

**MINUTES OF THE REGULAR MEETING OF THE
WOODBINE CITY COUNCIL
February 6, 2023
WOODBINE CITY HALL**

The regular meeting of the Woodbine City Council held on February 6, 2023 was called to order at 6:30p.m. by Mayor Knight, with the following Councilors present: C.C. Higginbotham, Jr., Richard Baird, Louise Mitchell and Phyllis Drummond. City officials present: City Administrator Samantha Young, City Clerk Elaine Koch, City Attorney Brian Corry via Zoom during Executive Session

The Pledge of Allegiance was led by Mayor Knight.

The Invocation was done by Phyllis Drummond.

Jimmie Cohen gave a Public Works update. Elaine Koch gave an Administrative update. Samantha Young gave a Finance and Administrative update.

Elaine Koch gave a Tree Board Update.

Presentations –

Mayor Knight proclaimed February 17, 2023, as Arbor Day in the City of Woodbine.

Rick Baird asked that the agenda be amended to the following order

8. Public Hearing
 - a. Rezoning Request (Attachment #8)
Property Owner: Hearn Family LLLP Et Al
Property Location: W19 03 001
301 East 10th Street
Current Zoning: R-2 – Single Family Residential – Mobile Home District
Proposed Zoning: B-2 – Roadside Business
Proposed Use: Discount Retail Store
 - b. Special Use Permit Request (Attachment #9)
Property Owner: Walter Dykes
Property Location: W04 07 002
302 East 2nd Street
Current Zoning: R-1 – Low Density Residential District
Proposed Use: Customary Accessory Building – Pole Barn
9. New Business
 - a. Consideration of Rezoning Request Listed Above
 - b. Consideration of Special Use Permit Request Listed Above
10. Public Comments
11. Executive Session
 - a. Litigation
 - b. Acquisition/Disposal of Property
 - c. Personnel

12. Old Business

- a. Revision to Chapter 36 – Utilities, Sec.36-21-Water Service Rates and Charges (c1) Water Rates (Second Reading) (Attachment #2)
- b. Revision to Chapter 36 – Utilities, Sec.36-48-Sewer Rates and Special Charges (11) Sewer Rates (Second Reading) (Attachment #2)
- c. Revision to Chapter 36 – Utilities, Sec. 36-21-Water Service Rates and Charges(a1) Water Deposit (Second Reading) (Attachment #3)
- d. Revision to Chapter 36 – Utilities, Sec 36-48-Sewer Rates and Special Charges(6a) Sewer Deposit (Second Reading) (Attachment #3)
- e. Revision to Chapter 36 – Utilities, Sec. 36-21-Water Service Rates and Charges(i) Water Bill Penalty (Second Reading) (Attachment #4)
- f. Revision to Chapter 36 – Utilities, Sec 36-48-Sewer Rates and Special Charges.(9) Sewer Bill Penalty (Second Reading) (Attachment #4)
- g. Revision to Chapter 36 – Utilities, Sec. 36-21-Water Service Rates and Charges (j) Water Administrative Reconnection Fees (Second Reading) (Attachment #5)
- h. Revision to Chapter 36 – Utilities, Sec. 36-21-Water Service Rates and Charges (l) Water Returned Check Fees (Second Reading) (Attachment #6)
- i. Revision to Chapter 36 – Utilities, Sec. 36-48-Sewer Rates and Special Charges (14) Sewer Returned Check Fees (Second Reading) (Attachment #6)
- j. Revision to Chapter 36 – Utilities, Sec. 36-21-Water Service Rates and Charges (b) Water Tap Fees (Second Reading) (Attachment #7)
- k. Revision to Chapter 36 – Utilities, Sec. 36-48-Sewer Rates and Special Charges (7) Sewer Tap Fees (Second Reading) (Attachment #7)

13. Adjourn

Motion made by C.C. Higginbotham, seconded by Phyllis Drummond to approve the agenda as amended. Motion was unanimously approved and so declared by Mayor Knight.

Motion made by C.C. Higginbotham, seconded by Phyllis Drummond to approve the minutes of the January 9, 2023 meeting as presented. Motion was unanimously approved and so declared by Mayor Knight.

Motion made by Rick Baird, seconded by C.C. Higginbotham to open the Public Hearing for the purposes of a Rezoning Request and a Special Use Permit Request. Motion was unanimously approved and so declared by Mayor Knight.

Mrs. Koch informed Council, that the Planning Commission met on February 2, 2023, and due to the fact that 3 of the members on the Commission were newly selected, the recommendation from the Planning Commission was to defer the request to the City Council for consideration. The request in question is to rezone W19 03 001 from R-2 – Single Family Residential – Mobile Home District to B-2 Roadside Business. Mr. Jordan's paperwork was in order and all fees have been paid. The floor was opened for public comments regarding the rezoning request. No comments were received.

In the matter of a Special Use Permit Request, Mr. Walter Dykes wants to use W04 07 002 to place a pole barn for storage for his RV and Boat. Mr. Dykes is currently renovating the house directly across the street. Due to the lot size, there is no room for storage of these items. The Planning Commission made a similar recommendation to defer the request to the City Council for consideration.

The floor was opened for public comments. Matt Jordan questioned what the zoning was for the lot in question. The lot is zoned R-1, and allows for accessory buildings. Mrs. Koch explained that due to the fact that there were no other documented uses within the City, she felt that a special use permit should be considered. There was discussion as to whether a special use permit was needed and decided that because the zoning allowed for accessory buildings, no permit was required.

C.C. Higginbotham asked that the agenda be amended to add 9c, Consideration of Refund to Walter Dykes, for Special Use Permit.

Motion made by Rick Baird, seconded by C.C. Higginbotham to close the Public Hearing.

Motion was unanimously approved and so declared by Mayor Knight.

New Business –

Motion made by Rick Baird, seconded by C.C. Higginbotham to approve the Rezoning request for Hearn Family LLLP Et Al, W19 03 001, from R-2 Single Family Residential – Mobile Home District to B-2 Roadside Business. Ayes, Rick Baird, C.C. Higginbotham, Phyllis Drummond. Nays, Louise Mitchell. The motion was carried and so declared by Mayor Knight.

Motion made by C.C. Higginbotham, seconded by Phyllis Drummond to approve the Special Use Request for Walter Dykes. Motion was unanimously approved and so declared by Mayor Knight.

Motion made by C.C. Higginbotham, seconded by Louise Mitchell to approve the refund of fees paid by Walter Dykes. Motion was unanimously approved and so declared by Mayor Knight.

Public Comments –

None

Motion made by Phyllis Drummond, seconded by Rick Baird to go into Executive Session. Motion was unanimously approved and so declared by Mayor Knight.

The Executive Session convened at 7:04 p.m.

Motion made by C.C. Higginbotham, seconded by Louise Mitchell to reconvene the Regular Meeting. Motion was unanimously approved and so declared by Mayor Knight.

The Regular Meeting reconvened at 8:04 p.m.

Mayor Knight advised that no votes were taken and no decisions were made during Executive Session.

Old Business –

Samantha Young read the second reading of revisions to the following zoning ordinance sections for an increase in Water and Sewer Rates and Charges.

- a. Revision to Chapter 36 – Utilities, Sec.36-21-Water Service Rates and Charges (c1) Water Rates (Second Reading) (Attachment #2)
- b. Revision to Chapter 36 – Utilities, Sec.36-48-Sewer Rates and Special Charges (11) Sewer Rates (Second Reading) (Attachment #2)
- c. Revision to Chapter 36 – Utilities, Sec. 36-21-Water Service Rates and Charges(a1) Water Deposit (Second Reading) (Attachment #3)
- d. Revision to Chapter 36 – Utilities, Sec 36-48-Sewer Rates and Special Charges(6a) Sewer Deposit (Second Reading) (Attachment #3)
- e. Revision to Chapter 36 – Utilities, Sec. 36-21-Water Service Rates and Charges(i) Water Bill Penalty (Second Reading) (Attachment #4)
- f. Revision to Chapter 36 – Utilities, Sec 36-48-Sewer Rates and Special Charges (9) Sewer Bill Penalty (Second Reading) (Attachment #4)
- g. Revision to Chapter 36 – Utilities, Sec. 36-21-Water Service Rates and Charges (j) Water Administrative Reconnection Fees (Second Reading) (Attachment #5)
- h. Revision to Chapter 36 – Utilities, Sec. 36-21-Water Service Rates and Charges (l) Water Returned Check Fees (Second Reading) (Attachment #6)
- i. Revision to Chapter 36 – Utilities, Sec. 36-48-Sewer Rates and Special Charges (14) Sewer Returned Check Fees (Second Reading) (Attachment #6)
- j. Revision to Chapter 36 – Utilities, Sec. 36-21-Water Service Rates and Charges (b) Water Tap Fees (Second Reading) (Attachment #7)
- k. Revision to Chapter 36 – Utilities, Sec. 36-48-Sewer Rates and Special Charges (7) Sewer Tap Fees (Second Reading) (Attachment #7)

Motion made by C.C. Higginbotham seconded by Phyllis Drummond to approve the second reading of the ordinance changes. Motion was unanimously approved and so declared by Mayor Knight.

The meeting adjourned 8:13 p.m.



Kizziler Knight
Mayor

Attest: Elaine J. Koch
Elaine J. Koch
City Clerk