

AGENDA
CITY OF WHARTON
Regular City Council Meeting, City Hall
7:00 p.m., Monday, March 22, 2004

1. **Call to Order – Opening Devotion – Pledge of Allegiance.**
2. **Roll Call and Excused Absences.**
3. **Public Comments.**
4. **Wharton Moment.**
5. **Review & Consider:** City of Wharton Financial Report for the month of February 2004.
6. **Review & Consider:** Recommendation by the Planning Commission:
 - A. Request by Mr. Marshall Francis for a variance to construct a storage facility over an interior property line at 815 North Richmond Road, Wharton, Block 40, Lots 4A, 4B and 6A.
 - B. Request by Mr. Clement Kovar for a final approval of re-plat at 215 West Alabama Street, Hawes, Block D, Lots 1 and 2.
 - C. Request by Mr. Harold Andersen for the following:
 1. Variances located at 2827 Golf Crest Drive and 2829 Golf Crest Drive, Golf Crest Drive, Golf Crest Estates, Lot 1 and 2:
 - a. Approval for a four (4) unit patio home development verses six (6) units as stated in the City Ordinance.
 - b. Approval of a side street building set back requirement to be five (5) feet from the side street property line at Golf Crest Estates, Lot 1, 2827 Golf Crest Drive.
 - c. Approval of three (3) side yard building set back requirement variances to be five (5) feet from the side lot lines at Golf Crest Estates, Lot 1 and 2; 2827 Golf Crest Drive and 2829 Golf Crest Drive.
 2. For a preliminary/final approval of the re-plat at 2827 Golf Crest Drive and 2829 Golf Crest Estates, Lot 1 and 2.
 - D. Request by Mr. Ben Bell (Purchaser), Southeast Avenue, Wharton, Block 58, Lot 3, for the following:

1. To re-plat South East Avenue, Wharton, Block 58, Lot 3 to create four (4) 50' x 150' lots for the construction of homes.
2. Request for variance of ten (10) feet from the required sixty (60) feet minimum lot size.
3. Request for a one (1) foot side yard setback variance from the required ten (10) feet side yard setback.

7. **Public Hearing:** Comments from interested parties may be received regarding the Jr's Texas Best Smokehouse & Bakery Project which is located in the 100-year floodplain.
8. **Review & Consider:** Jr's Texas Best Smokehouse & Bakery Project:
 - A. **Resolution:** A resolution approving a contract between the City of Wharton and Jr's Texas Best, LLC and authorizing the Mayor of the City of Wharton to execute all documents related to said contract.
 - B. **Resolution:** A resolution approving a lease agreement between the City of Wharton and Jr's Texas Best, LLC and authorizing the Mayor of the City of Wharton to execute all documents related to said agreement.
 - C. Authorization to solicit bids for the construction phase of the project.
9. **Review & Consider:** Request by Wharton Economic Development Corporation to amend the Fiscal Year 2003-2004 Budget.
10. **Review & Consider:** **Resolution:** A resolution approving a contract between the City of Wharton and Wharton Economic Development Corporation for water and sewer improvements located at 2933 Highway 60, Wharton, Texas, for the Prime Eco Fluids Project and authorizing the Mayor of the City of Wharton to execute all documents related to said contract.
11. **Review & Consider:** Request by Gulf Coast Medical Center for City of Wharton assistance for sewer infrastructure improvements along Hospital Drive.
12. **Review & Consider:** City of Wharton Water System Improvements.
13. **Review & Consider:** **Resolution:** A resolution approving a lease agreement between the City of Wharton and Hughes Air Aviation for a

manufacturing facility to be located at the Wharton Regional Airport and authorizing the Mayor of the City of Wharton to execute all documents related to said agreement.

- 14. Review & Consider:** City Staff request to solicit bids for City of Wharton Surplus Personal Property.
- 15. Review & Consider:** City of Wharton Construction Projects:
- A. Civic Center Finishes Project – Cob’s Carpets:
 - 1. Change Order No. 4.
 - 2. Pay Request No. 4
 - B. Water Plants/Wastewater Treatment Plant No. 1 Hazard Mitigation Project – Nunn Constructors, Inc., Fourth and Final Pay Request.
- 16. Review & Consider:** City Council Boards, Commissions, and Committees:
- A. Acceptance of the resignation of Wharton Regional Airport Board Member Mike Gilbert.
 - B. Recommendation to fill the Wharton Regional Airport Board vacancy.
 - C. Recommendation to fill the Building Standards Commission vacancy.
- 17. Review & Consider:** **Resolution:** A resolution of the City of Wharton, Texas, opposing any school finance or tax system reforms that would negatively affect City revenues and economic development efforts.
- 18. Review & Consider:** Center Point Energy Filing of Currently Effective Residential and Commercial Rates Schedules.
- 19. Review & Consider:** Charter Communications Notice of Price Adjustments.
- 20. Review & Consider:** Request for Travel Reimbursement for City Manager.
- 21. Review & Consider:** City Council Boards, Committees, and Commission Reports:
- A. Beautification Commission meeting held March 10, 2004.
 - B. Planning Commission meeting held March 15, 2004.
 - C. Wharton Economic Development Corporation meeting held March 16, 2004.

- D. Building Standards Commission meeting held March 18, 2004.
- E. Wharton Regional Airport Board meeting held March 18, 2004.

22. City Manager's Reports:

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| A. Police Department. | I. Engineer/Planning Department. |
| B. City Secretary/Personnel. | J. Facilities Maintenance Department. |
| C. Municipal Court. | K. Community Services Department/
Civic Center. |
| D. E.M.S. Department. | L. Wharton Municipal Pool. |
| E. Fire Department Incidents/Inspections. | M. Wharton Regional Airport. |
| F. Code Enforcement Department. | N. Legal. |
| G. Water & Sewer Department. | O. Weedy Lots/Sign Ordinance. |
| H. Public Works Department. | |

23. Adjournment.