

**MINUTES OF A SPECIAL MEETING OF THE  
CITY COUNCIL OF THE CITY OF COTTONWOOD SHORES, TEXAS  
4111 COTTONWOOD DRIVE – CIVIC CENTER  
WEDNESDAY, OCTOBER 25, 2000 AT 6:00 P.M.**

1. **CALL TO ORDER AND ROLL CALL:** Mayor Pickens called this Special Meeting to Order at 6:06 p.m., with both Commissioner Phipps and Commissioner Pfeifer in attendance a Quorum was present.
2. **CONSENT AGENDA:**
  - A. **MINUTES OF A SPECIAL MEETING ON OCTOBER 12, 2000:** Commissioner Pfeifer stated he had no changes to the minutes. He then made a motion to approve the minutes of a Special Meeting on October 12, 2000. Commissioner Phipps seconded his motion, which carried.
  - B. **FINANCIAL STATEMENT FOR THE MONTH OF SEPTEMBER 2000:** Mayor Pickens stated he had reviewed a copy of the Financial Statement and saw some corrections to be done. As of now, we have not received a corrected copy.
3. **CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY MS. BECKY JOHNSON FOR A CREDIT ADJUSTMENT ON HER UTILITY BILL FROM THE CITY OF COTTONWOOD SHORES FOR HIGH WATER USE DUE TO A WATER LEAK AT HER BUSINESS, THE SUMMERHOUSE, ON LOT 5(A) IN THE CASTLE TERRACE SECTION:** Mayor Pickens stated this business location had been there forever, as one business or another. We have a City Ordinance, which states that if the break is on the customer's side of the meter, between the home or business, it is the customer's responsibility. However, the water meter for this business is located about one-half mile from the actual building, through thick brush. Ms. Johnson had no idea where her meter was located. He noted she did have a leak, but on at least three occasions the water hose had been left on by one of the construction workers remodeling after the fire. Commissioner Phipps asked if customers were responsible for locating their meters. Mayor Pickens stated if he purchased property, he would want to know where the meter was located. Commissioner Phipps stated she thought some adjustment was due since there was a leak far away, but she was not sure how much to allow. Mayor Pickens stated the printout of Ms. Johnson's account showed what her normal use was and the two months with the excessive use due to the break. He recommended some adjustment for the break, but with the understanding Ms. Johnson would have to pay for relocating her meter on her property. He suggested adjusting off two-thirds leaving one-third due. He added she should be responsible for some of the usage because Robert had to shut off the hose at least three different times when water was noticed running down the road. Commissioner Pfeifer made a motion to adjust Ms. Johnson's water bill by two-thirds with the stipulation she will have to pay for moving her meter to her property. Commissioner Phipps seconded his motion, which carried.
4. **CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY MR. RANDALL MAXWELL FOR A VARIANCE FROM ORDINANCE NO. 031193, AN ORDINANCE OF THE CITY OF COTTONWOOD SHORES, TEXAS, PROHIBITING CERTAIN ANIMALS WITHIN THE CITY LIMITS:** Mayor Pickens stated in the past the Council had allowed citizens to raise farm animals for FFA projects. Mr. Maxwell was requesting a variance for three pigs. Mayor Pickens stated he did not recommend the Council doing so because of the smell three pigs could cause. He suggested Mr. Maxwell consider a different animal or less pigs. Commissioner Pfeifer stated sheep or goats are one thing, but pigs are a different story. He then made a motion to disapprove the request by Mr. Maxwell for a variance to raise three pigs. Commissioner Phipps seconded his motion, which carried.
5. **CONSIDER AND POSSIBLY TAKE ACTION ON A REQUEST BY MR. LINVEL BAKER FOR A VARIANCE TO THE SETBACK REQUIREMENT IN ORDINANCE NO. 061898, AN ORDINANCE OF THE CITY OF COTTONWOOD SHORES, TEXAS, REQUIRING UNIFORM APPLICATION AND ENFORCEMENT OF DULY RECORDED RESTRICTIONS AND ZONING AFFECTING THE USE OF REAL PROPERTY WITHIN THE CITY LIMITS, FOR THE CONSTRUCTION OF A HOME ON**

**HIS LOTS, 507 & 508 IN THE DRIFTWOOD SECTION, COTTONWOOD SHORES, TEXAS:** Mayor Pickens stated he had been over to see Mr. Baker's property. He added they were good lots with a nice view of the lake and dam. However, there was a large ravine with a big drop-off on the back of the lots. Mr. Baker stated he thought there was a gravel pit back there at one time. He noted that was why he was requesting the variance to the setback so the house could be moved forward away from the drop-off. He added the house would be twenty-two feet off the road so he only needed an eight-foot variance. Commissioner Phipps asked if this was investment property. Mr. Baker replied yes. Mayor Pickens stated he didn't have a problem with the Council granting him a variance. Commissioner Pfeifer then made a motion to approve granting an eight-foot variance to the setback requirement for the construction of a house on Lots 507 & 508 in the Driftwood Section. Commissioner Phipps seconded his motion, which carried.

6. **CONSIDER AND POSSIBLY TAKE ACTION ON AMENDING THE CONTRACT FOR TREATMENT AND DISPOSAL OF WASTEWATER BETWEEN LAKE LBJ MUNICIPAL UTILITY DISTRICT AND THE CITY OF COTTONWOOD SHORES, TEXAS:** Mayor Pickens stated at a previous meeting the Council discussed making changes to the contract for treatment and disposal of wastewater between the City and LBJ MUD. He noted he had not been able to discuss with the City's attorney as of yet. He did discuss the contract with the City's accountant, Mr. Burl Harper. He added Mr. Harper had not gotten back to him yet either. He did speak to Mr. Doyle Wyatt with LBJ MUD concerning making a small down payment and then over the years making payments as the taps are made. He noted nothing was formalized at this time. He added he wanted to explore LBJ MUD selling the effluent and if the City could get a percent of sales. Commissioner Pfeifer stated check into 3.2 (b) and 3.7 (a), too. He added several things needed to be discussed before we sign anything. Mayor Pickens stated he was not comfortable with the City reimbursing for fees as in 6.2 either. He suggested for the Council to write down any comments or concerns to be discussed with the attorney and/or accountant to see what options the City has. Then readdress at a future meeting when more information was available. No action taken on this item.
7. **CONSIDER AND POSSIBLY TAKE ACTION ON AUTHORIZING THE CITY ATTORNEY TO RESPOND TO A LETTER FROM MR. BRYAN HICKS DATED OCTOBER 17, 2000, REGARDING ORDINANCE NO. 030800, AN ORDINANCE OF THE CITY OF COTTONWOOD SHORES, TEXAS ANNEXING CASTLE TERRACE SUBDIVISION, SECTIONS I AND II INCLUDING THE WATER RESERVOIR AND WATER TREATMENT SITE LOCATED WITHIN THE CASTLE TERRACE SUBDIVISION:** Commissioner Pfeifer stated he had read the letter. The only thing he found wrong with it was he would like for the language to be harder, more direct. He added the City definitely needed to send a letter in response. Commissioner Phipps stated she was surprised that Mr. Hicks didn't know this and that the City's attorney had to point it out. Commissioner Pfeifer then made a motion to approve authorizing the City Attorney to respond to the letter from Mr. Hicks. Commissioner Phipps seconded his motion, which carried.
8. **MONTHLY ACTIVITY REPORTS:**
  - A. **POLICE DEPARTMENT:** No officer present to give report.
    - (1) **ACTIVITY LOG**
    - (2) **ARREST**
  - B. **PUBLIC WORKS:**
    - (1) **WATER & SEWER SYSTEM PERFORMANCE & USAGE:** Mayor Pickens read the report for the Water Department. He noted the discrepancy from the raw water purchased and the water sold was because of the water purchased from LBJ MUD.
    - (2) **ANIMAL CONTROL:** Mayor Pickens stated Connie had been out ill. She had a doctor's excuse till October 27<sup>th</sup>, but would be in sooner if she felt better. She should be back to work Monday at the latest.
  - C. **CIVIC PRIDE:**
    - (1) **UPCOMING MEETING DATES**
    - (2) **FUTURE PROJECTS:** Mayor Pickens stated they were still working on getting a sign up at Noah Thompson Park.

**9. MAYOR'S REPORT:**

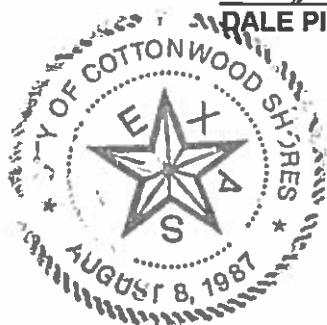
- A. UPDATE ON WATER SYSTEM IMPROVEMENTS GRANT:** Mayor Pickens stated he was up on the hill today and talked with the foreman. They had started on the hole for the foundation, but there was a huge boulder right in the middle. He added they would need a hoe-hammer to bust up the boulder.
- B. UPDATE OF SEWER PROJECT IN CASTLE TERRACE:** Mayor Pickens stated the project was in the ground. They had already done the pressure test. All that was left was to tap into the six-inch main.
- C. FUTURE GRANT APPLICATION FOR WATER DISTRIBUTION LINES:** Mayor Pickens stated he had been notified that the presentation was scheduled for November 9<sup>th</sup> before the Review Board. He encouraged everyone to come and support Cottonwood Shores.

**10. CITIZEN COMMENTS:** Mr. Euclid Phipps asked if the City could use the county again this year for roads. Mayor Pickens stated he was hoping to get them out here this year, but there's just no money for road base right now. He added hopefully by December we'll have some money to spend. Mr. Phipps then asked about the progress on Lakeview Drive. Mayor Pickens stated he had talked to the contractor and didn't get a "no". He hoped the weather was the reason why we haven't heard from him.

**11. ADJOURNMENT:** Mayor Pickens adjourned this Special Meeting at 7:06 p.m.

**ATTEST:**

  
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**TENA COLLIER, CITY SECRETARY**



  
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**DALE PICKENS, MAYOR**



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**A G E N D A**

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    - (2) ANIMAL CONTROL
  - C. CIVIC PRIDE:
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    - (2) FUTURE PROJECTS
9. MAYOR'S REPORT:
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  - B. UPDATE OF SEWER PROJECT IN CASTLE TERRACE
  - C. FUTURE GRANT APPLICATION FOR WATER DISTRIBUTION LINES
10. CITIZEN COMMENTS.
11. ADJOURNMENT.

I CERTIFY THAT THE ABOVE NOTICE WAS POSTED AT CITY HALL, 3808 COTTONWOOD DRIVE, COTTONWOOD SHORES, TEXAS ON THIS 20<sup>TH</sup> DAY OF OCTOBER 2000 AT 6:00 PM.

ATTEST:

  
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TENA COLLIER, CITY SECRETARY

  
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DALE PICKENS, MAYOR

