1. CALL TO ORDER

Mayor Calhoun called the special meeting to order at 1:32PM.

2. ROLL CALL

Mayor Calhoun - Present
Councilor Foley - Present
Councilor Richey - Present
Councilor Woerndle - Present
Councilor Cherry - Present

Town Administrator Georgiana Rael was also present.

3. CONSIDERATION AND APPROVAL OF:

a. Resolution 2017-28 MAP Agreement

After discussion of the 2017-28 MAP agreement, Councilor Foley made a motion to approve the agreement. Councilor Cherry seconded the motion.
Assistant Clerk Holly Snowden Fagan took a roll call vote. Councilor Cherry - yes, Councilor Woerndle - yes, Councilor Richey - yes, Councilor Foley - yes. Motion passed.

b. Conditional Use Permit for Chad Mantz and Jess Radle - 400 West Main Street

Chad and Jess from Red River Real Estate are asking for a conditional use to allow their Silver Strike project to proceed with 46 parking spaces, which is 16 less spaces than required by current ordinance. Councilor Cherry made a motion to approve the conditional use permit. Councilor Woerndle seconded the motion for purpose of discussion.
The parking issue was then open to comments and discussion from the audience.
Councilor Cherry asked Chad and Jess if they would be willing to change their plan to accommodate the needed parking. Chad stated that yes, they would be willing.
Judy Miller posed the question what will happen to other businesses who come in and need the parking requirement to be waived.
Fritz Davis asked how many parking spaces are in the municipal parking lot.
Public Works Director Isaac Cisneros answered that there are 60 to 80 spaces in the municipal parking lot depending on vehicle size.
Nine Elmhauzer inquired about handicap accessible parking for the project.
Chad answered that there are 2 handicap accessible pods planned with 2 handicap accessible parking spaces. Nina then asked if there is handicap accessible parking required for the retail part of the project.
Planning and Zoning Administrator Ed Saint answered that there would be 1 handicap accessible unit required for the retail area.

With no further questions from the audience, Assistant Clerk Holly Snowden Fagan took a roll call vote.
Councilor Cherry - no, Councilor Woerndle - no, Councilor Richey - no, Councilor Foley - no. Motion denied.
Councilor Richey stated his concern to Chad and Jess that this project would out 30 local residents out of homes. Mayor Calhoun stated to the audience that we care about the concerns of our residents and that we
need to schedule a public meeting regarding housing.

4. DENNIS ENGINEERING - WATER STORAGE TANK PHASE 1 UPDATE

Tappan Mahoney with Dennis Engineering was present to give Council an update on the water storage tank project. Based on the time of year they do not recommend starting construction. Dennis Engineering would like to discuss an alternative tank site at a lower elevation. This would be more cost effective for long term operation and maintenance. The original site proposed is 90 feet higher in elevation than the Pioneer tank site. The Hatch tank site placed at this elevation would require regulators for pressure and transmission lines would have to be extended. If we were to lower the elevation of the proposed site, near Casa Nueve, some property would need to be purchased from the Jordan’s. Placing the tank at the lower site would make this work as one system and would operate better for long-term. If we place the tank at the higher elevation, there would be pressure concerns in the Wild Oak area. Using the lower elevation site would reduce the length of the line and size of needed booster station. The existing Hatch tank site could still remain and provide service for north and east of the highway at higher elevations. The alternative tank site will require access to a 75’ by 75’ area of the Jordan’s property for easement.

Mayor Calhoun asked Tappan is we ask for easement or purchase the property. Tappan responded that acquisition of the property would be best but that a long-term easement would be ok. Public Works Director, Isaac Cisneros stated that tank maintenance would be easier if the property is acquired. Councilor Foley inquired about what would be needed for future development. Tappan explained that the existing customer base is covered and a booster pump could be designed to cover future development.

Mayor Calhoun asked if this will require additional engineering and design efforts. Tappan answered that yes it would. Tappan explained that there will be long-term cost savings with the new tank and Isaac agrees 100% that a new tank site is best option.

Mayor Calhoun asked Tappan if money for the project can be used to purchase land. He answered yes. It was then discussed that negotiation with the property owners would need to take place and then come back to Council.

Administrator Georgiana Rael and Grants Administrator Russell Church have an appointment with attorney to discuss the property acquisition or easement.

5. ADJOURNMENT

With no further business, Mayor Calhoun adjourned the meeting at 2:06PM.

Holly Snowden Fagan, Assistant Clerk
Linda Calhoun, Mayor