



CITY OF CREEDMOOR
CITY COUNCIL MONTHLY MEETING MINUTES
October 21st, 2021

Attendance: John Gray, Jeff Jakobeit, Fran Klestinec, Leon Smith, Jessie Solis
Administrator: Robert Wilhite
Attorney: Don Bird
Secretary: Martha Click

Absent: Financial: Anna Ortiz

Others Present: Curtis Davidson, Michael Doerr, Dan Heil, Gina Gutierrez, Jesus Gutierrez Hayley Lindauer, Anna Marquez, Jacob Wilhite, Eric Willis, Craig Scott

Quorum Established & Call to order: 7:05

Minutes of Prior Meeting: Minutes of the October 21st, 2021, meeting was presented. Councilman Jeff Jakobeit made a motion to accept the minutes and Councilman Leon Smith seconded. The motion passed 3-0.

Presentation: None

Public Comments: None

Discussion on Barry Ganaway Property on 1625 and Toll Road 45: The council discussed annexing 38.587 acres light commercial and warehousing, owned by Barry Ganaway, to subsidize it into 15 lots. 50 ft easement N side with concrete drive, 30 ft wide, backs up to Martha's property. CM Johnny questioned the utilities, City Administrator Robert Wilhite answered that the sewer will be separate septic systems, by Creedmoor MAHA, underground electric. Barry Ganaway states that the Electrical will be 15 feet from the property, 15 feet for the water, and another 15 feet for the driveway. CM Johnny asked for the size of the lots, Robert answers that they will vary from 7.1 acres to 1.76 acres, depending on the land, in order to be sold. CM asked for the drainage situation, Robert answers it will drain towards the south side, and was inspected by Dan. Don Bird stated that the lots need access to public right of ways. Ganaway responded, stating that they will have access according to TexDOT's right of way. Don Bird states that a variance will need to be in place in order to allow access. Don Bird continues that the road could be a public right of way in order to allow a variance due to being nearby a public highway. CM Johnny proposes the road could be rendered to the City of Creedmoor, making it their responsibility to repair, as the asphalt will crack often. Robert asks who will be responsible for road maintenance, Ganaway responds that the HOA will be held responsible, collecting funds to afford repairs. CM asks if there is a variance in place to specify build requirements for providing access to the proposed property owners. Don Bird states there is a variance in place for sidewalks and curbs. CM asks if the Ganaway's are aware of these variances, they answer yes. CM states the issue should be voted on with the knowledge of a variance being necessary. Don Bird states the issue is the subdivision ordinance requiring access to the whole property. Robert clarifies the issue at hand is a zoning change. Ganaway states that a frontage road will be built to meet the requirement. Don Bird states there is Butt-ins, not total access. Don Bird clarifies the issue on the table is a zoning change, the road issue being a subdivision issue to be held next session. CM Johnny makes a motion to accept the light commercial rezoning, Fran seconds, all in favor, 4-0, those in favor being Jeff Jakobeit, John Gray, Sabrina Nelson, and Leon Smith.

Discussion on property at FM 1625 and Old Lockhart Rd for Poco Loco: City Administrator Robert Wilhite begins by stating the property is to be subdivided into 3 lots, two 2.5-acre residential lots, and one 4.878-acre light commercial lot for a gas station and meat market. CM Johnny suggest the city requires the 2 residential lots to be grandfathered but change to commercial if they were to be torn down. Don Bird stated that the city can start its own zoning cases and file a petition, the difference being that if the council disagrees, a 3/4 vote would be necessary to pass it. The must be put off for next meeting. Robert Wilhite states Poco Loco had passed everything necessary by City ordinance, and they would only need to vote for the zoning change. CM Sabrina Nelson makes a motion to pass the zoning change, seconded by Jeff Jakobeit, all in favor 4-0, being Jeff Jakobeit, Sabrina Nelson, Leon Smith, and John Gray.

Discussion on being a Conduit for Cultural Education Facilities Finance Corporation: Robert Wilhite states the grants given for being a conduit would benefit the city. It has been done before with the local church and is familiar with the process. CM Johnny asks if we are responsible for the note, Robert answers no. Don Bird explains being a conduit is to be able to pass the ability to apply for bonds to the cultural Education Facilities for our benefit with minimal fees. Sabrina Nelson makes a motion to approve being a Cultural Education Facilities Conduit, John Gray seconded the motion, all in favor 4-0, being Jeff Jakobeit, Sabrina, and John

Comments from City Council Members: CM Johnny states his concerns from the 216 Project, being from taking information from the contractors of the project rather than our members. A list of concerns and information is handed to the Council Members. Robert proposes a workshop for a third part Inspector and Permitting Company to put liability and costs off the City Staff. Carla from the church and Robert propose a food pantry in the city. Sabrina Nelson proposes the CCCFA gets involved with the organizing of the food pantry.

Financial Report: Financials attached in print.

Administrator's Comments: Robert Wilhite states that the financier is at the TML Conference in Houston for Grant Writers and Auditors for the upcoming Fiscal year. Oktoberfest was a great success. Potluck to be replaced with a Thanksgiving Dinner, November 3rd in appreciation for those who helped in Oktoberfest.

Discussion on CCCFA: Sabrina Nelson states that the CCCFA earned \$17000 from Oktoberfest, accounting for fees. The event was successful, being the highest earning for Oktoberfest.

Mayor's Comments: Mayor Fran Klestinec thanks everyone for their contributions to Oktoberfest.

Announcements: November 3rd, appreciation dinner at 6:00 PM. Vote for City Council, Photo ID required.

Adjournment: Fran Klestinec made the motion; Sabrina Nelson seconded the motion.