

**MINUTES OF THE REGULAR MEETING  
OF THE OAK LEAF CITY COUNCIL  
HELD ON MAY 8, 2007, 7:00 PM  
AT OAK LEAF CITY HALL**

**I. CALL TO ORDER & ROLL CALL**

Council members present:

Mayor Pro Tem Pat Mahlstedt	Councilwoman Susan Walker
Councilman Jim Tuma	Councilman Ron Spurlock
Mayor Paul Klooster (arrived at 7:08 p.m.)	
Councilman Ray Brindle (arrived at 7:08 p.m.)	

**II. MAYOR PRO TEM MAHLSTEDT CALLED THE REGULAR CITY COUNCIL MEETING TO ORDER AT 7:05 P.M. AND ANNOUNCED A QUORUM PRESENT.**

**III. INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Mahlstedt gave the invocation followed by the Pledge of Allegiance.

**IV. PRESENTATION – none**

**V. GUEST LIST ATTACHED**

**VI. AUDIENCE PARTICIPATION**

**VII. CONSENT ITEMS**

Minutes of the regular meeting of April 10, 2007 were reviewed. A motion was made by Walker to accept the minutes as submitted with one minor change. Tuma seconded the motion.

Ayes: All present voted aye.

Nays: None.

The motion was passed.

**VIII. NEW BUSINESS**

**A. Variance – 680 feet of accessory building over what is allowed per City Code**  
Mahlstedt identified that the applicants (Mr. and Mrs. Denier) have submitted for consideration and approval an application for a variance for 680-feet over square footage allowed per City Code. Mr. Denier identified that the building will be used to store his RV and equipment. Brindle made a motion to approve the variance. Spurlock seconded the motion.

Ayes: All present voted aye.

Nays: None.

The motion was passed.

**IX. OLD BUSINESS**

**A. Coe Farms Phase II (Preliminary Plat)**

Applicant has not submitted any new documentation to the City since the Preliminary Plat was approved with contingencies on March 20, 2007.

**B. Indian Hills – Lot 10, Block 3**

Mr. Birkhoff, the City's consulting engineer, has concluded his inspection and provided the City with his Report. The property owner has encroached on a portion of the 80-foot drainage easement. Mayor Klooster will consult with Mr. Birkhoff and the city attorney on this matter.

**X. MAYOR'S UPDATE –**

**Mayor Klooster updated Council on items listed below.**

- Special Meeting  
Klooster reminded Council of the Special Meeting scheduled for May 22, 2007 at 7:00 p.m.
- Debris in Creek  
Klooster identified that he had spoke with County Commissioner, Ron Brown on the tree debris that is piled up along the side of Red Oak Creek at the Hampton Bridge. The debris is being left where it is, so that it may continue downstream. Walker asked if the debris could be cut up into smaller pieces, Klooster stated it was communicated to him that it would be left as is.
- Allied Waste  
Klooster identified that Allied Waste has sent an invitation to the City offering tours at its five (5) area landfills that they own. Walker asked Secretary Cortes to contact Allied Waste regarding disposal of toxic waste materials.
- Streetlights – Lark Lane  
Klooster identified that Hilco Electric Cooperative, Inc. sent a letter on 4/30/07 to the City regarding the possible installation of two (2) security lights on Lark Lane. The cost of setting two poles and installing security lights on each pole is \$2,045.21. Klooster asked city staff to get clarification of the location of the two poles, and to confirm that there is an existing power pole already in place at the Ovilla Road end of Lark Lane.
- 701 Winding Creek Trail  
Mayor Klooster identified that he spoke with Mr. Trevino, owner of 701 Winding Cr. Tr., regarding the recent code violation letter dated 03-28-07. Trevino had identified that he would be installing a code compliant "improved" surface in his back yard so the subject vehicles would be legally parked. He also indicated he was considering relocating the existing six foot fence from the side yard location to the rear of the lot and then he would replace the side yard fence with a code compliant eight foot fence. He also indicated he was looking into

the possibility of planting landscape plant material to help shield the visibility into his back yard.

- **Vehicle Ordinances**  
Klooster identified that twelve (12) different municipalities were checked regarding existing vehicle storage, and only one, Duncanville, had an ordinance in place. Their ordinance, just recently passed, limited the number of vehicles stored within a residential property. Council discussion followed on various possible changes to the city's ordinances to address this issue. It was identified that Mayor Klooster would direct the city attorney to talk to the City of Duncanville's attorney in regards to their recently passed ordinance.
- **Fire Hydrant – 2059 Willow Bend**  
No update. This hydrant is to be moved and/or elevated due to the installation of the adjacent property owner's driveway. Klooster asked Secretary Cortes to contact Glenn Heights to get an update in advance of the May 22, 2007 meeting.
- **Guardrails**  
Klooster identified that a citizen had suggested that guardrails be installed along Hampton Road (between Locust and Red Bud Court) as well as at the north end of Elm Drive. A competitive price will be solicited and submitted to Council for possible action.

## **XI. REPORTS AND ACTION BY COUNCIL**

### **LAND/BUILDING**

- **Municipal building**  
Minor roof damage occurred during the May 2nd storm. Repairs have been made. Exterior of building needs to be caulked and painted. Some minor electrical work needs to be done. This work should be completed this year.

### **LEGAL & PUBLIC RELATIONS**

- Klooster to contact the city attorney regarding progress with the contract for the geo-tech consultant regarding the Indian Hills subdivision.
- Klooster encouraged Council to participate in local and regional meetings and workshops.
- Klooster identified that County Commissioner, Ron Brown, has agreed to accept trees and brush from the May storm from our citizens at his Precinct 4 office located at 1011 Eastgate, Midlothian, Texas 75065. Monday thru Friday 7:30 a.m. – 3:00 p.m. Secretary Cortes was asked to get more details. A postcard will be going out to citizens with this information.

- Secretary Cortes was asked to contact the Salvation Army and the Gospel Light House in advance of the next Cleanup Day to see if they would like to bring a truck to pickup citizen donations during the Cleanup Day.

#### **PUBLIC WORKS**

- Potholes  
Klooster identified that there were some potholes in the City in need of filling.
- Mahlstedt identified that the stop sign at Lariat Circle and Westmoreland Road was down.

#### **SECRETARY'S REPORT**

- Crime Prevention Survey  
Secretary Cortes identified that she had sent a letter to Ellis County Sheriff, Ray Stewart asking if his department could do Crime Prevention Surveys for the City of Oak Leaf. The Sheriff's department identified that they could do this for the City of Oak Leaf.
- Spring Cleanup Day  
Cortes identified that Allied Waste brought in two (2) 30-yard roll off containers and two (2) rear load trash trucks for the cleanup. The main volume of debris was limbs and brush that was shredded by the County Commissioner's chipper. Forty-seven (47) citizens participated.
- Secretary Cortes gave Council a brief summary of the FEMA Flood Insurance Re-Study Scoping Meeting she attended on 4/27/07 for the City.

#### **ORDINANCE REVIEW/UPDATE – CHAPTER 2, ANIMAL CONTROL**

- The review started with discussion on limiting the number of animals in residential areas, confinement, and minimum distances from living quarters, and review of other cities animal control ordinances. Councilman Brindle will work with city staff on Oak Leaf's current animal control ordinance next week incorporating changes that were discussed this evening.

#### **XII. ADJOURNMENT FROM REGULAR CITY COUNCIL MEETING**

A motion to adjourn was made by Brindle, and seconded by Mahlstedt.

Ayes: All present vote aye.

Nays: None.

The motion passed.

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City of Oak Leaf  
May 8, 2007

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Paul Klooster, Mayor

**ATTEST:** \_\_\_\_\_  
Patricia Cortes, Secretary