MINUTES
CITY COUNCIL SPECIAL MEETING
FEBRUARY 5, 2008

The City Council of the City of Cedar Hill, Texas met in special session Tuesday, February 5, 2008, 6:00 p.m., Topaz Room, Cedar Hill Recreation Center, 310 East Parkerville Road, Cedar Hill, Texas.

All members of the City Council were present, to wit: Mayor Rob Franke, Mayor Pro Tem Cory Spillman, Council Members Wade Emmert, Makia Epie, Daniel C. Haydin, Jr., Greg Patton and Clifford Shaw.

I. Call the meeting to order.

Mayor Franke called the meeting to order, declaring it an open meeting, that a quorum was present and that the meeting notice was duly posted.

II. Conduct a workshop to discuss the proposed Storm Water Management Plan.

Mayor Franke made introductory remarks.

Ruth Antebi-Guten, director of public works, gave a presentation on the Storm Water Management Plan. She explained that local municipalities have to meet the requirements of an unfunded mandate to develop a Storm Water Management Plan. Cedar Hill is under Phase II requirements for a minimum of six control measures. The staff had researched and drafted the proposed plan in-house.

A question and answer session followed the presentation.

Mayor Franke congratulated the staff for developing the Plan in-house without the need for extra funding. The City Council members also complimented the staff.

III. Consider adoption of Resolution No. R08-249, adopting the Storm Water Management Plan for the City of Cedar Hill.

Mayor Franke introduced this item for the City Council’s consideration.

A motion was made by Council Member Epie and seconded by Council Member Haydin to adopt Resolution No. R08-249. The motion carried unanimously.

IV. Conduct a workshop to discuss Lake Ridge erosion issues.

Mayor Franke began the workshop by explaining that the Lake Ridge erosion report was presented to the Lake Ridge Property Owners’ Association the same night that it was presented to the City Council and that Bluegreen participated in the cost of the study.

Assistant City Manager Greg Porter presented background information on the issue and introduced Tre Dibrell, assistant public works director. Dibrell gave a PowerPoint presentation and overview of the Lake Ridge erosion report. Thirty-four locations were included in the report, but the report focused on 17 sites. The report identified the causes and prioritized the sites in need of repair.
City Manager Alan Sims pointed out that the real problem in the low-density area was directly related to the soil known as Eagle Ford Shale. Mayor Franke commented on the need to consider detention areas and ways to slow down the water.

A question and answer session followed the presentation.

There was discussion about strategies for prevention and levels of involvement of the stakeholders - the property owners, the Property Owners’ Association (POA), the builders, the developers and the City. Mayor Franke pointed out that the City did not have a funding mechanism for drainage issues of this scale.

Mayor Franke recommended a committee consisting of two City Council members to meet with the POA, City staff and representatives of Bluegreen. The Committee’s charge would be to:

1. Start a list of projects and identify projects that are part of the Capital Improvement Plan. Staff would work on estimates and relevant factors to prioritize the projects;
2. Discuss policy on how projects move up on the priority list; and
3. Recommend funding sources (options), and present the information back to the City Council.

Mayor Franke said this direction recognizes that the City Council sets a high priority on this area.

Mayor Franke directed staff to meet with Bluegreen, in the short term, to identify immediate needs to begin working on now. Mayor Franke appointed Mayor Pro Tem Spillman and Council Member Shaw to the committee and asked Mayor Pro Tem Spillman to chair the committee. He instructed the committee to work through the POA.

Council Member Epie asked about the possibility of involving the Water Development Board and Parks in the process. Staff was not optimistic about getting funding from these sources.

Sims pointed out that the soils in the Lake Ridge area are significantly different from soil conditions in other areas of the City. Mayor Franke suggested that staff look into an ordinance on building regulations for the Lake Ridge area. The City Council concurred with Mayor Franke’s direction to staff.

The City Council complimented Antebi-Guten and Dibrell for their presentations.

V. Adjourn.

There being no further business, Mayor Franke adjourned the meeting at 7:37 p.m.

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Rob Franke, Mayor

ATTEST:

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Frankie Lee, City Secretary