

## TOLAR CITY COUNCIL MINUTES

The City of Tolar Council met on Monday, March 20, 2023, at 6 P.M.

**Present:** Matt Hutsell, Mayor  
Craig Davis, Place 1  
Chip Foster, Place 3, Mayor Pro Tem  
Brian Gall, Place 4  
Kevin Fron, Place 5

**City Staff Present:** Michelle Burdette, City Secretary  
Amy Herr, Permitting  
Daniel Wilson, Public Works Dir. And James Brown, Building Insp.

### **CALL TO ORDER**

Meeting was called to order at 6 P.M.

### **ROLL CALL**

Craig Davis, Chip Foster, Matt Hutsell, Brian Gall, and Kevin Fron were present.

Sally Grimes was absent.

### **PUBLIC HEARING**

**Mayor Hutsell opened the public hearing at 6:01 PM.**

- 1.) To receive comments regarding the request to annex into the City of Tolar by the owners of the property BEING 11.21 acres situated in RACHEL STORY SURVEY, Abstract No. 501, City of Tolar, Hood County, Texas, being a portion of certain tract of land described in the deed to Mike L. Combs and Wife, Judith Ann Combs, recorded in Volume 1107, page 483, Deed Records, Hood County, Texas.

**Mayor Hutsell asked for questions or comments. There were none. Mayor Hutsell closed the public hearing at 6:01PM.**

### **PUBLIC HEARING**

**Mayor Hutsell opened the public hearing at 6:02 PM.**

- 1.) To receive comments regarding the request to annex into the City of Tolar by the owners of the property BEING 11.21 acres situated in RACHEL STORY SURVEY, Abstract No. 501, City of Tolar, Hood County, Texas, being a portion of certain tract of land described in the deed to Mike L. Combs and Wife, Judith Ann Combs, recorded in Volume 1107, page 483, Deed Records, Hood County, Texas.
- 2.) To receive comments for the plat approval/preliminary plat approval and zoning of the property described as 20.01 acres situated in the RACHEL STORY SURVEY, Abst. No. 501, City of Tolar, Hood County,

Texas, being a portion of that certain tract of land described in deed to KB Properties, LLC, recorded in Instrument Number 2022-0009206, Deed Record, Hood County, Texas, from Agricultural (A) and Rural Residential (RR) to Multi-Family Residential (MF), subdivision and replat.

- 3.) To receive comments for the request for zone change of the 1.01 acres at 500 W. 7<sup>th</sup> St., situated in RACHEL STORY SURVEY, Abstract No. 501, City of Tolar, Hood County, Texas being a portion of that certain tract of land described in deed to KB Properties, LLC, recorded in Instrument Number 2022-0009206, Deed Records, Hood County, Texas to be zoned to Rural Residential Zoning (RR), subdivision and replat.

**Mayor Hutsell asked for questions or comments. There were none. Mayor Hutsell closed the public hearing at 6:03PM.**

#### **CITIZENS APPEARANCE**

None

#### **APPROVAL OF MINUTES-REGULAR MEETING**

January 18, 2023, Regular Meeting  
February 21, 2023, Regular Meeting

Motion: by Kevin Fron, second by Chip Foster to approve the January 18<sup>th</sup> and February 21<sup>st</sup>, 2023 minutes.

Motion carried 4/0.

#### **NEW BUSINESS**

- 1.) To discuss and possibly approve by Ordinance 2023-01, requesting to annex into the City of Tolar by the owners of the property being 11.21 acres situated in RACHEL STORY SURVEY, Abstract No. 501, City of Tolar, Hood County, Texas, being a portion of certain tract of land described in the deed to Mike I. Combs and Wife, Judith Ann Combs, recorded in Volume 1107, Page 483, Deed Records, Hood County, Texas.

Mr. Stark, representing the developers, assured the council a concept plan would be presented before any decisions would be made regarding construction plans.

Motion: by Brian Gall, second by Craig Davis to approve Ordinance 2023-01, requesting to annex into the City of Tolar.

Motion carried 4/0.

- 2.) To discuss and possibly approve the zoning of the property described as 20.01 acres in the RACHEL STORY SURVEY, Abstract No. 501, city of Tolar, Hood County, Texas, being a portion of that certain tract of land described in deed to KB Properties, LLC, recorded in Instrument Number 2022-0009206, Deed Record, Hood

County, Texas, from Agriculture (A) and Rural Residential (RR) to Multi-Family Residential (MF), subdivision and replat.

Motion: by Brian Gall, second by Chip Foster to approve the zoning of the property described as 20.01 acres in the RACHEL STORY SURVEY, Abstract No. 501, city of Tolar, Hood County, Texas, from Agriculture (A) and Rural Residential (RR) to Multi-Family Residential (MF), subdivision and replat.

Motion carried 4/0.

3.) To approve the subdivision and replat of 1.01 acres at 500 W. 7<sup>th</sup> St., situated in Rachel Story Survey, Abstract No. 501, City of Tolar, Hood County, Texas being a portion of that certain tract of land described in deed to KB Properties, LLC, recorded in Instrument Number 2022-0009206, Deed Records, Hood County, Texas to be zoned to Rural Residential Zoning (RR), subdivision and replat.

Motion: by Chip Foster, second by Brian Gall to approve the subdivision and replat of 1.01 acres at 500 W. 7<sup>th</sup> St.

Motion carried 4/0.

4.) To hear WB Walker present concept plan for his property on West Fifth Street, Tolar, Texas.

Mr. Walker did not present a concept plan. He did request the council abandon West 5<sup>th</sup> Street. The council did not take action.

5.) To discuss and possibly take action regarding hiring Ray Wilson as Tolar Police Chief.

Motion: by Chip Foster, second by Brian Gall to hire Ray Wilson as the Tolar Police Chief. Police Chief salary will be paid out of Covid Relief Money awarded to The City of Tolar.

Motion carried 4/0.

6.) To receive an update from Shield Engineering Group regarding current development. Shield Engineering Group discussed current development and presented portfolio of their scope of work. No action was taken. .

7.) Approval of all financials.

- Bank Reconciliation
- Statement of Financial Income and Expenses
- Expenses by Vendor Detail
- Profit & Loss budget vs. Actual

Motion: by Chip Foster, second by Craig Davis to approve all financials

Motion carried 4/0

## **STAFF REPORTS**

1. Public Works
2. Planning & Zoning

3. Code Enforcement
4. Administrative
5. Council

**ADJOURN**

Regular Meeting adjourned at 7:45 to go into an Executive Session

**EXECUTIVE SESSION:**

*The council may enter into a closed or Executive Session to discuss the following items posted in Executive Session or seek legal advice from the city attorney pursuant to the Texas Local Government Code Sections(s) 551.07*

Motion by Sally Grimes, second by Craig Davis to enter into executive session at 7:33 P.M.

Motion carried: 4/0

- a.) Pursuant to Section 551.074 of the Texas Government Code Personnel Matter.
  - 1.) Personnel matters.

**ACTION ON ITEMS TAKEN UP IN THE EXECUTIVE SESSION: None**

Motion by Brian Gall, second by Chip Foster to adjourn the executive session at 7:43 P.M. and reconvene into regular session.

Motion carried 4/0

**ANNOUNCEMENTS**

Regular meeting April 17th, 2023 @ 6 P.M.  
The City Hall will be closed on April 7, 2023, for Good Friday

**ADJOURN**

Motion: by, second by to adjourn meeting at  
Motion carried 4/0.



APPROVED: \_\_\_\_\_

*Chip Foster*  
Chip Foster, Mayor Pro Tem

ATTEST: \_\_\_\_\_

*Michelle Burdette*  
Michelle Burdette, City Secretary