrooms, two baths with 1150 to 1200 square feet and carports. Planning and Zoning denied the request for mobile homes. There were no other comments therefore the public hearing was closed.

After a discussion regarding the availability of water and sewer, the need for affordable housing, Avenue F going through to Highway 6 and the citizen's concerns, **Council on a motion by Alderman Ross, 2nd by Alderman Anderson voted unanimously to approve Bob Conley's request to sub-divide 1.45 acres located in the 900 block of North Avenue F into no more than five lots and to build single family affordable homes.**

Mayor Zuehlke opened the public hearing regarding the abandonment of Knoll Drive. There were no comments therefore the public hearing was closed.

Barbie Ernst requested the abandonment of Knoll Drive stating that the only purpose of Knoll Drive was to access their new home and that could be done by 13th Street. There is a seep in the roadway and if the road is abandoned they plan to install a french drain to carry the water. On the back side of the property, 15th & 17th Streets are platted streets for access to future development. **Council on a motion by Alderman Anderson, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the abandonment of Knoll Drive.**

City Administrator McLean reported to the Council that Goodall-Witcher Hospital Foundation has requested a construction easement within the 9th Street right-of-way to build a retaining wall. The contractor would need to excavate in the area between the hospital property and the curb, about 12 feet away. The retaining wall system will have some permanent anchoring within the 9th Street R.O.W., but it won't be visible at the finished grade, nor will it affect water lines which are under the street asphalt. The plan is to put a construction fence at the curb, and then when the wall is completed to have a permanent fence at the top of the wall to prevent people from stepping off a 12 foot drop. After construction, all the area between the property line and the curb would be revegetated and restored to previous or better condition. The Council briefly discussed that any city property should be returned to previous state or better, they would be responsible for the relocation of any utility lines that were affected and that they assure the city that anything left in the ground will not be a problem in the future. **Council on a motion by Alderman Anderson, 2nd by Mayor Pro Tem Gloff voted unanimously to approve Goodall-Witcher Hospital Foundation's request for a construction easement for a retaining wall in the area of 9th Street and Hillside which is outlined in an e-mail dated 12-22-06 from Bob Ogorzaly to Clarence Fields with the addition of anything left in the ground would not be an issues in the future (e-mail attached).**

City Administrator McLean informed the Council that the steering committees for Alliance of Center Point Municipalities (ACM) & Atmos Texas Municipalities (ATM) met and proposed to join forces for the upcoming legislative session to more effectively deal with gas issues. The joint group would be represented in Austin by Jim Boyle. They are asking two things 1) if the city would like to be a member of the joint group and 2) if the city would like to be a member of the steering committee. Mayor Zuehlke along with City Administrator McLean recommended joining the ACM/ATM group, but not to serve on the steering committee. **Council on a motion by Alderman Thiele, 2nd by Alderman Urbanovsky voted unanimously to join the ACM/ATM group, but not to serve on the steering committee and have no financial obligations.**

On behalf of Public Works Director Burch, Consultant Jerry Golden presented the letting of water line bids. As discussed prior the line behind Fehler's Lumber and the line under Bettis Auditorium are in need of replacing and staff is requesting to obtain bids for the two projects with some flexibility of maybe doing some of the work in-house. Mayor Zuehlke recommended going out for bids. **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to allow the city staff to acquire bids for water line construction north of 3220 and between West 11th and West 13th Street.**

Mayor Zuehlke proceeded with the departmental reports.

Mayor Zuehlke convened to executive session at 1:46 p.m. pursuant to Chapter 551.074 (Personnel) of the Texas Government Code.

Mayor Zuehlke reconvened to open session at 2:30 p.m. with the following **motion being made by Alderman Anderson, 2nd by Mayor Pro Tem Gloff to approve the personal service agreement with Jerry Golden. Mayor Pro Tem Gloff, Alderman Anderson, Alderman Ross and Alderman Urbanovsky voted yes to the motion and Alderman Thiele voted no. Motion carried with a 4-1 vote.** Mayor Zuehlke and City Administrator McLean recommended the approval.

Council on a motion by Alderman Ross, 2nd by Alderman Urbanovsky to approve ordinance # 070101 a budget amendment for additional cost to the city administrator's budget. Mayor Pro Tem Gloff, Alderman Anderson, Alderman Ross and Alderman Urbanovsky voted yes to the motion and Alderman Thiele voted no because of the second bullet. Motion carried with a 4-1 vote. Mayor Zuehlke recommended the approval.

There being no further business, **Council on a motion by Alderman Thiele voted to adjourn at 2:36 p.m.**

Mayor

City Secretary

Regular Council Meeting
February 5, 2007
1:00 p.m.

Mayor Raymond Zuehlke called the meeting to order at 1:00 p.m. and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, Roby Urbanovsky, Kelly Ross, David Anderson and J.W. Thiele.

Absent:

Staff present: City Administrator Charles McLean, Police Chief Rex Childress, Main Street Manager Damaris Neelley, Public Works Director Jim Burch, City Secretary Pamela Harvey and Consultant Jerry Golden.

City Secretary Harvey verified the agenda was posted on Friday, February 2, 2007 @ 12:30 p.m.

After a review of the prior minutes **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Anderson voted unanimously to approve the minutes from the regular meeting held on January 2, 2007 as presented.**

Mayor Zuehlke welcomed the visitors and asked for comments. There were no comments.

EDC Chairman Richard Spitzer presented project 07-02 Clifton Moulding's request for a grant to assist them in purchasing a dust collection system. The total cost of the system is in the amount of \$374,692.00. This project qualifies for EDC money and the EDC board approved a grant in the amount of \$125,000.00 in the event that Clifton Moulding can find financing for the rest of the money. Clifton Moulding had recently been cited by TCEQ. Mayor Zuehlke stated it was a worth while project and recommended the first approval; second approval will come in April after EDC holds a public hearing and their second reading. EDC Chairman Spitzer asked if Consultant Golden could help write the contract and Mayor Zuehlke responded to coordinate it through City Administrator McLean. **Council on a motion by Alderman Anderson, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the first reading of project 07-02 for a grant in the amount of \$125,000 to assist Clifton Moulding in purchasing a dust collection system.**

Mayor Zuehlke opened the public hearing regarding the street abandonment of the 100 block of South Avenue K. Wayne Rohne presented a petition to abandon and vacate a portion of Ave K, laying between 5th Street (Farm Road 219) and 7th Street. The plat shows that Avenue K is a dedicated street that has never been developed and is actually a drainage ditch. Mr. Rohne stated that he has a potential buyer for the old Coston house at 915 West 7th contingent on the abandonment of the street. Mayor Zuehlke asked Mr. Rohne if he had a signed petition. Rohne stated he had given the signed copy to the P & Z the night of the meeting. The Council discussed the easement on the property and the maintenance. Rohne stated that if the property was abandoned, it would be split with the property owners on either side getting half. The property should then be placed on the tax roll at fair market value, which would motivate the property owners to maintain it and the easement would stay in place. The public hearing was closed.

The Council discussed the easement, maintenance of property, liability for flooding and that drainage ditch carries most if not all the water from the south side of town. **Council on a motion by Alderman Thiele, 2nd by Alderman Urbanovsky voted unanimously to grant the abandonment of Avenue K lying between 5th Street (Farm Road 219) and 7th Street.**

Main Street Manager Damaris Neelley presented the slate of Main Street Board Directors. Those serving on the board as officers are: Barbara Arnold as Chair, Leanne Donner as Vice-Chair, Katherine Tucker as Secretary, and Jose Cano as Treasurer. Directors include Rose Marie Hudson, Carole Nelson, Cecil Peters, Paige Sibila, Ron Webb and Pat Wilson. Julie Conley and Kathy Wilson serve as advisors. **Council on a**

motion by Mayor Pro Tem Gloff, 2nd by Alderman Ross voted unanimously to approve the slate of 2007 Main Street Board Directors.

Clifton ISD Business Manager Kitsy Spitzer requested that the city and school have a joint election with shared workers and expenses. The city received a letter from the Secretary of State's Office related to HB 1 requiring independent school districts to jointly hold trustee elections either with a municipality located within the district's boundaries or with a county on the November general election for state and county officers in even-numbered months. Alderman Thiele made the motion to call for a joint election with the school and Mayor Pro Tem Gloff seconded the motion. After some discussion on how a joint election would work regarding ballots, different school precincts, alcohol beverage election and what happens if the city does not hold an election, Alderman Thiele withdrew his motion and Mayor Pro Tem withdrew her second. The call for a joint election was tabled until staff could call the Secretary of States Office for more information. **Council on a motion by Alderman Thiele, 2nd by Alderman Urbanovsky voted unanimously to call for a general election to be held on May 12, 2007 to elect a mayor and two council members plus an election for the legal sale of all alcoholic beverages including mixed beverages.**

City Administrator McLean presented a draft ordinance regulating the legal sale of alcoholic beverages and presented a color coded map showing where alcohol could and couldn't be sold. After some discussion on the constrains by state law, distances from schools and churches and the timeline for passage, Council decided to publish the ordinance in the Clifton Record on February 14th, hold a night time 1st reading and public hearing on February 19th at 7:00 p.m. and to schedule the 2nd reading and final approval for March 5th at the regular council meeting.

Mayor Zuehlke proceeded with the departmental reports.

Mayor Zuehlke convened to executive session at 2:03 p.m. pursuant to Chapter 551.074 (Personnel) of the Texas Government Code.

Mayor Zuehlke reconvened to open session at 2:57 with no action being action.

There being no further business, **Council on a motion by Alderman Thiele voted to adjourn at 2:58 p.m.**

Mayor

City Secretary

Called Council Meeting
February 19, 2007
7:00 p.m.

Mayor Raymond Zuehlke called the meeting to order at 7:00 p.m. and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, Roby Urbanovsky, Kelly Ross, David Anderson and J.W. Thiele.

Absent:

Staff present: City Administrator Charles McLean, Public Works Director Jim Burch, City Secretary Pamela Harvey and Consultant Jerry Golden.

City Secretary Harvey verified the agenda was posted on Friday, February 16, 2007 @ 2:30 p.m.

Mayor Zuehlke welcomed the visitors and asked for comments. There were eight citizens present and there were no comments at the time.

Mayor Zuehlke opened the public hearing regarding ordinance # 070301 pertaining to the regulation of legal sales of alcoholic beverages. Mayor Zuehlke explained that City Administrator McLean and Consultant Golden wrote the ordinance with guidance from sample ordinances and state mandated laws. He said that citizens have questioned "Why are we doing this now?" and Mayor Zuehlke responded that it is responsible government to have an ordinance in place in case the citizens approve the legal sale of alcoholic beverages at the May 12th election. Mayor Zuehlke turned the public hearing over to City Administrator McLean, who addressed the main points of the ordinance which included permits, hours of operation, and regulation of the sale of alcoholic beverages near public or private schools, day care and child care facilities. City Administrator McLean explained the distances alcohol can be sold from churches and schools and how to measure each. He also explained that the city would levy a permit fee which is one-half of the state fee. Ron Shanks asked if anyone had identified which businesses would be impacted with the 300 and 1000 feet measurement of distance between the place of business where alcoholic beverages are sold and churches or schools. City Administrator McLean named the business that could be affected. Gene Creamer asked if the council could grant a variance for a business to sell alcoholic beverages if they were next to a school. City Administrator McLean responded yes, that situation could happen. Consultant Golden commended the council and city for taking the approach to hold public hearings, establishing an ordinance in place and giving the citizens the opportunity to vote on May 12th. Mayor Zuehlke encouraged the citizens to take a copy of the ordinance and read it and pass it along to others. Alderman Ross asked how the 300 ft from churches was measured; response was from front door to front door. Alderman Thiele asked if nursing homes were included with the section pertaining to distance; response was nursing home residents were over the legal drinking age. There were no further comments therefore Mayor Zuehlke closed the public hearing.

There being no further business, **Council on a motion by Alderman Thiele voted to adjourn at 7:37 p.m.**

Mayor

City Secretary

Regular Council Meeting
March 5, 2007
1:00 p.m.

Mayor Raymond Zuehlke called the meeting to order at 1:00 p.m. and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, Roby Urbanovsky, Kelly Ross, David Anderson and J.W. Thiele.

Absent: Police Chief Rex Childress

Staff present: City Administrator Charles McLean, Main Street Manager Damaris Neelley, Public Works Director Jim Burch, City Secretary Pamela Harvey and Consultant Jerry Golden.

City Secretary Harvey verified the agenda was posted on Friday, March 2, 2007 @ 12:30 p.m.

After a review of the prior minutes **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Thiele voted unanimously to approve the minutes from the regular meeting held on February 5, 2007 and the called meeting held February 19, 2007 as presented.**

Mayor Zuehlke welcomed the visitors and asked for comments. There were no comments.

EDC Chairman Richard Spitzer presented project 07-03 Robert & Ollie Evinger's request for a grant in the amount of \$5,000 and a no-interest loan in the amount of \$30,000 for re-modeling of a main street business located at 142 North Avenue D. The loan is to be repaid over a five year period. **Council on a motion by Alderman Anderson, 2nd by Alderman Ross voted unanimously to approve the first reading for EDC project 07-03 being a grant in the amount of \$5,000 and a no-interest loan in the amount of \$30,000 to Robert and Ollie Evinger.**

Mayor Zuehlke opened the public hearing regarding Mark Kettler's request to replat one lot into two 100' x 100' lots in the 600 Block of South Avenue Q and build single family residences. There were no comments; therefore the public hearing was closed.

Council on a motion by Alderman Ross, 2nd by Mayor Pro Tem Gloff voted unanimously to grant permission to Mark Kettler to replat one lot described as block 5, Krueger addition #3 and located in the 600 block of South Avenue Q into two equal lots for the purpose of building single family residences.

Mayor Zuehlke asked City Administrator McLean to give a summary of ordinance # 070301 - regulation of legal sales of alcoholic beverages. City Administrator McLean stated that the city wants to have rules in place if the wet/dry election passes on May 12th. The proposed ordinance draws from other ordinances and state law, there are three major points – when one can sell, where one can sell and the city council can over ride the ordinance and grant variances. The state does the leg work for the permits with the city receiving a notice. City Administrator summarized the ordinance.

Mayor Zuehlke opened the public hearing regarding ordinance # 070301.

There being no comments, Mayor Zuehlke closed the public hearing.

Council on a motion by Alderman Thiele, 2nd by Alderman Ross voted unanimously to approve the final reading and passage or ordinance # 070301 regulating the legal sale of alcoholic beverages.

The item regarding issuance of a 10-day notice to a citizen regarding a junked vehicle was passed over; the citizen did not attend the meeting.

Chamber of Commerce Executive Vice President Brenda Herzog presented the proposed budget for hotel/motel tax for 2007 and requested permission to use \$7,400 for renovation of restrooms for wheelchair access, new flooring and paint. Mayor Zuehlke stated the hotel/ motel spending budget is required before the city releases the funds to the chamber. Mayor Pro Tem Gloff added that the restrooms are used for tourism and are in need of repair. Mayor Zuehlke recommended accepting the budget and approving the use of hotel/motel funds to renovate the bathrooms with approval from the Chamber Board. **Council on a motion by Alderman Anderson,**

2nd by Alderman Thiele voted unanimously to accept the chamber budget expenditures for hotel/motel funds and allow the Chamber to use the extra \$7,400 for bathroom renovations.

Alderman Ross requested ordinance # 050201 prohibiting smoking in certain public places be re-addressed to tighten the ordinance to include outside restaurants, like Sonic. After a brief discussion, Council decided that more research was needed on amending the ordinance to include outside restaurants.

Ken Van Tassel addressed the Council requesting abandonment of an alleyway between 9th Street and 11th Street behind the First Methodist Church for handicapped accessibility. The Council briefly discussed the location of the utilities, easements and the purpose of the abandonment. **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Urbanovsky voted unanimously to approve ordinance # 070302 the abandonment and sale of alleyway between 9th Street and 11th Street behind the First Methodist Church.**

Mike Prescher, Worshipful Master of the Clifton Masonic Lodge #360 submitted a resolution to the Council requesting Ad Valorem tax relief as required every five years by the Texas Comptroller of Public Accounts for non-profit organizations. **Council on a motion by Alderman Thiele, 2nd by Alderman Anderson voted unanimously to approve resolution # 070301 exempting the Clifton Masonic Lodge #360 from Ad Valorem taxation and recommend that BCCAD grant such exemption.**

Council on a motion by Alderman Thiele, 2nd by Alderman Anderson voted unanimously to call for a joint election with the Clifton ISD for the May 12th election.

Main Street Manager Damaris Neelley approached the Council on using the softball field in the park for their annual tournament beginning Friday, June 29th. It will be a sanctioned tournament with sanctioned officials. Mayor Zuehlke recommended the approval. **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Ross voted unanimously to approve Main Street's request to use the softball field for their annual sanctioned tournament beginning June 29, 2007.**

Main Street Manager Neelley requested permission to use the gazebo area for a car swap meet on June 30th. The area is shaded and would be used for the registration and set up. Mayor Zuehlke recommended the approval. **Council on a motion by Alderman Anderson, 2nd by Alderman Urbanovsky voted unanimously to give Main Street permission to use the gazebo area for the car swap on June 30, 2007.**

Main Street Manager Neelley addressed the Council in regards to using the old football field on June 30th for a fireworks show. Atlas has been contracted with to shoot off the fireworks with the fire department standing by for safety. Neelley also requested that Riverside be closed from the park entrance to the old Whipple Bridge starting at 7:30 and until the fireworks end. **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the use of the old football field for the fireworks show on June 30, 2007 and to temporarily close Riverside from the park entrance to the Whipple Bridge starting at 7:30 p.m.**

Julie Conley presented the Alamo boundaries to the Council for the Heritage Village Project. The committee is asking permission to use the property from Fm 219 to the south along South Avenue A, between the fair barns and towards the east draw a line along the break of the hill for the project. The project is in phase I which is to work with the architect on phased plans for the project with a timeline of June 2007. Phase II is to secure the buildings with a timeline line of February 2008, Phase II is to restore inside of the buildings with a timeline of 2009 and the IV and final phase is to develop plans for the grounds. Fair President David Bevels has asked to be a member of the board. The Council discussed the water well sanitary easement, building restrooms and concession stands on the property, and conflicts between the project and the Fair Assn. **Council on a motion by Alderman Anderson, 2nd by Alderman Urbanovsky voted unanimously to approve the boundaries for the Heritage Village Project as being the property from Fm 219 to the south along South Avenue A, between the fair barns and towards the east draw a line along the break of the hill for the project. The city water well sanitary easement will be respected and maintained. Mayor Pro Tem Gloff abstained from voting.**

Code Enforcement Officer Dennis Kruse discussed with the Planning and Zoning adding 90-day expiration on demolition permits. The issuance of the permit would trigger the 90 day time limit. Currently there is nothing in place to require a timely cleanup, there are two buildings that have been demolished, but not cleaned up and no ordinance for enforcing the clean up. Kruse stated that the permits were good for two years, after that a new permit would need to be purchased. The Council discussed timelines for larger projects, granting variances and that it would not help getting the two buildings already down cleaned up. Mayor Zuehlke recommended the approval. **Council on a motion by Alderman Thiele, 2nd by Alderman Anderson voted unanimously to place a 90-day expiration**

date on all demolition permits with the time starting on the date of issuance. After the 90 days, the permits would have to be renewed with either doubling of the fee or variance approved by the council.

Public Works Director Jim Burch requested the purchase of a tapping machine to install valves while the line is alive. The cost of the machine is \$25,000 and would require a budget amendment. **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to amend the budget in the amount of \$25,000 for the purchase of a tapping machine.**

Main Street Manager Neelley updated the Council on the application for certified retirement community; about half the committees have turned in their reports. Letters of support are needed to include in the applications from elected officials, churches, businesses and individuals, they can not be form letters and the goal was set at 75 support letters. The application needs to tell a story through pictures, we need to get the community involved and have media blitz. Mayor Zuehlke stated in December a deadline of March 1st was set for the committees to turn in their information, he doesn't want to rush the application, and it needs to be done right the first time. The internet is a big factor is people planning a trip or their retirement. Letters of support are asked to be turned in by the end of March.

Alderman Ross re-addressed the need for a sound system in the civic center; Holze Music Company has submitted a quote of around \$3,200 for the system and installation. The Council discussed permanent systems, portable systems location of controls and the need for the system. **Council on a motion by Alderman Ross, 2nd by Mayor Pro Tem Gloff voted unanimously to purchase a sound system from Holze Music Company out of Waco and to be paid from the Hotel/motel fund.**

City Administrator McLean presented the Clifton Rural Business Enterprise Loan Program to the council. The committee would make recommendations to the council which debates the recommendation and makes the final decision on the loan. The committee should always include representatives from city, EDC, FNB Bosque County, Main Street and Chamber of Commerce. To assure we're serving a broad range of the community, the fund will be split into three groups. Allocation of funds into the groups and loan terms will be reviewed by the committee at least annually. The initial allocation and terms are:

- Approximately 10% of the funds (\$13,000) will be used for loans of less than \$2,000
 - One-half prime interest
 - for 24 months
- Approximately 40% of the funds (\$52,000) will be used for loans of less than \$10,000
 - One-half prime interest
 - for 36 months
- Approximately 50% of the funds (\$66,000) will be used for loans of \$10,000 or more
 - One-half prime interest
 - for 48 months

There would be a very low overhead, the group would be powerless and would mainly correspond through e-mail. **Council on a motion by Alderman Anderson, 2nd by Alderman Ross voted unanimously to approve the Clifton Rural Business Enterprise Loan Program.**

City Administrator McLean presented several options for the plaque to name the water treatment plant and reservoir after former Mayor Truman Blum. The option that the council liked was # 8 which read:

Truman O. Blum
Water System

In appreciation for his leadership and
untiring effort to make this lake and
water treatment facility a reality.

Dedicated (date)

Council on a motion by Alderman Thiele, 2nd by Alderman Urbanovsky voted unanimously to name the facilities Truman O. Blum Water System and have a plaque engraved with such name.

Mayor Zuehlke proceeded with the departmental reports.

Mayor Zuehlke convened to executive session at 2:47 p.m. pursuant to Chapter 551.074 (Personnel) of the Texas Government Code.

Mayor Zuehlke reconvened to open session at 3:40 with no action being action.

There being no further business, **Council on a motion by Alderman Thiele voted to adjourn at 3:40 p.m.**

Mayor

City Secretary

Regular Council Meeting
April 2, 2007
1:00 p.m.

Mayor Raymond Zuehlke called the meeting to order at 1:00 p.m. and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, Roby Urbanovsky, Kelly Ross, and J.W. Thiele.

Absent: David Anderson

Staff present: City Administrator Charles McLean, Main Street Manager Damaris Neelley, Public Works Director Jim Burch, City Secretary Pamela Harvey and Consultant Jerry Golden.

City Secretary Harvey verified the agenda was posted on Friday, March 30, 2007 @ 12:30 p.m.

After a review of the prior minutes **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Thiele voted unanimously to approve the minutes from the regular meeting held on March 5, 2007 as presented.**

Mayor Zuehlke welcomed the visitors and asked for comments. There were no comments.

EDC Chairman Richard Spitzer presented project 07-02 – Clifton Moulding grant in the amount of \$125,000. This is part of the dust collection system Clifton Moulding will be installing at a cost of \$374,000. This type project fits the original law and recommends passage. The EDC is going to focus on loaning money. Alderman Thiele asked with the improvement will the dust collection system met EPA standards. EDC Chairman Spitzer responded yes. **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the second and final reading of EDC grant assistance on project 07-02 in support of Clifton Moulding purchasing a dust collection system in the amount of \$125,000.**

Mayor Zuehlke opened the public hearing regarding the youth curfew ordinance # 010602. Chief Childress briefly explained the ordinance and stated that it is recommended to review and re-approve the ordinance every three years to keep it in effect. The ordinance is a very effective tool to keep the kids off the street late at night Clifton was the first city our size to enact the youth curfew ordinance and other community have used our ordinance for a model. Mayor Zuehlke asked if it was state law to re-approve since he did not read anything in the text of the ordinance requiring re-adoption. Chief Childress's response was it needed to be addressed time to time. There were no comments; therefore Mayor Zuehlke closed the public hearing.

Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Ross voted unanimously to re-approve ordinance # 010602 regarding youth curfew.

The Grand Old Gospel Lighthouse Church located at 3653 South Highway 6 requested permission to use the gazebo area in the park on April 6th to show an Easter film and serve hotdogs starting at 7:00 p.m. **Council on a motion by Alderman Ross, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the Grand Old Gospel Lighthouse's request to use the park to show an Easter film and to serve hotdogs on Good Friday, April 6th.**

Elmo Dansby addressed the Council with concerns regarding the drainage into his property off of North Avenue F. Recently the Council approved Bob Conley's request to sub-divide a lot into smaller lots and build houses on the lots in the 700 Block of North Avenue F. Mr. Dansby stated that before the city originally opened North Avenue F in the 1950s, he had a good working field for cultivation and with the street being developed; the erosion began so he made a pasture. The erosion is getting worse and the land could be used for houses if the drainage was redirected. The Council discussed how to eliminate the

problem if caused by the city, Avenue F and Mr. Dansby's property. Consultant Golden stated that he and City Administrator McLean had driven the area and Avenue F at one time went all the way through, then it was abandoned and then gated. Conley will be required to maintain the current drainage or improve it. There is a natural drain plus the grade goes up in that area. After some discussion, Mayor Zuehlke suggested that City Administrator McLean, Public Works Director Burch, Bob Conley and Mr. Dansby and bring the matter back to the Council.

John and Vicky Erickson addressed the Council regarding annexation of property into the city limits. The property currently owned by Richard Spitzer lies west of the 700 block of South Avenue Q. The Erickson's questioned who was responsible for developing the street for access to the property and asked about city services. The Council discussed which street(s) would go through (17th or 19th), city services, the development of the area behind Spitzer's property and that the developer was responsible for the streets. After all the discussion, Mayor Zuehlke suggested that all parties involved set down and determine the best course of action.

Several members of the Parks Board's terms had expired and one member had moved. Names presented for approval were new appointment Craig Cockrell, Clarence Phillips and Douglas Culp for re- appointment of two year terms. These three members will serve on the board along with Marsha Hill, Chad Olsen, Kathy Wilson, and Gus Hutton. **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Urbanovsky voted unanimously to appoint Craig Cockrell to the parks Board and to re-appoint Clarence Phillips and Douglas Culp for two year terms ending September 2008.**

The Chamber of Commerce requested permission to hold the annual city wide Easter egg hunt in the park by the armory and to temporarily close the main road to vehicle traffic for the protection of the children. The event will start around 11:00 a.m. on April 7th with the egg hunt and hotdogs being served. The request is the same as other years with the roads being closed around the armory/gazebo area for the safety of the children. **Council on a motion by Alderman Thiele, 2nd by Alderman Ross voted unanimously to grant the Chamber of Commerce permission to hold the Easter egg hunt in the park on April 7th starting at 11:00 a.m. and to temporarily close the main park road to vehicle traffic.**

City Administrator McLean presented resolution # 070401 authorizing the participation in a joint coalition of cities known as the Alliance of Gas Municipalities. The resolution provides for formation of a steering committee, the employment of legal experts, and cost sharing. The resolution was brought to the Council in February open ended with a start fee of \$10,000 to be split. The resolution was changed to add a cap for the City of Clifton of \$500 unless approved by the Council. City Administrator McLean recommended the passage of the resolution. **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the passage of resolution # 070401 authorizing the participation in a joint coalition known as Alliance of Gas Municipalities with a cap funding of \$500 unless approved by Council approval.**

The Public Investment Act requires the Council to review the city's investment policy at least on an annual basis and make amendments if necessary. **Council on a motion by Alderman Thiele, 2nd by Alderman Urbanovsky voted unanimously to renew the investment policy for the City of Clifton for 2007.**

City Secretary Harvey supplied the Council with a certification of unopposed candidates and an order to cancel the general election to be held on May 12th. Candidates running unopposed are Raymond Zuehlke for Mayor, Joann Gloff for Alderman and Fred Volcansek for Alderman. **Council on a motion by Alderman Thiele, 2nd by Alderman Ross voted unanimously to cancel the general election to be held on May 12th.**

The City agreed to hold a joint election with the Clifton ISD and to provide workers for the wet/dry election to be held on May 12th. The following citizens are presented for approval for the 2007 election workers: Paul Hollingsworth election judge, John Rose alternate judge, Helen Blassingame, and Evelyn Humphreys workers and E.F. Abercrombie bilingual election clerk. **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the slate of workers for the general election for 2007.**

City Administrator McLean presented proposed amendments to the City of Clifton's personnel policy.

Page 8 change footnote 4 to: Application for buy-back of vacation time will be made via a letter to the Mayor, signed by the employee, with signed approval by his supervisor.

Page 10 change footnote 5 to: The annual vacation accrual will be credited on the day following the anniversary of the employee's employment.

Page 11 remove: Unused vacation time may be accrued up to a maximum of three years and add Regular full-time and regular part-time employees may accrue up to the previous three years' vacation. Vacation accrued in excess of the previous three year total must be used before the day following the anniversary date, or will be lost.

Page 13 under work during holidays – remove Employees will be paid regular overtime or comp time for work on a holiday and add Employees will be paid double time for hours worked on a holiday. In lieu of double time, upon approval of his supervisor, an employee who works on a holiday may take compensatory (comp) time off within the next two week pay cycle for city office and public works employees or within the next 160 hour/one month rotating duty cycle for officers of the police department. Holiday comp time does not accrue, and will be lost if not paid or used as described here. Only holiday hours actually worked can be counted toward the 40 hour overtime threshold. **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to adopt the proposed amendments to the City of Clifton's personnel policy effective immediately.**

Mayor Zuehlke proceeded with the departmental reports.

There being no further business, **Council on a motion by Alderman Thiele voted to adjourn at 2:10 p.m.**

Mayor

City Secretary

Regular Council Meeting
May 7, 2007
1:00 p.m.

Mayor Raymond Zuehlke called the meeting to order at 1:00 p.m. and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, Roby Urbanovsky, David Anderson, and J.W. Thiele.

Absent: Kelly Ross

Staff present: City Administrator Charles McLean, Main Street Manager Damaris Neelley, Public Works Director Jim Burch, City Secretary Pamela Harvey, Code Enforcement Officer Dennis Kruse and Judge Alvin James.

City Secretary Harvey verified the agenda was posted on Friday, May 4, 2007 @ 12:30 p.m.

After a review of the prior minutes **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Thiele voted unanimously to approve the minutes from the regular meeting held on April 2, 2007 as presented.**

Mayor Zuehlke welcomed the visitors and asked for comments.

Glendale Jones presented the Council with a petition to freeze city property taxes for seniors 65 or older. No action could be taken on the item.

Mayor Zuehlke opened the public hearing regarding Lori Hanshew's request for a variance at 208 North Avenue Q to allow a storage building to be located closer to the required setbacks. P & Z Chairman Walter Langston stated the commission granted the variance because the Hanshew's are replacing a grandfathered storage building. He stated there is no alley in the back of the property and across the fence is another grandfathered building. Grandfathered buildings are hard for the P & Z to deal with, the commission is looking for direction from the Council.

Mayor Zuehlke closed the public hearing.

Mayor Zuehlke suggested that the P & Z address each request as presented. Alderman Thiele suggested when the grandfathered building was removed maybe the new building should be in compliance. Mayor Zuehlke recommended the approval. **Council on a motion by Alderman Anderson, 2nd by Alderman Urbanovsky voted unanimously to approve the variance request from Lori Hanshew to locate a storage building less than the required setbacks at 208 North Avenue Q. Mayor Pro Tem Gloff abstained from voting.**

EDC President Richard Spitzer presented the second and final reading on project 07-03 for a \$5,000 grant and a \$30,000 loan for Robert & Ollie Evinger to restore a building on Main Street. **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the second reading and final approval for EDC project 07-03 in support of Robert & Ollie Evinger in the grant assistance amount of \$5,000 and a no interest loan in the amount of \$30,000 repayable over five years to restore a building at the corner of 3rd and Avenue D.**

Greg Shropshire with Pattillo, Brown and Hill presented fiscal year '05-'06 audit to the Council giving the City the highest statement and stating there was no material weaknesses. The auditors suggested the Council adopt the antifraud policy and the accounting procedures.

The First Baptist Church requested temporary street closure June 4th - 8th for Vacation Bible School. Closure would be the 200 block of South Avenue F and the 500 block of West 7th from 8:00 a.m. to 12:00

p.m. Mayor Zuehlke recommended the closure. **Council on a motion by Alderman Thiele, 2nd by Alderman Anderson voted unanimously to approve the street closure in the 200 block of South Avenue F and the 500 block of West 7th Street for the First Baptist Church VBS on June 4th – 6th from 8:00 a.m. to 12:00 p.m.**

Sharon Garrett with Wishes Come True requested reduction/waiver of water rates for property located at 507 South Avenue G during the clean up and preparation time frame. They will be preparing the house for charity pick-up and delivery, for a new charity tenant or for preparation to sell the house. Alderman Anderson stated Wishes Come True was a worthy cause, but he had concerns whether it was legal or not and it would be setting a precedence. Mayor Zuehlke questions preparing the house to sell and move business out of city. There was no motion made regarding the request.

Daniel McBurney, Waste Management Municipal Marketing Manager presented the annual CPI rate modification. The rate adjustment is in three parts collection, disposal and fuel. The CPI increase would be 2.7%. Waste Management has experienced an 8% increase in disposal costs as well as significant increase in their diesel fuel. Currently residential rate is \$ 9.10 and with the .39 increase the rate would be \$ 9.49 plus the quarterly fuel surcharge adjustment rate of .09. The new rate will be effective June 1, 2007. **Council on a motion by Alderman Anderson, 2nd by Mayor Pro Tem Gloff voted to approve the rate adjustment for FY 2007. Those voting for were Alderman Anderson, Mayor Pro Tem Gloff, and Alderman Urbanovsky Alderman Ross was not present. Alderman Thiele voted against the rate increase.**

Mayor Zuehlke read a letter from Eddie Shelton requesting to lease a city lot owned located in the 900 block of North Avenue I. The property would be used to store tools and equipment, and Mr. Shelton would maintain and improve the property by adding a gravel driveway, fence and gate. He is requesting a 20 year lease. Public Works Director Burch added that it would be a portable building, a dry box storage and a vehicle. Burch added that it would be one less lot the city had to mow. After a discussion regarding the zoning, if a business would be ran from the property and the benefits of leasing, Mayor Zuehlke request City Administrator McLean research and bring back to the Council with more information. **Council on a motion by Alderman Anderson, 2nd by Alderman Thiele voted to table the item until more information is received.**

Mayor Zuehlke read a proclamation proclaiming the month of May as “Click It or Ticket” Safety Belt Enforcement month. Texas Department of Transportation requested the proclamation to be passed. **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to adopt the proclamation declaring May as “Click It or Ticket” Safety Belt Enforcement month.**

Alderman Anderson asked the status of the park trail and if the deadline was going to be met. He stated it was a city project and the city needed to do their part to help meet the deadline. Parks Board Chairman Kathy Wilson stated the deadline is August and the trail still has ¼ of it to be cut, lay the base and rolled. The Council discussed the trail, the roller, and drainage for the trail.

Main Street Manager Damaris Neelley presented the request to close the 100 block of South Avenue D for Dancin’ Downtown to be held on June 16th. This would be the kick off to plaza nights and other events are planned for the day. There will be band playing from 5:00 p.m to midnight; most businesses have sign for the street closure. **Council on a motion by Alderman Thiele, 2nd by Alderman Urbanovsky voted unanimously to grant Main Street’s request to close the 100 block of South Avenue D from 5:00 p.m. to midnight on June 16th for Dancin’ Downtown.**

Neelley presented Bridgette Durham’s name for a new Main Street board member to fill the unexpired term of Carole Nelson. **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Anderson voted unanimously to appoint Bridgette Durham to the Main Street Board.**

Mayor Zuehlke proceeded with the request for increasing the Main Street Managers hours saying it was a program issue not personnel and would be handled in open session unless the Council chooses to move to executive session. Alderman Anderson asked how the two could be separated and said he felt

uncomfortable dealing with it in open session. Alderman Thiele agreed since salary would probably be discussed. This item will be discussed in executive session after in the meeting.

City Administrator McLean informed the Council that the court clerk had resigned and now would be the time to change things. McLean is researching an automatic ticket writer to help with the work load, therefore making the clerks job full time or part time. McLean asked that the item be tabled for further review and time to consult other users of the ticket writer. The item was tabled with a general consensus from the Council.

Mayor Zuehlke proceeded with the departmental reports.

Mayor Zuehlke convened to executive session at 2:00 p.m. pursuant to Chapter 551.074 (Personnel) of the Texas Government Code and Chapter 551.072 (Real Property).

Mayor Zuehlke reconvened to open session at 3:02 with the following motion being made. **Council on a motion by Alderman Thiele, 2nd by Alderman Anderson voted unanimously to increase the Main Street Manager's hours by 8 hours making the total 32 hours effective immediately at the same rate of pay. Further review will be held during budget workshops.**

Council on a motion by Alderman Thiele, 2nd by Alderman Urbanovsky voted unanimously to sell the property at 204 East 2nd to Anson and Lynnlea Bible for \$1,000 plus all closing cost.

There being no further business, **Council on a motion by Alderman Thiele, 2nd by Alderman Urbanovsky voted to adjourn at 3:05 p.m.**

Mayor

City Secretary

Called Council Meeting
May 21, 2007
6:00 p.m.

Mayor Raymond Zuehlke called the meeting to order at 6:00 p.m. and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, Roby Urbanovsky, Kelly Ross, David Anderson, J.W. Thiele and Fred Volcansek.

Absent:

Staff present: City Administrator Charles McLean, Public Works Director Jim Burch, Main Street Manager Damaris Neelley and City Secretary Pamela Harvey.

City Secretary Harvey verified the agenda was posted on Friday, May 18, 2007 @ 1:00 p.m.

Mayor Zuehlke welcomed the visitors and asked for comments. There were no comments.

Mayor Zuehlke presented out going Alderman Roby Urbanovsky a plaque and thanked him for serving on the Council.

City Secretary/Notary Pamela Harvey re-installed Raymond Zuehlke as Mayor. Mayor Zuehlke then gave the oath of office to Joann Gloff and new comer Fred Volcansek.

Mayor Zuehlke then asked for nominations for Mayor Pro Tem. **Council on a motion by Alderman Thiele, 2nd by Alderman Anderson voted unanimously to elect Joann Gloff for Mayor Pro Tem. Gloff abstained from voting.**

Mayor Zuehlke read a proclamation designating Truman O. Bum Day in Clifton and naming of the Truman O. Blum Water System. **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to adopt the proclamation.**

An Thompsen with Clifton Arts Alliance is sponsoring an all day ART-A-RAMA on Saturday, June 16th in the Clifton Arts District to promote the artist and raise awareness of the arts. Ms. Thompsen was requesting street closure in the 100 block of North Avenue D from 9:00 a.m. to 6:00 p.m. on Saturday, June 16th. **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Ross voted unanimously to grant the temporary street closure on Saturday, June 16th in the 100 block of North Avenue D from 9:00 a.m. to 6:00 p.m.**

There being no further business, **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted to adjourn at 6:15 p.m.**

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Mayor

City Secretary

Regular Council Meeting
June 4, 2007
1:00 p.m.

Mayor Raymond Zuehlke called the meeting to order at 1:00 p.m. and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, Kelly Ross, J.W. Thiele and Fred Volcansek.

Absent: David Anderson

Staff present: City Administrator Charles McLean, Main Street Manager Damaris Neelley, Public Works Director Jim Burch, and City Secretary Pamela Harvey.

City Secretary Harvey verified the agenda was posted on Friday, June 1, 2007 @ 12:30 p.m.

After a review of the prior minutes **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the minutes from the regular meeting held on May 7, 2007 and the called meeting held on May 21, 2007 as presented.**

Mayor Zuehlke welcomed the visitors and asked for comments. There were no comments.

Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Ross voted unanimously to approve the temporary street closure of FM 219 between Avenue D and Ave F for the Central Texas Fair and Rodeo parade on July 20, 2007 at 6:00 p.m.

Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted unanimously to approve a request from the Central Texas Fair Assn. for temporary street closure of a section of 7th Street by the fair barns on July 18th -20th.

Acceptance of a petition to freeze city property taxes was presented in the comment section at the last meeting; no action could be taken because it was not an agenda item. Bud Sparks, Francis Hatter and James Grisup spoke before the Council regarding the petition for freezing city property taxes. Mayor Zuehlke explained the steps for the petition, accept it, verify signatures and then either approve the freeze or send it to a vote. **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Thiele voted unanimously to accept the petition to freeze city property taxes for seniors 65 and disabled citizens and have staff verify signatures and bring back to the Council.**

Bosque Conservatory President Sally Douglas presented a proposal for a sound and projection system for the Tin Building Theater in the amount of \$25,000. The request was to use some of the hotel/motel funds for the purchase of the system. Ms. Douglas stated the conservatory had over 500 members and over 1,000 people attend their events the city's support and partnership is needed for the improvements. Mayor Zuehlke explained since the city received the item close to posting time, it was put on the agenda for discussion only. Jerry Golden spoke as a taxpayer and prior city administrator, the Council recently designated the funds three ways and would encourage the Council not to become a gift agency. Only a certain percentage can be used for this type of funding. The money could be used for improvements to the civic center. Board Member LeeAnn Donner addressed the Council saying there are five levels of funding, 15% can be used for arts and that the statue speaks for this type of funding. She asked the Council to consider the funding. Mayor Zuehlke stated the Council by ordinance designed the funds to go to the Chamber, civic center and a future project (upgrading armory or new civic center). Mayor Zuehlke stated he felt like the city was already a partner with the conservatory; EDC funding was close to \$50,000. The conservatory is important to the community like all the other organizations. There was no other discussion.

Officer Roger SoRelle presented a resolution approving submission of the grant application for the Interoperable Portable Communication System to the office of the Governor, Criminal Justice Division.

The grant is for eight hand held radios. **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted unanimously to approve the submission of a grant application for the Interoperable Portable Communication System to the office of the Governor, Criminal Justice Division.**

Code Enforcement Officer Dennis Kruse discussed with the Council abatement of lots regarding absentee owners. When cited but not complied to, the city would hire someone to mow the lot and attach the lien to the property. The Council discussed the 3-man appeal board, vendors list and liability concerns and decided the staff should review the matter and bring it back to the Council at the July meeting.

Alderman Ross had received complaints about tree limbs hanging over streets and traffic signs. Gayle Bryant informed the Council the tree limbs on 19th are so low it scrapes their RV and asked who was responsible for keeping the trees trimmed. The Council discussed who was responsible for trimming the trees the city or the homeowner, the safety of emergency vehicles and limbs over traffic signs. The Council asked about encouraging the citizens to trim their trees and asked the staff to review and ask for legal advice from the city attorney.

City Administrator McLean researched Eddie Shelton's request to lease a lot in the 900 Block of North Avenue I from the city. Mr. Shelton would use the property for storage, mow and maintain the lot to city code, and not run a business from that location. It is suggested that the city lease the lot for \$1.00 per month on a month-to-month basis, payable by the 15th. The agreement can be terminated by either party with a 30 day written notice. Leasing the property to Mr. Shelton would benefit the city because it is one less lot to mow and maintain. **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Ross voted unanimously to lease a lot in the 900 Block of North Avenue I to Eddie Shelton for \$1.00 a month on a month-to-month basis.**

Mayor Zuehlke proceeded with the departmental reports.

Mayor Zuehlke convened to executive session at 2:27 p.m. pursuant to Chapter 551.074 (Personnel) of the Texas Government Code.

Mayor Zuehlke reconvened to open session at 3:41p.m. with the following motion being made. **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted unanimously to increase the Code Enforcement Officer's hours by 3 hours making the total 21 hours effective immediately at the same rate of pay.**

There being no further business, **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted to adjourn at 3:44 p.m.**

Mayor

City Secretary

Called Council Meeting
June 11, 2007
1:00 p.m.

Mayor Raymond Zuehlke called the meeting to order at 1:00 p.m. and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, Kelly Ross, David Anderson, J.W. Thiele and Fred Volcansek.

Absent:

Staff present: City Secretary Pamela Harvey.

City Secretary Harvey verified the agenda was posted on Friday, June 8, 2007 @ 12:00 p.m.

Mayor Zuehlke welcomed the visitors and asked for comments. There were no comments.

Mayor Zuehlke opened the public hearing regarding Clay Cockrell's replat request for lot 4, block G, N J Nelson Addition. Lin Hopper spoke against the replat asking why you would do it, what benefits are there and questioned the integrity of the neighborhood after the replat. Ed Ridings also spoke against the replat questioning how two houses will fix on the lots and he didn't want the area to become a slum. Clay Cockrell answered Mr. Hopper and Mr. Ridings questions, each lot would be 75' x 125' which is still bigger than the normal size lot, both houses will face Avenue N, one of the houses will be moved from the Goodall-Witcher Hospital area and the other will come from outside the city limits. Both houses will be remodeled and will be an asset to the neighborhood. P & Z Chairman Walter Langston stated the houses would fit nicely into the neighborhood and that the city needed more housing. After a lengthy discussion, Mayor Zuehlke closed the public hearing.

Mayor Zuehlke stated he wanted it on record that he was neutral on the item.

Mayor Pro Tem Gloff asked if Mr. Hopper and Mr. Ridings had their questioned answered. Mayor Zuehlke read the P & Z recommendation and asked for a motion. **Alderman Ross made the motion to grant Clay Cockrell the replat request for lot 4, Block G, N J Nelson Addition, located at the corner of 9th and Avenue N, dividing the lot in half, creating two equal lots of 75'x125'. Alderman Anderson seconded the motion. Mayor Pro Tem Gloff, Alderman Ross and Alderman Anderson voted for the motion, while Alderman Thiele and Alderman Volcansek abstained from voting. Motion carried.**

Mayor Zuehlke stated that since he has been mayor this has come up three to four times and he did not think it was setting precedence; the city needs more housing and tax revenue.

Mayor Zuehlke convened to executive session at 1:30 p.m. pursuant to Chapter 551.074 (Personnel) of the Texas Government Code.

Mayor Zuehlke reconvened to open session at 1:47 p.m. with no motion being made.

There being no further business, **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted to adjourn at 1:48 p.m.**

Mayor

City Secretary

Regular Council Meeting
July 9, 2007
1:00 p.m.

Mayor Raymond Zuehlke called the meeting to order at 1:00 p.m. and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, Kelly Ross, David Anderson, J.W. Thiele and Fred Volcansek.

Absent:

Staff present: City Administrator Charles McLean, Police Chief Rex Childress, Public Works Director Jim Burch, Main Street Manager Damaris Neelley and City Secretary Pamela Harvey. Also present was City Consultant Jerry Golden.

City Secretary Harvey verified the agenda was posted on Friday, July 6, 2007 @ 12:30 p.m.

Mayor Zuehlke welcomed the visitors and asked for comments. There were no comments.

After a review of the prior minutes **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Anderson voted unanimously to approve the minutes from the regular meeting held on June 4, 2007 and the called meeting held on June 11, 2007 as presented.**

The Clifton Housing Authority presented names of commissioners for either re-appointment or appointment to the board. Names presented were John Gilliam, Rusty Rogers and Angela Blair, Gilliam and Rogers will serve a two year term and Blair will serve a one year term. They will join Kimm Dahl and Norida Culp as commissioners. **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to appoint John Gilliam, Rusty Rogers and Angela Blair to serve on the Clifton Housing Authority Board.**

City Administrator Charles McLean presented Ollie Evingers request to designate three block of Avenue D from 7th to Live Oak as "Main Street". McLean has checked with the Post Office and the 911 Coordinator regarding problems that may arise from the three block name change. Many people unofficially call those blocks Main Street already. Ms. Evinger presented a signed petition supporting the name change. Alderman Anderson stated he had a problem with re-naming part of Avenue D, he suggested using the entire street. **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Ross voted to designate the three block section of Avenue D from 7th to Live Oak as "Main Street" and to install signs. Mayor Pro Tem Gloff, Alderman Thiele, Alderman Ross and Alderman Volcansek voted for the motion, while Alderman Anderson against. Motion carried.**

Leanne Donner presented information to the Council regarding the use of hotel/motel funds for a sound and projection system for the Tin Building Theater. Ms. Donner handed out packets, she stated in 1995 an ordinance was adopted which never amended, the 50% to the Chamber of Commerce needs to be corrected and 351.1d recognizes the arts. She added the tax administration was poor and with the growth of the funds, the Council needed to make things less confusing. Ms. Donner said the

conservatory's request more than meets the criteria. Pat Basham serves on the board at the conservatory and said they needed the sound/projection system and yes, they did raise a lot of money, but these items are still needed. Al Herzog addressed Ms. Donner regarding more figures that she spoke of. Mayor Zuehlke stated there are three issues:

- 1) Does the council fund the conservatory's request for \$4,500
- 2) Is the city not following the letter of the law,
- 3) Is the Chamber not properly using the funds?

After a lengthy discussion, Alderman Anderson stated the city have several items to clear up before the council was ready to vote on the agenda item. Mayor Zuehlke agreed and City Administrator McLean is to contact the city attorney regarding the matter.

Al Herzog requested to use 15 parking spaces along the west side of the 100 block of North Avenue D (Main Street) and the sidewalk on July 21st & 28th for an auction. Mr. Herzog presented signatures from business owners for the usage. It was discussed asked where the auction would be held and Mr. Herzog responded the auction would start outside and then move to the inside and the spaces would be used for loading. **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted unanimously to approve the use of 15 parking spaces on July 21st & 28th for an auction on Main Street.**

Mayor Zuehlke opened the public hearing regarding ordinance # 070701 freezing Ad Valorem taxes for disabled person and persons sixty-five and older. Glendale Jones spoke for the tax freeze stating that if Clifton is trying to be a certificate retirement community this would be inviting to new comers. Mayor Zuehlke closed the public hearing.

Mayor Zuehlke read ordinance # 070701 adopting a limitation on the increase in the total amount of Ad Valorem taxes imposed on the homestead property of disabled persons or persons sixty-five years of age or older. Alderman Anderson suggested adding the word "and" between disabled and received to the third sentence of the paragraph that starts "Now therefore be it ordained.....". After a brief discussion on the qualifications of disabled, **Council on motion by Alderman Thiele, 2nd by Alderman Volcansek voted unanimously to adopt ordinance # 070701 on the first public hearing and first reading.**

City Administrator McLean presented information to the Council regarding an ordinance to safe guard young people from drowning in above ground pools. This item was recommended by the Planning & Zoning and City Administrator McLean needed guidance on writing an ordinance 1) does the Council want to pass an ordinance, 2) how high should the fence be and 3) how to deal with grandfathering pools. After a lengthy discussion regarding the height of the fence, location of the pools, grandfathering pools and the different sample ordinances, the Council ask City Administrator to do more research and bring the item back to the August meeting.

The Council discussed raising the permit fee to move a heavy object across city streets, the fee is currently \$10. The P & Z recommended to raise the fee to \$150 and to rewrite the permit. The Council discussed what was classified as a heavy object – houses, big machinery etc. The Council decided the intent of the permit was for moving houses over city streets and needing the police department's assistance for traffic. There are roughly 2-4 permits issued a year. Chief Childress stated that most loads are permitted by TxDOT. It was suggested for staff to research the item, Mayor Zuehlke stated he hates to get real restricted on these permits.

Mayor Zuehlke informed the Council that all but two of the Parks Board has resigned over the trail project. Currently still serving are Craig Cockrell and Chad Olsen. City Administrator McLean informed the Council that he had spoken with Andy Goldbloom at Texas Parks and Wildlife Department Recreational Trails Program and they discussed the city's options on the trail. City Administrator McLean recommended to scale the project down and to ask for an extension. The project should be completed in phases and have a plan/timeline that includes annual maintenance, and maybe look into concreting the path. **Council on a motion by Alderman Thiele, 2nd by Alderman Anderson voted unanimously to authorize the City Administrator to file a one year extension with the Texas Parks and Wildlife Department.**

City Administrator McLean presented the RBEG loan process and guidelines to the Council. When the loan was first acquired, USDA had guidelines the city had to follow and then after the loan was repaid there wasn't suppose to be guidelines to re-loan the funds. The rules have recently changed to the guidelines when the loan was first received and loaned out to Cross Creek Furniture. Clifton Moulding would not qualify due to the number of employees, but Ollie Evinger's project/business would get the requirements. The funds should be administered like the EDC funds, and a committee should over see the loan process/guidelines.

Department Reports.

There being no further business, **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted to adjourn at 2:43 p.m.**

Mayor

City Secretary

Regular Council Meeting
August 6, 2007
1:00 p.m.

Mayor Raymond Zuehlke called the meeting to order at 1:00 p.m. and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, Kelly Ross, David Anderson, J.W. Thiele and Fred Volcansek.

Absent:

Staff present: City Administrator Charles McLean, Police Chief Rex Childress and all officers, Public Works Director Jim Burch, Main Street Manager Damaris Neelley and City Secretary Pamela Harvey. Also present was City Consultant Jerry Golden.

City Secretary Harvey verified the agenda was posted on Friday, August 3, 2007 @ 12:30 p.m.

Mayor Zuehlke welcomed the visitors and asked for comments. There were no comments.

After a review of the prior minutes **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the minutes from the regular meeting held on July 9, 2007 as presented.**

Jakob Stewart with Representative Chet Edwards's office presented Chief Childress and his officers each letters of commendation. Police Chief Childress stated it was good for the department to be recognized. The officers are educated well above and beyond what is required and we have the years of experience, it is a great achievement for the Clifton Police Department to be 100% Master Peace Officer certified. The community should be proud of their police dept. Mayor Zuehlke commended and thanked the officers for dedication and achievement.

Mayor Zuehlke opened the public hearing regarding ordinance # 070701 freezing Ad Valorem taxes. City Administrator McLean stated the effective date of the freeze needed to be added to the ordinance and suggested that the freeze go in effect for the 2008 taxes. Bud Sparks thanked the Council for adopting the ordinance without an election. There were no further comments therefore Mayor Zuehlke closed the public hearing.

Mayor Zuehlke read ordinance # 070701 for the second reading and approval. **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted unanimously to approve ordinance # 070701 adopting a limitation on the increase in the total amount of Ad Valorem taxes imposed on the homestead property on disabled persons or persons sixty-five years of age or older with an effective date to start with the 2008 taxes.**

Mayor Zuehlke opened the public hearing regarding designating a three block section of Avenue D from 7th to Live Oak either "Main Street" or "Old Main Street". Mayor Zuehlke stated that in July the Council voted to rename that section of Avenue D to "Main Street", afterwards a

property owners brought it to the city's attention that he had not been notified, therefore letters were sent out to all the property owners. Ken Kruse said that over 100 years ago the founding fathers of Clifton created a system of streets to fit the needs and that planning has served the citizens well, so why change it? He suggested just adding the words "Main Street" to both North and South Avenue D. Rose Marie Hudson suggested if there was a change to rename the whole street not just a section, she was against just renaming three blocks. It was stated at the July meeting that the Post Office was consulted about problems resulting from the change and they said it would not be a problem. Rocky Rummel talked with the Post Office regarding the change and they didn't know anything about it. Al Herzog stated he had no problem with the change to Main Street, but was opposed to Old Main Street, he suggested to just add the words Main Street and to rename the whole street. Mayor Zuehlke closed the public hearing.

Alderman Anderson made a motion to rescind the action designating a three block section of Avenue D from 7th to Live Oak to Main Street. Motion died due to a lack of a second.

Mayor Zuehlke opened the public hearing regarding a variance requesting to build closer than 6 ft off the side property line at 214 North Avenue I. Kenneth Bean and Al Herzog spoke in favor of the variance. Samuel DeLaHoya said he purchased the property about 10 years ago and the variance would help make the property safer for his family. Walter Langston spoke on behalf of the P & Z recommending the approval of the variance. CEO Dennis Kruse also recommended the variance stating there would be no conflict with the fire department and also suggested that Mr. DeLaHoya reduce the overhang of the new building to 6 inches. Mayor Zuehlke closed the public hearing.

Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to approve Samuel DeLaHoya's request for a variance to build a garage closer than 6ft from the property line located at 214 North Avenue I and to allow a reduction in the overhang to 6 inches.

Mayor Zuehlke opened the public hearing regarding Robert & Ollie Evinger's request for a loan from the city under the Rural Business Enterprise Grant (RBEG) in the amount of \$50,000. The Evingers applied earlier, but the city was waiting on the USDA funding guidelines for distribution. Administrator McLean stated that at the March meeting the Council approved the city staff to administer the RBEG funds to small businesses. The funds have been divided into three groups:

10% at ½ prime rate payable within 24 months for loan less than \$2,000

40% at ½ prime rate payable within 36 months for loan less than \$10,000

50% at ½ prime rate payable within 48 months for loan \$10,000 or more.

Ms. Evinger informed the Council that they had purchased the building on the corner of 3rd and Ave D last year and started improving it in January. There were no further comments; therefore Mayor Zuehlke closed the public hearing.

Council on a motion by Alderman Ross, 2nd by Alderman Thiele voted unanimously to approve a \$50,000 loan (1/2 prime rate payable within 48 months) from the RBEG fund to Robert & Ollie Evinger. Alderman Anderson asked what the prime rate was and City Administrator McLean said he would check.

City Administrator McLean presented ordinance #070801 changing the distribution of the hotel/motel tax. On page two, number 2 the paragraph should stop after Section 351.101, Texas Tax Code, with this change, it would give the Council more flexibility to distribute the funds without changing the ordinance. Mayor Zuehlke recommended the approval. **Council on a motion by Alderman Volcansek, 2nd by Alderman Anderson voted unanimously to adopt ordinance # 070801 authorizing the distribution of funds.**

Alderman Anderson suggested that the 4% in the heading be changed to 7%.

City Administrator McLean discussed the wording for the ordinance requiring safety fencing around pools with more than 24 inches of water. The height of the fence was suggested to be 48 inches with a self closing/latching gate. The ordinance died due to a lack of a motion.

City Administrator McLean discussed the ordinance #070803 regarding moving heavy objects across city streets. The fee would be set at \$150 and would require the mover to present photos of the building and to pull a permit at least five days before the building was moved. Council discussed what constitutes a heavy object and agreed to change it to a residential or commercial large structure. **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted unanimously to adopt ordinance # 070803 increasing the permit to move large structures over city streets to \$150 and require photos and five day advance notice.**

Mayor Zuehlke stated that the Conservatory's request for hotel/motel funding for a sound and projection system for the Tin Building Theater has come up several times. The ordinance pertaining to hotel/motel tax has been clarified so the request is now on the table again for discussion. The request died due to a lack of a motion.

Main Street Manager Damaris Neelley presented the new billboard design for Council's approval. Recently we were given the use of the billboard south of town. The Council discussed the EDC study that was done 5 years ago and how the billboard was confusing and the directions need to be changed on the billboard. Mayor Zuehlke thought the city's logo/brand was Norwegian Capital of Texas and so much more. **Council on a motion by Alderman Anderson, 2nd by Alderman Ross voted unanimously to approve the new billboard design with the direction changes.** Mayor Pro Tem Gloff agrees that the Norwegian Capital of Texas and so much more was the brand.

Skaters of Clifton, a group of teenagers, requested permission to use the old tennis courts located by the armory in the park for a skate board park. They would convert the court into a skate park with the help of the Optimist Club and local donations. James Zahler, Brandon Wennin and Phillip Ramirez Jr. presented the information to the Council saying the skaters needed a "place of their own". The park would keep the kids off the streets and sidewalks and would also bring in other skaters. Mayor Zuehlke asked who would maintain the park and about the liability. The Skaters of Clifton along with the help of the Optimist Club would be responsible for maintenance. Signs would be posted with the rules and to skate at your own risk. Alderman Anderson asked if the lights were going to be refurbished and the group responded "yes". Rose Marie Hudson, Frances Hatter, Don Holditch and Walter Langston encouraged the Council to support the group. **Council on a motion by Alderman Anderson, 2nd by Alderman Ross**

voted unanimously to grant permission for the Skaters of Clifton with the assistance of the Optimist Club to convert the old tennis courts into a skate park. Alderman Volcansek said that with the skate park, kids need to stop skating at the schools, traffic light, streets, sidewalks and other places not designed for such activity.

Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Thiele voted unanimously to accept the resignations of Kathy Wilson, Marsha Hill, Gus Hutton, Douglas Culp and Clarence Phillips from the Parks Board Advisory Board. Members Chad Olsen and Craig Cockrell remain on the board. Council members are to submit replacement names to Mayor Zuehlke.

City Administrator McLean asked the Council to officially designate him as the authorized representative for FEMA public assistance for Disaster 1709. This designation would allow him to sign the paperwork and keep records. Mayor Zuehlke recommended the appointment. **Council on a motion by Alderman Thiele, 2nd by Alderman Anderson voted unanimously to approve City Administrator McLean as the official authorized representative for FEMA public assistance for Disaster 1709.**

Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to appoint Tax Assessor/Collector Pamela Harvey to calculate the 2007 tax rate.

September's monthly meeting will be moved to September 4th at 2:00, due to Labor Day falling on the first Monday of the month.

Police Chief Rex Childress submitted his letter of resignation effective September 28th. **Council on a motion by Alderman Volcansek, 2nd by Alderman Thiele voted unanimously to accept Police Chief Rex Childress letter of resignation.** Chief Childress stated he and Patricia had put a lot of thought and prayer into their decision. They will be moving to Porter Texas to be foster parents for young men in a group home setting. Mayor Zuehlke commended him for helping others. Mayor Pro Tem Gloff thanked him for the many years of service and said she thought it was wonderful what he and Patricia were doing. Mayor Zuehlke stated the Council would be seeking a replacement and asked that if any of the officers were interested to turn in an application and then they would move forward.

Department Reports.

Discussion of the 2007-2008 budget.

Mayor Zuehlke convened to executive session at 3:25 p.m. pursuant to Chapter 551.074 (Personnel) of the Texas Government Code.

Mayor Zuehlke reconvened to open session at 4:50 p.m. with no action being made.

There being no further business, **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted to adjourn at 2:51 p.m.**

Mayor

City Secretary

Called Council Meeting
August 20, 2007
1:00 PM

Mayor Raymond Zuehlke called the meeting to order at 1:00 PM and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, Kelly Ross, David Anderson, J.W. Thiele, and Fred Volcansek

Absent: none

Staff Present: City Administrator Charles McLean, Public Works Director Jim Burch

Also Present: City Consultant Jerry Golden; Clifton VFD – Patrick Wilson and Rocky Rummel

Charles McLean verified the agenda was posted Friday August 17 at 12:00 noon

Mayor Zuehlke asked for public comments. There were no comments.

City Administrator Charles McLean referred the Council to the budget packet left at each Councilman's place. After a brief explanation of the content of the new packet (copy attached), the Council began discussion of Public Works department budgets.

Mayor Zuehlke questioned whether Parks budget line 201 for \$4,900 should have been based on '07 run rate instead of '06 actual; and asked whether line 205 for \$3,700 should have been similarly estimated. Mayor Zuehlke asked if Parks should purchase a steel wheeled roller which was in the FY07 budget rather than put it in the FY08 budget again.

The item in Streets listed in account 503 should have been included under 903 because it's really the purchase of a tailgate not the repair of a tailgate. Mayor Zuehlke asked for an explanation of the Streets salary budget from approx \$23K in FY07 to approx \$24K in FY08. Mayor Zuehlke asked for details behind the unbudgeted \$3K item in account 904.

Mayor Zuehlke asked for details behind the apparent 2% salary reduction shown under Public Works.

Mayor Zuehlke asked for details behind the \$20K "Sewer Contractual Labor" figure

Reviewed the Fire Department budget. After a series of questions and answers, the numbers as presented appeared reasonable at this stage of the process. Mayor Zuehlke commended the Fire Department on their organizational effort. Mayor Zuehlke asked the Fire Department to expedite the city's reimbursement for expenses incurred in FY07 and asked the City Secretary to help.

Before the next workshop, City Administrator McLean will respond to unanswered questions surfaced at the meeting with email(s) to the Council.

For the next budget workshop, scheduled Sept 4 at 2PM, Mayor Zuehlke directed City Administrator McLean to bring a PC and projector so the Council could see effects of changes to the budget. The Council expressed a very strong desire to keep the FY08 budget expenses at or below expected income, so General Fund reserves would not be used. To that end, the next draft will be assembled without "wish list" items and Department managers will be expected to plead for inclusion of each.

Councilman Thiele moved that the meeting adjourn, and Councilman Volcansek seconded at 2:40 PM

Mayor

City Secretary

Regular Council Meeting
September 4, 2007
2:00 p.m.

Mayor Raymond Zuehlke called the meeting to order at 2:00 p.m. and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, David Anderson, J.W. Thiele and Fred Volcansek.

Absent: Kelly Ross

Staff present: City Administrator Charles McLean, Police Chief Rex Childress, Officer Mark Wilcox, Public Works Director Jim Burch, Main Street Manager Damaris Neelley and City Secretary Pamela Harvey. Also present was City Consultant Jerry Golden.

City Secretary Harvey verified the agenda was posted on Friday, August 31, 2007 @ 12:30 p.m.

Mayor Zuehlke welcomed the visitors and asked for comments. There were no comments.

After a review of the prior minutes **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the minutes from the regular meeting held on August 6, 2007 and called meeting held August 20, 2007 as presented.**

Richard Atkinson with the American Legion # 322 requested a renewal on their lease for another 25 years on the building and land. The lease ran out in 2004. **Council on a motion by Alderman Volcansek, 2nd by Alderman Anderson voted unanimously to renew the lease with the American Legion # 322 for 25 years at \$1.00 a year retroactive back to 2004.**

Pedro Ramirez with the Clifton Optimist Club requested use of the armory for a Halloween haunted house fund raiser. The funds collected would go toward scholarships and the skate park for the youth. The club is requesting to use the armory for fourteen days with all fees waived; the haunted house would be open for four of those days. Council discussed coordinating with the other organizations using the armory weekly. **Council on a motion by Alderman Volcansek, 2nd by Mayor Pro Tem Gloff voted unanimously to grant the Clifton Optimist Club permission to use the armory from October 24th – 31st, to waive the fees and the club is to coordinate with the other groups.**

Scott Sonntag, owner of Santa Fe Express Convenience Store on Highway 6, requested permission to install above ground tanks for off-road diesel. City Administrator McLean supplied the council with copies of Chapter 753, regarding flammable liquids, from the Health and Safety Code. After a brief discussion, **Council on a motion by Alderman**

Anderson, 2nd by Alderman Thiele voted unanimously to approve the request to install above ground storage tanks for off-road diesel located at Santa Fe Express on Highway 6 and to meet all state requirements.

David Corpier's request was skipped; currently there is an agreement between the city and Keith Hardware and Gary Arnold for use of Myrtle Street.

Mary Herring requested use of the city park on October 13th and 14th for a dog show. The parent organization is the U.S. Rottweiler Club. Areas reserved will be the gazebo, tennis courts, softball field, pavilion and area around the armory. After a brief discussion regarding insurance and poop patrol, **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek granted permission to Mary Herring to use the park for a dog show on October 13th and 14th.**

The P & Z's resolution supporting the Council's effort to resolve problems with city infrastructure was skipped.

City Administrator McLean presented Go Industries' request to acquire a narrow strip of property along Avenue A to construct a 120 x 300 ft office and manufacturing building. The property is in the Avenue A right-of-way owned by the city and abuts the property owned by Go Industries. During the August meeting Planning & Zoning recommended conveying the property without charge. After a discussion, it was suggested that the item be tabled until the surrounding property owners be contacted.

Raymond Herzog presented the Council with a petition requesting that the Council immediately terminate the employment of its code enforcement officer, Dennis Kruse, and replace him with someone who is capable of treating the citizens with respect, and someone who actually knows the building code. Mr. Herzog stated over 700 concerned citizens had signed the petition. Troy Raines stated he was a licensed master builder and that Dennis Kruse was not licensed to inspect plumbing. Mr. Herzog asked that the Council accept the petition and act on it. Mayor Zuehlke asked the Council if they wanted to take action and there was no response. Mayor Zuehlke said the petition would be taken under advisement.

The Chamber of Commerce presented their Hotel/motel occupancy tax quarterly report to the Council. **Council on a motion by Alderman Thiele, 2nd by Alderman Anderson voted unanimously to accept the Chamber of Commerce's HOT quarterly report.**

Mayor Pro Tem Gloff abstained from voting.

Mayor Zuehlke convened to executive session at 2:35 p.m. pursuant to Chapter 551.072 (Real Property) of the Texas Government Code.

Mayor Zuehlke reconvened to open session at 2:44 p.m.

EDC members David Anderson, Bill Murdoch, Renee Kettler and Tom Beaty's terms will expire this year and all have been asked to serve again. Tom Beaty declined a second term. Anderson, Murdoch and Kettler will join Richard Spitzer, Coke Gibbs, and Helen

Morris on the board with Tom Beaty's seat being filled at a later date. **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Thiele voted unanimously to reappoint David Anderson, Bill Murdoch and Renee Kettler to a second term on the EDC, which will expire in 2009. Alderman Anderson abstained from voting.**

Main Street Manager Damaris Neelley presented the street closure for October 20th. Fallfest will be on that Saturday and Main Street is requesting street closure for the 100 & 200 blocks of N Ave D, 200 – 400 Blocks West 3rd Street and the 100 block of N Ave E from 6:00 a.m. to 6:00 p.m. Only one business owner was against the street closure on that day. **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Thiele voted unanimously to grant the temporary street closure on Saturday, October 20th from 6:00 a.m. to 6:00 p.m. for Fallfest.**

Main Street Manager Neelley presented the street closure for the 100 & 200 blocks of North Avenue D for trick or treat. Closure will be on Wednesday, October 31st from 5:30 p.m. to 8:00 p.m. **Council on a motion by Alderman Anderson, 2nd by Alderman Thiele voted unanimously to grant Main Street permission to close the 100 & 200 block of North Avenue D on Wednesday, October 31st from 5:30 p.m. to 8:00 p.m. for Trick or Treat.**

The Centex Waste Management contract has funds built in for community events and scholarships; Main Street Manager Neelley is requesting permission from the council to request the event funds for Fallfest in the amount of \$650.00. **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously for Main Street Manager to request the event funds of \$650.00 from Centex Waste Management to use at Fallfest.**

Mayor Zuehlke asked City Consultant Jerry Golden to draft a letter to the Public Utility Commission regarding the commercial electric rates. The Council briefly discussed the statewide consistency, demand rate for churches and working with Jim Cosper. **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted unanimously to authorize the Mayor to contact the PUC concerning commercial electric rates.**

City Administrator McLean reminded the Council that back in May they agreed to lease a city lot located on North Avenue I to Eddie Shelton for storage. An agreement has never been signed; therefore City Administrator McLean is suggesting that the offer be withdrawn. **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to withdraw the lease offer on the lot located on North Avenue I.**

Mayor Zuehlke stated there was a title issue on the Alexander property located on 2nd Street and the city attorney recommended to rescind the motion to sell the Alexander property located on 2nd Street to the Bible family. **Council on a motion by Alderman Anderson, 2nd by Mayor Pro Tem Gloff voted unanimously to rescind the May 7th motion selling the Alexander property located on 2nd Street to the Bible family due a title issue.**

Tax Assessor/Collector Pamela Harvey presented the appraisal rolls and figures to the Council for approval. **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted unanimously to approve the appraisal roll.**

Discussion of the 2007-2008 budget.

Department Reports.

There being no further business, **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted to adjourn at 3:32 p.m.**

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Mayor

City Secretary

Called Council Meeting
September 24, 2007
1:00 p.m.

Mayor Raymond Zuehlke called the meeting to order at 1:00 p.m. and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, David Anderson, J.W. Thiele, Fred Volcansek and Kelly Ross.

Absent:

Staff present: City Administrator Charles McLean, Police Chief Rex Childress, Officer Roger SoRelle, Public Works Director Jim Burch, Main Street Manager Damaris Neelley and City Secretary Pamela Harvey.

City Secretary Harvey verified the agenda was posted on Friday, September 21, 2007 @ 12:00 p.m.

Mayor Zuehlke welcomed the visitors and asked for comments. There were no comments.

The name of John Erickson was submitted for consideration on appointment to the EDC board. **Council on a motion by Alderman Anderson, 2nd by Alderman Ross voted unanimously to appoint John Erickson to a two year on the EDC board.**

Mayor Zuehlke explained to the citizens that he was the personnel officer, the chief executive officer of the city and he hoped everyone understood what they were asking him to do by submitting the petition to the Council to terminate Code Enforcement Official Dennis Kruse. You have not only asked me to fire a man, but you are also asking me to take away his ability to make a living. He thanked the citizens who came to speak to him about their concerns. Mayor Zuehlke consulted Dr. Chris Moore, a professor at Baylor, for advice regarding the petition. Mayor Zuehlke contacted fifty of the names on the petition and most of the responses were they signed the petition because of things they had heard or because someone had asked them to sign, most had no personal contact with Kruse. Mayor Zuehlke is very concerned that the signers have become so callous that they would take away a man's livelihood, just because someone asked them to. He stated that the petition would not be a recommendation to fire anyone, however the agreement the city has with Kruse could be terminated with or without cause. Mayor Zuehlke then stated he recommended that the city terminate the service agreement with the Code Enforcement Official Dennis Kruse effective upon receipt of letter. Mayor Zuehlke thanked Alderman Volcansek for working with Mr. Kruse. **Council on a motion by Alderman Volcansek, 2nd by Alderman Ross voted to terminate the service agreement with Code Enforcement Official Dennis Kruse effective upon the receipt of the letter. Mayor Zuehlke asked for a show of hands. Alderman Volcansek,**

Mayor Pro Tem Gloff, Alderman Ross and Alderman Anderson voted for the termination, while Alderman Thiele voted against.

Mayor Zuehlke opened the public hearing regarding the 2007-2008 proposed budget. Main Street Manager Damaris Neelley requested full time hours for the Main Street Program. Betty Flores requested for the city to tear down the sundeck and replace it with a covered concrete pad. There were no other comments therefore the public hearing was closed.

City Administrator McLean presented the proposed budget along with tables and the ordinance for adoption. Mayor Zuehlke stated an ordinance was passed limiting the increase on the total amount of ad valorem taxes for disable persons or persons sixty-five or older, the citizens will have a tax relief if the city adopts the effective tax rate. The Council discussed Main Street hours, doing the pools in phrases and the added cost to the budget of about \$11,000. Mayor Zuehlke read the heading of the ordinance. **Motion by Alderman Anderson to approve the budget with the Main Street and pool added. Motion died due to a lack of a second.**

Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted unanimously to approve the proposed budget as presented with Main Street and the pool items excluded. Alderman Volcansek, Alderman Thiele, Mayor Pro Tem Gloff and Alderman Ross voted for the motion, while Alderman Anderson voted against.

Mayor Zuehlke read ordinance # 070902 levying the 2007 tax rate at .3377/\$100. **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted unanimously to adopt the 2007 tax rate as .3377 for M & O and .0000 for debt.**

Mayor Zuehlke convened to executive session at 1:45 p.m. pursuant to Chapter 551.074 (Personnel) of the Texas Government Code and Chapter 551.072 (Real Property).

Mayor Zuehlke reconvened to open session at 3:15 p.m. with the following action being taken. **Council on a motion by Alderman Ross, 2nd by Alderman Thiele voted to offer the Police Chief position to Steve Adcock. Alderman Volcansek, Alderman Thiele, Mayor Pro Tem Gloff and Alderman Ross voted for the motion, while Alderman Anderson voted against. Alderman Anderson stated he was not voted against the candidate, but against the salary level set by the Council.**

Mayor Zuehlke recommended the Council reconsider the budget. **Council on a motion by Alderman Volcansek, 2nd by Mayor Pro Tem Gloff voted unanimously to reconsider the budget.**

Alderman Ross asked that the Main Street position be funded full time and to include the foundation at the pool and allow the money to be raised for the cover. The line item for the police chief's salary will need to be adjusted as discussed. **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the**

budget with the Main Street position being full time, the pool foundation and the salary change for the police chief position.

There was a general consensus among the Council to adopt the total tax rate at .3377 for 2007.

There being no further business, **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted to adjourn at 3:40 p.m.**

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Mayor

City Secretary

Regular Council Meeting
October 1, 2007
1:00 p.m.

Mayor Raymond Zuehlke called the meeting to order at 1:00 p.m. and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, David Anderson, J.W. Thiele and Kelly Ross.

Absent: Fred Volcansek

Staff present: City Administrator Charles McLean, Police Chief Steve Adcock, Public Works Director Jim Burch, Main Street Manager Damaris Neelley and City Secretary Pamela Harvey.

City Secretary Harvey verified the agenda was posted on Friday, September 28, 2007 @ 12:30 p.m.

Mayor Zuehlke welcomed the visitors and asked for comments. There were no comments.

After a review of the prior minutes **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the minutes from the regular meeting held on September 4, 2007.**

Mayor Zuehlke swore Steve Adcock in as Police Chief and welcomed him.

Clifton Economic Development Corp. Chairman Richard Spitzer presented the 2007 updates to the procedures manual and explained the changes and effects of HB 2928. Mayor Zuehlke thanked Spitzer for his hard work. **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Ross voted unanimously to approve updates to the 2007 CEDC procedure manual.**

CEDC Chairman Spitzer presented the 2007 annual report for approval. **Council on a motion by Alderman Anderson, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the 2007 CEDC annual report as presented.**

CEDC Chairman Spitzer presented contract P-08-01 for promotions and tourism for FY 2008 with the Chamber of Commerce in the amount of \$15,000. Spitzer briefly explained the contract and recommended approval. **Council on a motion by Alderman Thiele, 2nd by Alderman Ross voted unanimously to approve the CEDC contract P-08-01 for promotions and tourism for FY 2008 with the Chamber of Commerce in the amount of \$15,000. Mayor Pro Tem Gloff abstained.**

CEDC Chairman Spitzer presented contract A-08-02 in the amount of \$30,000 for administration services and economic development plan for 2008. Contract is with the Chamber of Commerce and is recommended for approval. **Council on a motion by Alderman Ross, 2nd by Alderman Thiele voted unanimously to approve CEDC contract A-08-02 with the Chamber of Commerce in the amount of \$30,000 for administration services and economic development plan for 2008. Mayor Pro Tem Gloff abstained.**

Chamber of Commerce requested temporary street closure in the 100 block of North Avenue D on Saturday, December 1st from 4:30 p.m. to 6:30 p.m. for Norwegian Country Christmas activities. **Council on a motion by Alderman Anderson, 2nd by Alderman Thiele voted unanimously to approve the Chamber of Commerce's request for temporary street closure in the 100 block of North Avenue D on Saturday, December 1st from 4:30 p.m. to 6:30 p.m. for activities related to Norwegian Country Christmas. Mayor Pro Tem Gloff abstained.**

Chamber of Commerce requested permission to hold their annual lighted Christmas parade on Friday, November 30th at 6:30 following the usual parade route. **Council on a motion by Alderman Thiele, 2nd by Alderman Anderson voted unanimously to grant permission to the Chamber of Commerce to hold the lighted Christmas parade starting at 6:30 on November 30th. Mayor Pro Tem Gloff abstained.**

Chamber of Commerce requested permission to hold open fires in the park around the armory on Saturday, December 1st for a blacksmith demonstration. Mayor Zuehlke asked Chamber Manager Brenda Herzog to briefly explain. Chamber Manager Herzog stated this activity is still in the works, but they would show how to shoe a horse, crafts and things from the past. Alderman Thiele described a Norwegian horse for all present. **Council on a motion by Alderman Thiele, 2nd by Alderman Anderson voted unanimously to approve the Chamber of Commerce's request to hold open fires in the park on Saturday, December 1st for a blacksmith demonstration in conjunction with the Norwegian County Christmas. Mayor Pro Tem Gloff abstained.**

Shriner Don Holditch presented the request to hold a fund raiser at the traffic light at Hwy 6 & Fm 219 on November 9th & 10th to help support the 22 Shriner hospitals. Holditch explained the fund raiser and gave details regarding the Shriners and their hospitals. **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Thiele voted unanimously to approve the Bosque Shriner's fund raiser at the traffic light at Hwy 6 & Fm 219 on November 9th & 10th.**

No member from the P & Z was present to discuss or present the resolution supporting the Council's effort to resolve problems with city infrastructure.

No member from the P & Z was present to discuss the property along North Avenue A by Go Industries; the item was tabled last month. Alderman Anderson stated he would like to see someone from Go Industries at the next meeting.

City Administrator McLean explained to the Council that the Bosque County Central Appraisal District (BCCAD) is governed by a board consisting of five members. These members serve a two year term beginning on January 1 of even numbered years. Members of the board are appointed by vote of the governing bodies of each taxing unit in the appraisal district. The city has 118 votes to cast among the candidates. Alderman Anderson said that in the past the city has coordinated with the school and pooled votes together to select board members. Mayor Zuehlke asked if anyone on the Council was interested to serve. The Council made no nominations to the BCCAD board.

City Administrator McLean explained at the last audit the auditors noted the city did not have an antifraud policy, McLean has created a policy for approval. Mayor Zuehlke recommended the approval. Alderman Anderson commented the policy was brief, but very thorough. **Council on a motion by Alderman Anderson, 2nd by Alderman Ross voted unanimously to adopt the antifraud policy as presented.**

Mayor Pro Tem Gloff discussed with the Council the possibility of the city providing a brush pick up for the citizens. A lot of the elderly citizens do not have a way to dispose of the limbs. Several years ago TCEQ banned the city from burning the brush, therefore the city discontinued the service, plus it was taking 3 employees a full week to pick up the brush. The city owns a chipper, but it takes smaller pieces and to chip on site, takes a long time. Alderman Anderson suggested getting the clubs, churches or youths needing service hours to help the elderly. Public Works Director Burch suggested maybe just providing the service more often would benefit the citizens. Mayor Zuehlke suggested staff come up with a plan to be discussed at the November meeting.

City Administrator McLean presented resolution # 071001 denying the rate increase proposed by ATMOS Energy Corp. McLean briefed the Council on the prior happenings and stated the resolution was to continue the battle. Council discussed the wordage in the document sometimes it referred to an ordinance; next time it was a resolution. Mayor Zuehlke suggested staff clean up the document to refer to a resolution and recommended passage. **Council on a motion by Alderman Anderson, 2nd by Alderman Thiele voted unanimously to approve resolution # 071001 with changes to wordage.**

Department Reports.

There being no further business, **Council on a motion by Alderman Thiele, 2nd by Alderman Anderson voted to adjourn at 2:11 p.m.**

Mayor Zuehlke reconvened the meeting at 2:12 p.m. and convened into executive session at 2:13 pursuant to Chapter 551.074 of the Texas Government Code to discuss personnel.

Mayor Zuehlke reconvened to open session at 2:50 p.m. with no action being made.

There being no further business, **Council on a motion by Alderman Thiele, 2nd by Alderman Anderson voted to adjourn at 2:51 p.m.**

Mayor

City Secretary

Regular Council Meeting
November 2, 2007
1:00 p.m.

Mayor Raymond Zuehlke called the meeting to order at 1:00 p.m. and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, David Anderson, J.W. Thiele, Kelly Ross and Fred Volcansek.

Absent: Chief Steve Adcock

Staff present: City Administrator Charles McLean, Public Works Director Jim Burch, Main Street Manager Damaris Neelley and City Secretary Pamela Harvey.

City Secretary Harvey verified the agenda was posted on October 30, 2007 @ 12:30 p.m.

After a review of the prior minutes **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted unanimously to approve the minutes from the called meeting held on September 24, 2007.**

Council on a motion by Alderman Anderson, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the minutes from the regular meeting held on October 1, 2007.

Mayor Zuehlke welcomed the visitors and asked for comments. Pat Erickson stated he had owned the feed mill and cooked milo and didn't see what the problem was with the new owner Paul Orwig cooking molasses for cattle blocks. He also stated Texas Milling was in business for a long time and no one complained about them. Paul Orwig, owner of MVP Livestock Supplements stated before he purchased the business, he had met with the Council and presented all his information very clear so that a problem like this would not happen. Orwig said he loved Clifton and the people have been supportive, he hopes to relocate to Clifton. He doesn't want the odor of the molasses cooking to be a problem; most people are not offended by the smell. Mr. Orwig submitted a letter from Steven L. Winton from Gonzales with recommendations on odor control of organic vapors. Mr. Winton stated in his letter that after reviewing the stream condensation and quenching portions of Mr. Orwig's process on October 31st, he concluded that the volatilization of weak organic acids from the molasses being concentrated in the cookers is the most likely source of the intermittent odors from the facility. Recommendations were to modify the chemistry of the quench tank, improve the dispersion of the vapors from the quench tank and to improve the gas/liquid contact in the quench tank. Mayor Zuehlke stated that Mr. Orwig was here on his request. Rose Marie Hudson lives at 202 North Avenue E stated she appreciates Mr. Orwig working with the downtown area to eliminate the offensive smell, likes to see a proactive citizen and hopes he will be a good neighbor. Shelley Cooper works at Clifton Record, but is not representing them, she has some medical conditions and the smell from the molasses is making them worse. Gary Arnold stated that he has known Paul Orwig since 1997 and has used his products for years. After smelling the odor one day, he went home and ate pancakes. The turkey manure odor on the prairie is worse. Paul is a good businessman and is not

out to hurt anyone. Mayor Zuehlke stated this is a code enforcement issue and no action can be taken, he encouraged the citizens to talk to the council and city and assured the citizens the city was on top of the concern. Mayor Zuehlke closed the public comment section.

Cal Goerdel with the Clifton Lutheran Sunset Home addressed the council with the request to eliminate the automatic door closures from the new facility. Mr. Goerdel previously met with the Planning and Zoning Commission and they recommended eliminating the automatic door closures. He explained it was a small item, but a very important issue that affects the daily lives of the residence and it is also a safety issue. P & Z Chairman Walter Langston explained how the Sunset Home assisted living facility should be like home and the closures could cause problems for both staff and residents. **Council on a motion by Alderman Volcansek, 2nd by Mayor Pro Tem Gloff voted unanimously to grant the variance to eliminate the automatic door closures from the Clifton Lutheran Sunset Home's new facility.**

Chamber of Commerce Director Brenda Herzog presented the request to park the Viking ship in the middle parking area on Main Street December 1st in conjunction with the Norwegian Country Christmas. Mayor Zuehlke asked that Ms. Herzog contact the merchants regarding the issue. **Council on a motion by Alderman Thiele, 2nd by Alderman Ross voted unanimously to approve the parking of the Viking ship on Main Street on December 1st. Mayor Pro Tem Gloff abstained from voting.**

Shirley Gray resides at 215 North Avenue O and on September 21st sewer backed up into her home and ruined the carpet and floor furnace. Ms. Gary explained to the Council that they called the city several times reporting the problem and it took the city about an hour and half to respond. Ms. Gray stated she feels in her heart if the city would have responded quicker to the problem, none of this would have happened and she would not be out close to \$7,000. When they did show up, it took about five minutes to unstop the line with the jet stream. The neighbor across the street had sewer flow into his backyard. Enviro-serv Restoration & Cleaning came out and cleaned the house along with family members. The furnace and carpet are scheduled to be replaced next week. Ms. Gray's insurance will not pay for the damages due to the city's main being stopped up. The city's insurance, TML also denied the claim due to the fact the damages were not caused by any wrongful act, omission or negligence on the part of the city or any of its employees. The Council discussed addressing issues like this before, time it took to respond, procedure for calls like these and problems the neighbors had. Alderman Volcansek asked Ms. Gray what she was wanting from the Council. Ms. Gray's response was to help pay for the damages. After a lengthy discussion, **Council on a motion by Alderman Ross, 2nd by Mayor Pro Tem Gloff to reimburse Shirley Gray for the full amount of damages \$6,917.59.** Alderman Thiele questioned the whole cost of the furnace. **Council voted with a show of hands, Alderman Ross and Mayor Pro Tem Gloff voted for the motion, while Alderman Thiele, Alderman Anderson and Alderman Volcansek voted against. Motion did not carry, due to a two for and three against vote.**

City Administrator McLean presented the amendment to Chapter 18 of the ordinances requiring state registration of builders and specified building projects. Currently the city's building permit does not require registration for builders, effective September 1, 2007 under Title 16, Texas Residential Construction Commission Act requires a builder/remodeler to register a project with

the State of Texas if the project changes the living area of the home or the labor and material cost for the renovations are \$10,000 or more. For contracts less than \$10,000, only the TRCC registration number of the builder/remodeler is required. The Council discussed the new mandate, the enforcement, how it affected the city and the \$10,000 renovation amount. The Council requested City Administrator McLean check into the law and what changes the city needed to make.

Mayor Zuehlke opened the public hearing regarding whether “goods in transit” should be taxed or exempted. City Administrator McLean presented information on HB 621 exempting “goods in transit” starting in 2008. The exemption works very similarly to the Freeport exemption. However, goods need not be either acquired out of state or transported out of state. The inventory merely needs to be acquired and moved within 175 days to a location where the owner of the property does not have direct or indirect control over the facility. The HB was written for larger communities having warehouses and distribution centers. The bill will not affect the city. P & Z Chairman Langston asked if it applied to agricultural products; the answer was they are exempt. Mayor Zuehlke closed the public hearing.

Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to adopt resolution # 071101taxing all “goods in transit”.

The Mayor and Council discussed the Emergency Service District, how it would affect the city, and the dispatch system. Citizens will be voting on the ESD on Tuesday. If it passes the Commissioner’s court will appoint a board which would allocate the funds. Several Fire department members were present and spoke against the ESD. Mayor Zuehlke encouraged all to gain information and vote on Tuesday.

Department Reports.

There being no further business, **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted to adjourn at 2:35 p.m.**

Mayor

City Secretary

Regular Council Meeting
December 3, 2007
1:00 p.m.

Mayor Raymond Zuehlke called the meeting to order at 1:00 p.m. and determined that a quorum was present.

Council present: Mayor Zuehlke, Mayor Pro Tem Joann Gloff, David Anderson, J.W. Thiele, Kelly Ross and Fred Volcansek.

Absent: Main Street Manager Damaris Neelley

Staff present: Police Chief Steve Adcock, City Administrator Charles McLean, Public Works Director Jim Burch, and City Secretary Pamela Harvey.

City Secretary Harvey verified the agenda was posted on November 30, 2007 @ 12:30 p.m.

After a review of the prior minutes **Council on a motion by Alderman Thiele, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the minutes from the regular meeting held on November 3, 2007.**

Mayor Zuehlke welcomed the visitors and asked for comments. R.J. (Bob) Orth owner of Go Industries addressed the Council regarding a five foot variance on the east side of the lot located at 201 East 5th Street. Go Industries has out grown their existing building and location and plan to build a 120' x 260' metal building on the old lumberyard site between Avenue A and Avenue B, which was built on the five foot. Mr. Orth met with Planning and Zoning several months ago and they recommended the variance. The building would be set on the property line with plenty of space from all streets. Mayor Zuehlke asked Mr. Orth's time line for construction. Response was he planned to do dirt work next week, start construction in January and move in the building in March. Mr. Orth stated he has spoken to the owners of Clifton Feed and Seed and Katie Outlaw regarding the variance and they have no concerns. Since the item was not on the agenda, no action can be taken; it will be addressed at the January meeting.

David Bevels presented the Central Texas Fair Assn.'s request to construct a concession stand on the fairgrounds where the old hog barn is located. This construction is actually phrase three of the project and could be used for multi-purposes. It will be a 40' x 60' covered area which would include bathrooms and a covered eating area. Council discussed the location of the sewer and water lines, over head power lines and the city's well in that area. **Council on a motion by Alderman Anderson, 2nd by Mayor Pro Tem Gloff voted unanimously to approve the request from the Central Texas Fair Assn. to construct a concession stand on the fairgrounds.**

Main Street Manager Damaris Neelley requested a resolution be passed authorizing a grant from the Texas Department of Agriculture. This grant was awarded to Clifton for becoming one of the top ten hardworking communities in the State of Texas. The grant will be in the amount of \$1500 and will be used toward the promotion and beautification of the city. Mayor Zuehlke

recommended the passage. **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted unanimously to approve resolution # 071201 authorizing grant and agent for the Texas Yes! Hardworking Rural Community Award Program.**

City Administrator McLean presented ordinance # 071201 amending the budget for fiscal year '07-'08. Some of the changes include: added debt service, increase for Police Chief salary, moved several employees to appropriate departments, increased Main Street Manager to full time with benefits, and added sun deck slab for pool per Council decision. **Council on a motion by Alderman Thiele, 2nd by Alderman Ross voted unanimously to approve ordinance # 071201 amending the budget for the city for fiscal year beginning October '07 and ending Sept '08.**

City Administrator McLean presented ordinance # 071202 approving the maintenance agreement between the city and TxDOT. The agreement has the standard wording and every 5-6 years TxDOT sends out new agreements for re-adoption with minor changes. Changes since 1997 include that the agreement is between the city and TxDOT only and one other minor change. The Council discussed the drainage issue in the city and who was responsible for it. TxDOT is responsible for the drainage along Fm 219 and Hwy 6, when the water leaves their ROW, it becomes the city's responsibility. After some discussion, **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Thiele voted unanimously to approve ordinance # 071202 approving the agreement between the city and the State of Texas for maintenance, control, supervision and regulation on certain state highways in Clifton.** Alderman Anderson suggested that we request assistance in mowing and litter pickup to supplement city resources, which is listed under the State's responsibilities on page 4 of the agreement.

Alderman Thiele requested the item of paving a portion of White Street on the agenda for discussion. There is an area on White Street in the Oak Run Addition that the street is about half paved the other part is grass. There has been several near head on collision due to the narrowing of the street. Public Works Director Burch stated the area was 15' x 160' and the paved part appears to be concrete. The Council discussed the cost, whether the area was street or easement, safety and left undeveloped by the developer. Public Works Director Burch suggested for a temporary fix that the area be bladed and base be put down until it could be done the proper way. The Council might receive complaints from citizens if it isn't paved, but the city could do a temporary fix now. Consensus of the Council was to spread base and do a permanent fix later.

Council on a motion by Mayor pro Tem Gloff, 2nd by Alderman Anderson voted unanimously to appoint The Clifton Record as the official newspaper for 2008.

City Administrator McLean presented the changes to the personnel policy for approval. The proposed modifications have been reviewed by the city attorney. The changes deal with the following areas: timesheets and pay checks, recording hours for holidays, vacation leave, scheduling personal day, subsistence expenses, hiring practices and drug and alcohol policy. **Council on a motion by Mayor Pro Tem Gloff, 2nd by Alderman Ross voted unanimously to approve the changes to the employee personal policy as presented.**

Council by consensus set the city's Christmas open house for December 18th at 12:00. City Administrator McLean and City Secretary Harvey are to work out the details.

Department Reports

Mayor Zuehlke called a 5 minute break at 2:37 before going into executive session pursuant to Chapter 551.074 of the Texas Government Code to discuss personnel.

Mayor Zuehlke reconvened into open session at 3:15 with no action being taken from the executive session.

There being no further business, **Council on a motion by Alderman Thiele, 2nd by Alderman Volcansek voted to adjourn at 3:15 p.m.**

Mayor

City Secretary