

REGULAR MEETING OF THE CITY COMMISSION
OF THE CITY OF DUMAS, TEXAS
JUNE 2, 2014
6:30 P.M.

BE IT REMEMBERED THAT THERE CAME AND WAS HELD A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF DUMAS, TEXAS IN THE DUMAS COMMISSION CHAMBERS/MUNICIPAL COURT ROOM, 124 EAST 7TH STREET OF SAID CITY:

Members Present:

Mayor Pat L. Sims
Mayor Pro Tem David M. Bonner
Commissioner Michael L. Funk
Commissioner Vernon McDowell
Commissioner Steve Bodnar
City Manager Vince DiPiazza
City Attorney Tom Moore

Others Present: Kim Rehkopf, Jim Nelson, Dottie Crockett, Paul J. Jenkins, Arbie Taylor, Kamala Goodheart, Darren Goodheart, Greg Tanner, Sam Cartwright, Greg Willis, Yolanda Morales, Adrian Hernandez, Jerry Yerby and Meredith Laurent.

Mayor Sims called the meeting to order.

A motion was made by Commissioner Funk, seconded by Commissioner McDowell, and passed unanimously to approve the May 19, 2014 Regular City Commission meeting minutes and paying the bills.

Mayor Sims opened the Formal Session.

Yolanda Morales asked the Commission to consider allowing her to build in a front yard setback. (reverse frontage) City Inspector Greg Tanner said Ms. Morales would like to build a walk-in closet and a patio cover. Mr. Tanner said the ordinance states that there must be 25' of front yard on both sides. Commissioner Funk said he is opposed to Ms. Morales building to the north of her property. Mayor Pro Tem Bonner said he has three concerns; does this affect the safety for drivers in the area, does it improve the looks of the house, therefore the neighborhood, and will this set a precedence. City Manager Vince DiPiazza said if the variance is granted, this should show a special situation based on the fact that this is a reverse frontage lot. A motion was made by Mayor Pro Tem Bonner, seconded by Mayor Sims, and passed unanimously to create a variance for this particular lot to allow the residence to build up to five feet of the south property line. City Attorney Tom Moore requested additional language be added. An amended motion was made by Mayor Pro Tem Bonner, seconded by Mayor Sims, and passed unanimously to create a variance for this particular lot to allow the residence to build up to five feet of the south property line for Yolanda Morales, 1001 Powell, and the reason for granting the variance is that this is a reverse frontage situation, and it involves a hardship to the property owners if it is not granted for them to enjoy their property.

Jerry Yerby asked the Commission for a variance to front setback requirements to allow the construction of carports for mobile homes. City Inspector Greg Tanner said the ordinance requires at least 12 feet of clearance between manufactured homes. Mr. Tanner said Mr. Yerby would encroach in the twelve foot setback. A motion was made by Commissioner Funk, seconded

by Commissioner Bodnar, and passed unanimously to allow a variance to front yard setback requirements to allow for the construction of carports in Yerby's Mobile Home and RV Park in the 1500 block of South Meredith Avenue.

Darren Goodheart presented a proposal to lease the golf course facilities. In the proposal he would like for the city to pay him \$7,500 a month to manage the facility and he would be in control of the daily operations, including the hiring of personnel. Mr. Goodheart said he wants the city to pay for the demolition of the current facilities and he would pay for the construction of a new golf pro shop, banquet room to seat 150 people, and a bar/grill prep area. Mr. Goodheart said this proposed agreement would be for 15 years, with a 5% reduction per year. At the end of 15 years Mr. Goodheart plans on donating the facility to the city. Mr. Goodheart said all catering would be prepared at his current restaurant. The maintenance of the golf course grounds would still be mowed and watered by the city. City Attorney Tom Moore said the facilities are for the public and owned by the city and they should have some say in the building plans. Mayor Pro Tem Bonner said he would like the golf pro committee to consider the pros and the cons of the proposal and make recommendations to the Commission. City Manager Vince DiPiazza said the golf pro committee is getting ready to invite three candidates to do interviews. Mayor Pro Tem Bonner told Mr. Goodheart that during extreme drought conditions the city does not water the golf course, which causes the greens to burn. Mr. Goodheart told the Commission that the city has leased the restaurant for the last 10-15 years with the results being what they are today. Mr. Goodheart said his proposal is a different view point and that the Commission will be completely out of the management of the golf course. The consensus of the Commission is for the golf pro committee to meet with Mr. Goodheart and have the golf pro committee give their recommendations to the Commission.

A motion was made Commissioner Bodnar, seconded by Mayor Pro Tem Bonner, and passed unanimously to approve the First Reading of Ordinance No. 1113 amending Chapter 82, Buildings and Building Regulations, of the Code of Ordinances pertaining to elevation of building foundations.

Mayor Sims opened the Work Session.

Public Works Director Arbie Taylor gave an update on the following projects: Pipe will be placed for the lift station project next week. The contractor has had trouble getting the fire hydrants and does not want to start the project until all of the hydrants are delivered. Mr. Taylor is still looking for evidence of when water was established in the city. Elevation control is set for the aerial mapping project. Test holes will begin as rigs become available.

Meeting adjourned.

Pat L. Sims, Mayor

ATTEST:

Vince DiPiazza, City Manager