

Minutes of
Cresson City Council Meeting & Planning & Zoning Commission
May 10, 2022

Mayor Conway called the City Council Meeting of Cresson, Texas to order at 7:00 P.M. May 10, 2022, at the City of Cresson Council Chambers. Attendance as follows:

Mayor Teena Conway	Ron Becker (absent)	Kenneth Benzenhoefer
Warren McKamey	Pam Manley	Lisa Clement

City Attorney Fritz Quast

Councilperson Benzenhoefer gave the invocation and Councilperson Manley led the U.S. Pledge and the Texas Pledge.

Meeting was opened to the public.

Citizen's Comments

Citizen Kevan Ritter of 217 E. Bluebonnet Drive, comments about change being inevitable in the city and thanks the council for doing the right thing and doing a good job. He also thanks Pam Manley for her years of service and says she will be missed.

Citizen Roy Doolin of 104 E. Bluebonnet Drive asks for an update on the Municode codification project and for information on where to find the ordinance discussing the minimum lot size.

Mayor Report and Comments

- A. **Unofficial City Council Election Updates**-We expect official results by May 16th and the new council members will be sworn in on Wednesday, May 18, 2022, at a special called meeting.
- B. **New features on the City of Cresson website**-The annual budgets and the annual audits have been added to the Helpful Resources tab on the city website.
- C. **Why cities have permit fees**-Fees pay for engineering services, attorneys, and inspection fees. These were put in place years ago by the council. Some of these fees may need to be either increased or decreased. For example, we have found planned developments to be labor intensive. To remove fees altogether would not make sense and lead us to property taxes.
- D. **Building and Standard's Commission**-training is Tuesday, May 17, 2022, at 7pm in the City Council Chambers.
- E. **Hood County United Way and Hood County YMCA**-Both groups would like to help Cresson residents.
- F. **Road repair funding-where does it come from**-One third of our monthly sales tax is required by state law to go toward road maintenance and repair. Since the new mayor took office in May 2020, the city has repaired a large list of roads which is available at City Hall.

Planning and Zoning Commission Agenda

A. Hold a public hearing regarding a request for a change in zoning from Agricultural “A” to Planned Development “PD” from Barclay Waddell and David Ferrette for a tract of land 18.55 acres out of the J. Randle Survey, Abstract 483, Hood County, Texas; being all of Lot 18, Cresson One South an Addition as shown on plat recorded in Cabinet P, slide 398, Plat Records, Hood County, Texas. Public Hearing is opened at 7:20 P.M. David Ferrette makes a presentation regarding the project. Peter Malin of Land Fund Manager, LP, Brady Redwine of LGI Homes, and Cresson citizen Bobby Spears speak against the project. There are many questions from the council members.

Deliberation agenda

A. Request from Barclay Waddell and David Ferrette for a change in zoning from Agricultural “A” to Planned Development “PD” for a tract of land 18.55 acres out of the J. Randle Survey, Abstract 483, Hood County, Texas; being all of Lot 18, Cresson One South, an Addition as shown on plat recorded in Cabinet P, slide 398, Plat Records, Hood County, Texas.

1. Hold Public Hearing.

This public hearing was held in conjunction with the Planning and Zoning public hearing.

2. Consider and take action to approve or deny ordinance to rezone the property from Agricultural “A” to Planned Development “PD” as requested by Barclay Waddell and David Ferrette.

Councilperson Manley makes a motion to deny this rezoning. A motion is duly made by Councilperson Manley and seconded by Councilperson McKamey. 4 ayes and 0 nays. The motion is passed unanimously.

B. Councilperson Pan Manley letter. Councilperson Manley will be moving out of the city and her last meeting will be 5/24/2022. She shared some thoughts about the city and the city council.

C. Sean Dowden with Waste Connections presents regarding the upcoming rate increase. Mr. Dowden discusses that Waste Connections has been the preferred provider for the City of Cresson since 2003 and has paid the same rate for over 10 years. He states the town has grown so they have had to deploy more manpower and trucks along with the current rate of inflation. Weatherford closed the landfill off Dennis Road, so they are having to use a transfer station and 18-wheelers to offload the trash to other landfills. They are going to raise the rate \$1.89 per ton. Councilperson Manley makes a motion to approve the rate increase, A motion is duly made by Councilperson Manley and seconded by Councilperson Benzenhoefer. 4 ayes and 0 nays. The motion is passed unanimously. A motion is made by Councilperson Benzenhoefer to pass the \$1.89 per ton rate increase along to the customer. A motion is duly made by Councilperson Benzenhoefer and seconded by Councilperson Clement. 4 ayes and 0 nays. The motion is passed unanimously.

D. Building and Substandard Housing Commission update. Jim Manley is moving out of the city. Mayor Conway states that Kevan Ritter will be moved from the alternate seat to a regular seat. Mayor Conway nominates Suzy Knight Tidwell as an alternate. A motion is made by Councilperson Manley to approve the nomination. A motion is duly made by Councilperson Manley and seconded by Councilperson Clement. 4 ayes and 0 nays. The motion is passed unanimously.

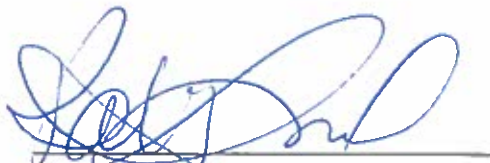
E. Approve the minutes from the city council meetings held on April 26, 2022. Councilperson McKamey makes a motion to approve the minutes. A motion is duly made by Councilperson McKamey and seconded by Councilperson Benzenhoefer. 4 ayes and 0 nays. This motion is passed unanimously.

Adjourn

Meeting adjourned at 8:21 P.M.



Teena Conway, Mayor



Katy Froyd, City Secretary