

**MINUTES OF THE COUNCIL
REGULAR MEETING HELD TUESDAY, JULY 8, 2013
AT ST. PAUL TOWN HALL**

The Meeting was called to order at 7:30 p.m. by Mayor Walter. Councilman Kellow was absent. There was a quorum. Mayor Walter led the Pledge of Allegiance. Mayor Walter changed the order of the agenda to accommodate the Huffines representatives.

Citizen's Comments (3 Minute Limit): Mr. Egbers questioned the necessity of permits for water heater replacement. This is on tonight's agenda for discussion (item #8).

Discussion/Action to accept Huffines Development Agreement: Elvio Bruni, Sue Blankenship, and Misty Ventura attended on behalf of Huffines Communities and Trent Petty attended as consultant to the town. The term agreement is 15 years. At the end of 15 years, the utility district is still responsible for the debt and upkeep and road repair unless annexed into the town. It seems unlikely the town would want to inherit this debt and future expenses. There was discussion concerning lot size, certain exceptions to current ETJ requirements in ordinance 100 that did not apply to this development, changing references from "city" to "town", and the impact on WNESUD system and possible impact on future water rates. Motion made by Mr. Simmons to approve the development agreement with the stipulation that the word "city" be changed to "town". Mr. Scanlan seconded. The motion passed 3 to 1 with Mr. Simmons voting "nay".

Approval of Minutes from June 10 BOA:

Council then reviewed the minutes from the June 10 BOA Meeting. Councilman Scanlan motioned to approve the minutes with a second to the motion made by Councilman McCasland. The motion passed unanimously.

Approval of Minutes from June 10 Council Meeting:

Council reviewed minutes. Councilman Scanlan motioned to approve minutes with correction of Councilman Kellow (absent) making a second to the adjournment motion. (Second was made by Councilman McCasland.) Motion was seconded by Councilman McCasland. The motion passed unanimously.

Approval of Expenses: Council reviewed the expenses report. Councilman Scanlan motioned to approve the report with a second to the motion made by Councilman Simmons. The motion passed unanimously.

Discussion/Appointment of Planning and Zoning Member Rick O'Connor (to replace Bob London for remainder of two year term): Council discussed the recommended appointment. Councilman Gensler motioned to approve the appointment with a second to the motion made by Councilman McCasland. The motion passed unanimously.

Discussion/Action on Town of St Paul Fee Schedule regarding plumbing/HVAC permits: Jim Olk was present to explain need for water heater replacement/installation inspections. If a town has a plumbing code, it is required by law to inspect water heater replacement/installation. City will canvas nearby towns to see if our fee schedule is comparable. City will work to update website concerning what home repairs/improvements require a permit.

Discussion/Action on Inter-local Jail Services Agreement with Collin County: The Town will pay \$69.79 per day or part of day per inmate that the city requests be confined, and who is confined in the County jail. This is a one year agreement effective 10/01/13 and ending 9/30/13. Councilman Simmons motioned to approve and Councilman Gensler seconded the motion. The motion passed unanimously.

Mayor's comments:

Code Enforcement/Status – City directed to mow grass on both sides (10 feet in) bordering east end of Park Blvd. on a regular basis. Mr. Gensler to coordinate with city personnel the installation of road reflectors as a service project for the boyscouts.

Other: City to install open/closed signs on town hall since Bob walks to work and no car is parked in front during office hours.

Adjournment: Councilman Scanlan motioned to adjourn the meeting at 9:05 p.m. with a second to the motion made by Councilman McCasland.

MINUTES OF THE COUNCIL
PUBLIC HEARING OF JULY 29, 2013
AT ST. PAUL TOWN HALL

The Meeting was called to order at 7:00p.m. by Mayor Walter. All members were present. There was a quorum.

PUBLIC HEARING: Mayor Walter read the notice for public hearing for a variance requested by Ms. Rush. The request is for a property located at 1442 Harlin Dr. and described as Lakeview Manors #2, Lot 40, 2.94 acres.

The petitioner, Ms. Rush, requested a variance to allow her to build an accessory building in front of her house and to allow the square footage of the new building to exceed the square footage of the home, which are prohibited by Ordinance 130C. She provided drawings of her plans and the structure. They were reviewed by council. Comments were received from two neighbors, Mr. and Mrs. West and Mr. and Mrs. Reece. They were not opposed to the variance.

Discussion/Action on Variance Request by Ms. Rush: Board member McCasland motioned to approve the variance request and was seconded by member Scanlan. The motion passed unanimously.

Mayor Walter closed the hearing at 7:14.

