



# *CITY OF ANSON*

1301 Commercial Ave  
Anson, Texas 79501

A Star of the Texas Midwest

## Minutes

### Anson City Council Meeting

The Anson City Council met on the 12<sup>th</sup> day of February 2018, at the Anson City Hall, 1301 Commercial Avenue, Anson TX 79501. Members of the council in attendance were as follows; Robert Patterson, Evelyn Edwards, Keith Gilbert, Linda Powell, Jeannie Free, and Mayor Sara Alfaro. Also in attendance City Attorney Chad Cowan.

Mayor Alfaro called the meeting to order at 6:10pm, and Keith Gilbert provided the opening prayer.

#### **A. Discuss and take action on the January 22, 2018 City Council minutes.**

After council review, Evelyn Edwards made the motion to approve the minutes with changes to agenda item I to add Teo Garcia, and language specifying that the first seven individuals agreeing to serve would consist of the board and the remaining ones would be alternates. Linda Powell provided the second. All approved.

#### **B. Presentation from Citizens. No formal action may be taken. (Limit 5 minutes per spokesperson).**

Susan Holloway addressed the council with concerns on the city's bank accounts and issues relating to the city park.

Belvin Lytle addressed the council with concerns of prior EDC projects and how these tax dollars are used. Mr. Lytle also informed the council of his investigation of a 20 year EDC contract, and his concern that this contract was not fulfilled in the correct manner.

Mallory Boyd informed the council of her desire to reside in a "tiny house" on some property that she had recently purchased, but was informed that under the city's current zoning regulation she was unable to because the "tiny house" was an RV. She asked the council to review the 2018 International Residential Code which allowed for Tiny Houses. The council informed Ms. Boyd they would look into the matter and address it at the next city council meeting.

#### **C. Consent Agenda - These items are considered routine and may be considered in one motion for all items by the City Council. Any Council member may request that an individual agenda item be removed from the Consent Agenda at the meeting for individual consideration. The items are as follows:**

- I. **Discuss and take action on the sale of trust property known as; West Fifty feet (50') of Lot One (1) and the Northwest part of Lot Two (2) in Block One (1) of the Wilson and McCreight Addition of the Town of Anson, Jones County, Texas., (R12051) for the**



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- amount \$101.00. From Jerry Wayne Macek, 1034 Jeanette Street, Abilene, Texas 79602.
- II. Discuss and take action on the sale of trust property known as; A0777 2 T AND NO-1, TRACT 777-43, 50X150, ACRES .17 All that certain tract, lot or parcel of land lying and being situated in Jones County, Texas, and in the city limits of Anson, Texas and being a part of the tract of land conveyed by deed dated November 12, 1907 from C.M. Vandiver et ux to W.L. McAda and recorded in Volume 51, Page 32 of the deed records of Jones County, Texas, to which deed reference is made for a complete description of said tract of land above referred to; the tract herein conveyed being a lot of land Fifty by One Hundred Fifty Feet(50' x 150'), same being described s follows; Beginning at a point in the West (W) line of said tract of land One Hundred Feet (100') South (S) of the Northwest (NW) corner of said tract of land above referred to; Thence East One Hundred Fifty Feet (E 150') along a line parallel to the North (N) line of said McAda tract; Thence South Fifty Feet (S 50') along the East (E) line of said tract; Thence West One Hundred Fifty Feet (W 150') to the West (W) line of said tract; Thence North Fifty Feet (N 50') along the West (W) line of said tract to the place of beginning. This conveys a lot Fifty Feet by One Hundred Fifty Feet (50' x 150'), and includes all of the Minerals thereunder; being that property more particularly described in a Warranty Deed recorded in Volume 333, Page 414 of the Deed Records in Jones County, Texas., (R13802) for the amount of \$101.00. From Jerry Wayne Macek, 1034 Jeanette Street, Abilene, Texas 79602.
- III. Discuss and take action on the sale of trust property known as; Lot Three (3), in Block One Hundred and Sixty-Six (166), of Duvall Addition, of the City of Anson, Jones County, Texas, (R15615) for the amount of \$101.00. From Jerry Wayne Macek, 1034 Jeanette Street, Abilene, Texas 79602.
- IV. Discuss and take action on the sale of truest property known as; Lot One (1) in Block Fourteen (14) of the Edmonds Addition to the City of Anson, Jones County, Texas, (R17113) for the amount of \$151.00. From Jerry Wayne Macek, 1034 Jeanette Street, Abilene, Texas 79602.
- V. Discuss and take action on the sale of trust property known as; Lots Nineteen (19) and Twenty-One (21) in Block Three (3) of the Hoover Addition in the Town of Anson, Jones County, Texas., (R22238) for the amount of \$200.00. From Jerry Wayne Macek, 1034 Jeanette Street, Abilene, Texas 79602.



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- VI. Discuss and take action on the sale of trust property known as; Lots Twenty-three (23) and Twenty-five (25) in Block Four (4) of the Hoover Addition in the Town of Anson, Jones County, Texas., (R22578) for the amount of \$200.00. From Jerry Wayne Macek, 1034 Jeanette Street, Abilene, Texas 79602.
- VII. Discuss and take action on the sale of trust property known as; Lot Eighteen (18) in Block Three (3) in the Hoover Addition of the Town of Anson, Jones County, Texas., (R22661) for the amount of \$101.00. From Jerry Wayne Macek, 1034 Jeanette Street, Abilene, Texas 79602.
- VIII. Discuss and take action on the sale of trust property known as; North Forty Feet (N/40') of Lot Four (4) in Block One hundred ninety-eight (198) of the Johnson Addition to the City of Anson, Jones County, Texas., (R22711) for the amount of \$101.00. From Jerry Wayne Macek, 1034 Jeanette Street, Abilene, Texas 79602.
- IX. Discuss and take action on the sale of trust property known as; Lot Five (5) in Block One Hundred sixty-nine (169) of the Kennedy Bishop Addition to the City of Anson, Jones County, Texas., (R26951) for the amount of \$101.00. From Jerry Wayne Macek, 1034 Jeanette Street, Abilene, Texas 79602.
- X. Discuss and action on the sale of trust property known as; South Sixty feet (S/60') of Lots One (1), Two (2), Three (3), Four (4) and Five (5) in Block Nineteen (19), of the Original Town of Anson, Jones County, Texas, (R20430) for \$151.00. From Jerry Wayne Macek, 1034 Jeanette Street, Abilene, Texas 79602.
- XI. Discuss and take action on the sale of trust property known as; An undivided interest to Lot A, Block Twenty (20), Edmonds Addition to the town of Anson, Jones County, Texas, being more particularly described in a Deed recorded in Volume 67 Page 247 of the Official Public Records of Jones County, Texas, (R26968) for the amount of \$275.00. From Caleb Ramos and Meghan Ramos, 828 Ave N., Anson, Texas 79501



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- XII. Discuss and take action on the sale of trust property known as; Lot Seven (7) in Block Five (5) of Wilson and McCreight Addition, of the town of Anson, Jones County, Texas., (R27679) for the amount of \$200.00. From Dee Marintez-Shellman and Michelle Cunningham-Butler, 1331 Ave G, Anson, TX 79501.**

Cody Burlison with the city of Anson informed the council that two of the listed properties, R17113 and R26951 were near and/or were water ways and recommended the council do not permit the sale of these properties.

After council review and discussion, Linda Powell made the motion to approve the sale of trust property R12051, R13802, R15615, R22578, R22661, R22711, and R20430 to Jerry Wayne Macek, 1304 Jeanette Street, Abilene, Texas, 79602 for a grand total of \$1,056.00; approve the sale of trust property the sale of trust property R26968 to Caleb Ramos and Meghan Ramos, 828 Ave N, Anson, TX 79501 for the amount of \$275.00; approve the sale of trust property R27679 to Dee Martinez-Shellman and Michelle Cunningham-Butler, 1331 Ave , Anson TX 79501 for the amount of \$200.00. Properties, R17113 and R26951 were not approved and removed from the Consent Agenda. Evelyn Edwards provided the second. All approved.

- D. Discuss and take action on entering into agreement with AEP Texas, Inc. for an easement for electric transmission facilities distribution facilities across property described as Lots 7-12, Block 4, Dana Scott Addition, Town of Anson.**

City Attorney Chad Cowan informed the council that they must revisit this item at the next city council meeting to include an additional section of land AEP is requesting an easement for, and that AEP is willing to pay the city \$1,642.20 for the granting of the easement.

Evelyn Edwards made the motion to approve granting AEP Texas and easement for Lots 7-12, Block 4, of the Dana Scott Addition, Town of Anson, and Linda Powell provided the second. All approved.

- E. Discuss and take action on opening a Non-interest-bearing savings account with First National Bank of Anson regarding the Community Development Block Grant #7217011.**

Evelyn Edwards made the motion to approve opening a Non-interest-bearing savings account with First National Bank of Anson regarding the Community Development Block Grant #7217011 Authorizing Sonny Campbell, Keith Gilbert, and Juanita Burlison as signature account holders. Linda provide the second. All approved. (Keith Gilbert having signed an affidavit of conflict of interest did not participate in the discussion nor the vote.)



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**F. Discuss and take action on opening a Non-interest-bearing savings account with First National Bank of Anson regarding the Texas Capital Fund Grant #7217072.**

Evelyn Edwards made the motion to approve opening a Non-interest-bearing savings account with First National Bank of Anson regarding the Texas Capital Fund Grant #7217072 Authorizing Sonny Campbell, Keith Gilbert, and Juanita Burleson as signature account holders. Robert Patterson provided the second. All approved. (Keith Gilbert having signed an affidavit of conflict of interest did not participate in the discussion nor the vote.)

**G. Discuss and take action on passing a resolution placing a proposition on the ballot for the May 5, 2018 Uniform election date ABOLISHING THE SALES AND USE TAX OF THE INDUSTRIAL DEVELOPMENT CORPORATION OF ANSON, INC. (TYPE A) AT THE RATE OF ONE-HALF OF ONE-QUARTER OF ONE PERCENT AND ADOPT A TYPE B SALES AND USE TAX AT THE RATE OF ONE-QUARTER OF ONE PERCENT.**

*(The City Council discussed agenda item H & G Simultaneously)*

City Attorney Chad Cowan informed the council of his findings whilst researching the creation of Municipal Development District, which would dissolve the Type A and Type B Board or the potential of dissolving the Type A and retaining the Type B board.

With, Devin Donelson, President of the Anson Development Corporation, Inc and Belvin Lytle, President of the Industrial Development Corporation of Anson, Inc. in attendance of the city council meeting the council asked that they join in the discussion and provide their thoughts on the subject matter.

After a lengthy discussion concerning the past EDC projects, future of EDC projects, and the pro & cons of adopting either proposition, abolishing the Type A board and retaining the type B board or creating a MDD, It was determined the if the voters decide to abolish the type A board and reallocate the sales and use tax monies this would allow for the Type B board to keep its current account balances, whereas creating the MDD would transfer all current EDC monies to the city, and funding for the MDD would be limited for quite some time as to allow for the sales and use tax monies to accumulate.

Keith Gilbert made the motion to approve placing a proposition on the ballot for the May 5, 2018 Uniform election date abolishing the sales and use tax of the Industrial Development Corporation of Anson, Inc. (Type A) at the rate of one-half of one-quarter of one percent and adopt a Type B sales and use tax at the rate of one-quarter of one percent, and Robert Patterson provided the second. All approved.



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- H. Discuss and take action on passing a resolution placing a proposition on the ballot for the May 5, 2018 Uniform election date creating the City of Anson Municipal Development District with a sale and use tax rate of one-quarter of one percent and termination of THE INDUSTRIAL DEVELOPMENT CORPORATION OF ANSON, INC. (TYPE A) AND THE ANSON DEVELOPMENT CORPORATION, INC. (TYPE B).**

Mayor Alfaro asked if anyone would like to make a motion concerning agenda item H, with lack of a motion the item died.

- I. Discuss and take action on accounts payable.**

After review of the accounts payable, Evelyn Edwards made the motion to approve the accounts payable as presented, and Jeannie Free provided the second. All approved.

- J. Adjourn.**

With no further business, Mayor Alfaro adjourned the meeting at 7:45pm.

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Mayor

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Attest