

DAWSON CITY COUNCIL MEETING
APRIL 02, 2018 @ 7:00 P.M.
114 N. MAIN ST. DAWSON, TX. 76639

Mayor Sanders called the meeting to order at 7:01 P.M. Council present were: Stephen Sanders, Greg Hall, Darrell Stevenson, Aaron Hogue and Cameron Shaw. Tony Mikeska was absent from this meeting. Employees present were: Ronda Franks, Michael Carter, Chris Foley and Violet Bumpers.

Chris read the Water/Sewer report. Everything ok no questions. Cameron asked Chris to **purchase a new flag pole and flag for the City Park** and have it installed before May 03, 2018 for the Braniff Ceremony.

Chief Carter gave the Police Department report for the month.

Violet gave the Municipal report. She stated that \$10,989.00 was collected for the month of March and of this the city gets \$6,810.14 and the state gets \$4,178.86.

Aaron made a motion to approve the **March 05, 2018 Minutes**. **Darrell** seconded the motion all in favor motion passed.

Darrell made a motion to approve the **March 13, 2018 Minutes**. **Aaron** seconded the motion all in favor motion passed.

Greg made a motion to approve the **March 29, 2018 Minutes**. **Darrell** seconded the motion all in favor motion passed.

Darrell made a motion to approve the **Financial report**. **Greg** seconded the motion all in favor motion passed.

Aaron made a motion to approve **Paying of the Bills** subject to inspection. **Darrell** seconded the motion all in favor motion passed.

Ronda asked council if she could purchase a transcript for the **2018 Employment Laws and HR Compliance**. The cost is \$160.00. **Aaron** made a motion to let Ronda purchase the transcript. **Greg** seconded the motion all in favor motion passed.

Ronda also ask council if she could attend a workshop in Waco for **Sales & Use Tax**. The cost is \$199.00 and it is a one day workshop. **Cameron** made a motion to allow Ronda to attend this workshop on May 23, 2018.

Greg seconded the motion, all in favor motion passed.

All discussion concerning the **Water/Sewer, General and Street fund budget** was **tabled** until after the **next workshop to be held April 19, 2018 @ 7:00 pm**.

Council went over some revisions to the **Minimum Housing Ordinance 2015-9A**. **Cameron** made a motion to accept the revisions as discussed. **Darrell** seconded the motion, all in favor motion passed.

Page 3 - Section 8A-7: Responsibilities of Occupant and Owner

It shall be unlawful for any person, owner, lessee, occupant or person in charge of any premises to:

- (1) Allow grass, weeds, or other vegetation to exceed 8 inches in height.
- (2) Pile brush, tree or lawn trimmings in the front yard (for purposes of this section, "front yard" means the portion of a lot or tract which abuts a street and extends across the width of the lot or tract between the street and the main building.)
- (3) Place, store, or maintain rubbish, garbage, tires, items that are not customarily used or stored outside, or any item that the Code Enforcement Officer deems as "junk" or "unsightly", on any piece of exterior premise, including porches of structures, carports and non-closed in garages ***at all times*** or ***for a continuous period in excess of 24 hours.***
- (4) Keep any structure, vacant or occupied, or vacant land on the premise maintained in an un-clean, un-safe, un-secure or un-sanitary condition that could adversely affect the public health or safety of the citizens or public patrons within the City of Dawson.
- (5) Allow the habitation of rodents and vermin in and on land.

Page 4 – Remove D. Health Standards

Page 7 - Section 2. Penalty Clause

Notice of violation; performance of work by city

(a) If the owner of property in the city does not comply with a municipal ordinance or requirement under this article within 10 days of notice of a violation, the city may:

- (1) Do the work or make the improvements required; and
- (2) Pay for the work done or improvements made and charge the expenses to the owner of the property.

- (b) The notice must be given:
- (1) Personally to the owner in writing;
 - (2) By letter addressed to the owner at the owner's post office address; or
 - (3) If personal service cannot be obtained or the owner's post office address is unknown:
 - (A) By publication at least twice within 10 consecutive days;
 - (B) By posting the notice on or near the front door of each building on the property to which the violation relates;
or
 - (C) By posting the notice on a placard attached to a stake driven into the ground on the property to which the violation relates, if the property contains no buildings.

(c) The city in the notice of a violation may inform the owner by certified mail, return receipt requested, that if the owner commits another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property. If a violation covered by a notice under this subsection occurs within the one-year period, and the city has not been informed in writing by the owner of an ownership change, then the city without notice may take any action permitted by subsections (a)(1) and (2) and assess its expenses.

Assessment of city's expenses; lien

- (a) The city council may assess expenses incurred against the real estate on which the work is done or improvements made.
- (b) To obtain a lien against the property, the mayor, municipal health authority, or other municipal official designated by the mayor must file a statement of expenses with the county clerk. The lien statement must state the name of the owner, if known, and the legal description of the property. The lien attaches upon the filing of the lien statement with the county clerk.
- (c) The lien obtained by the city council is security for the expenditures made and interest accruing at the rate of 10 percent on the amount due from the date of payment by the city.
- (d) The lien is inferior only to:
 - (1) Tax liens; and
 - (2) Liens for street improvements.
- (e) The city council may bring a suit for foreclosure in the name of the city to recover the expenditures and interest due.
- (f) The statement of expenses or a certified copy of the statement is prima facie proof of the expenses incurred by the city in doing the work or making the improvements.
- (g) The remedy provided by this section is in addition to the remedy provided by section 6.02.005 of this article.
- (h) The city council may foreclose a lien on property under this article in a proceeding relating to the property brought under subchapter E, chapter 33, Tax Code.

Darrell made a motion to adjourn the meeting since there was no further business to discuss. **Cameron** seconded the motion, all in favor motion passed.

Stephen Sanders,
Mayor

Ronda Franks,
City Secretary
