

Regular Meeting
of
THE CITY OF PARKER CITY COUNCIL
January 3, 2023
5:30 pm
PARKER CITY HALL

Mayor Kelly called the meeting to order at 5:30 pm.

Reverend James Barker of Holy Hill Church gave the invocation.

Roll call by Clerk Hinrichs:

Ms. Barrow – present

Mr. Chaple - absent

Ms. Galbreath – present

Ms. Gibson – present

Mayor Kelly – present

Also present: Chief Hutto, Beverly Hutto, Mark Rega, Kathleen O'Brien, Jim Robicheaux, Mark Rega

ITEMS FROM THE AUDIENCE (non-agenda items)

1. George Haralabidis of 1440 Dover Road has concerns over his property being cited by code enforcement. Stated he walked the property with Mayor Kelly in September and visited other location at 6021 E Hwy 98. On September 22, 2022 he received a piece of paper concerning unintended growth. He sees other commercial lots that are overgrown. He bought a trailer, cleaned up as much as he could. Stated that Code Officer Talley said he was good. Mr. Haralabidis questioned code enforcement as to who filed a complaint and was told it was Mayor Kelly. Mr. Haralabidis did not cut the grass on site in November and December due to lack of growth that time of year. A second complaint was made by Mayor Kelly, an extension to correct was given. Mr. Haralabidis is going out of the country and needs to have an extension. Mr. Haralabidis would have liked to have a phone call letting him know to maintain grass and not a violation notice. Mayor Kelly stated that the condition of the property is leading to vagrants on the property and homes in the area being burglarized. Mr. Haralabidis agreed that a vagrant was on the property when he walked it with Mayor Kelly. Mayor stated the grass is very high and needs to be maintained. Mayor stated other lots on Parkway have been cited as well. Mr. Haralabidis stated he hired a company to mow but they did a quarter of the work and did not return. Mr. Haralabidis has now bought a mower for the lot. Mr. Haralabidis stated he feels something else is going on and may not wish to do business in Parker.
2. Cynthia Rozzo, wife of George Haralabidis, states she requested in October a list of all commercial lots that were coded, and response was zero. She does not want to be in violation and receive a fine. She will make a public records request to the police department regarding vagrants.
3. Diane Coates of Dover Road, discussion over Thornton Lane project and the previous planning meeting. Ms. Coates stated that Mr. Palmer wanted to table the discussion at the planning

meeting. Ms. Coates stated that code enforcement and public works need to attend the council meetings. Mr. Rega, Planning Chairman, stated that Mr. Palmer made a motion to table but did not receive a second, motion died. Mr. Rega recapped the planning meeting, and the rain event plan is actually a 24-hour 100-year event. In the planning's opinion it met the standard of the LDR with the exception that if a rain event occurs, they need to have a drainage plan for excess water that runs to "other" drain near Joe Hofbauer's home. Mr. Libby stated a vote was taken and a caveat was made by Mr. Robicheaux regarding the flooding. Mayor Kelly stated he has had several calls from citizens regarding this project and has tried to reach out to the owner several times without an answer. Mr. Rega stated that several emails from builder are answered within two days but responses from builder go several weeks without a reply, this is why the development is taking so long, not the fault of the city as implied. Mayor Kelly reiterated that a building cannot harm the neighboring homes. Mr. Marlow of Stratford Ave. stated he is not against the building, just has concern over flooding.

4. Patricia Fousek of 1344 Stratford – Has concerns over permitting on Thornton building site, asked where code enforcement fines go, how fines are reduced, if quasi-judicial hearings are noticed? Quasi-judicial agendas will now be allowed on the website and noticed on the marquee sign per Mr. Sloan.

APPROVAL OF THE MINUTES:

Motion made by Ms. Barrow to approve the minutes as presented from December 6, 2022, seconded by Ms. Galbreath.

Ms. Barrow – aye
Ms. Galbreath – aye
Ms. Gibson – aye
Mayor Kelly – aye

REGULAR AGENDA:

1. **POD allowance at 4535 E Bus 98 – Winkle** – Discussion over POD at Winkle Mobile Home Park, POD is not allowed in MU1 designation. In May the council gave 6 months allowance and then the POD was to be removed. POD is still in the same position. Council elected the moving off premises by the 17th and if not completed will put on agenda for the council meeting on the 17th.
2. **First reading of Ordinance 2022-411** – Mr. Sloan recapped the ordinance, met with the code officer, clerk, Ms. Galbreath and magistrate. The procedural manual that has been submitted by the magistrate has not yet been reviewed by Mr. Sloan. Ms. Galbreath has two issues: 1. questioned page 7 of the ordinance pertaining to the automatic reappointment of the magistrate. The council feels no position should be automatic renewal and the public should be able to apply when positions open. Ms. Sloan will address the passage and make a change to include council reappointment of magistrate at the first meeting in July yearly. 2. Procedural manual can be enacted by magistrate. Mr. Sloan states it is written with council approval. Discussion that the direction should come from the council not the magistrate. Mr. Libby stated that state law allows him to develop procedures without council approval. Motion made by Ms. Galbreath to read Ordinance 2022-411, second made by Ms. Gibson.

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Ms. Barrow – nay

Ms. Galbreath – aye

Ms. Gibson – aye

Mayor Kelly – aye

Ordinance 2022-411 read by title by Mr. Sloan. Will have second reading on January 17th, 2023.

TASK LIST:

Earl Gilbert User Fee – Need update as last company was a high price.

5- and 10- year plan – Will have workshop after procedural manual and employee handbook completed

Lake Drive Resurfacing – Mayor stated that public works would not like to wait for school to clean out pond to fix road. Discussion over code violation on pond and Ms. Gibson will go to the next school board meeting and make it know to board.

Strom Water Master Plan – Ms. Galbreath has received some info from Anchor.

Procedural Manual – will be done in house after employee handbook

Employee Handbook – Mr. Sloan will send to clerk to send to council for meeting on the 9th at 9 am

Mr. Chaple – absent

Ms. Galbreath – Add fees schedule to task list, staff to update task list prior to council meetings for what they are responsible for, request planning minutes for last meeting, request code hearings notifications be on website, building and marquee. Mr. Sloan stated that the meeting notices for quasi-judicial can include the address on the website calendar.

Ms. Barrow – no comments

Mr. Gibson – Add to task list to look at zoning of the city. Ms. Galbreath had ECRC at a previous meeting and they can assist with the zoning and a grant to pay for assistance. Council gave Ms. Galbreath direction to move forward with speaking with ECRC about getting a cost and possible grant to assist with land distribution changes.

Clerk Hinrichs – Mr. Palmer requested a presentation in front of the council at a meeting, the council would like it added as an agenda item when time comes, or Mr. Palmer may talk individually with each council member. The council would like to hear from Mr. Palmer prior to the meeting. Questioned over how many privately owned RVs are allowed on a private lot? The council said a single RV only allowed per privately owned lot. Questioned if townhomes on Lakewood that were previously approved would need to come to planning. Mr. Sloan will speak with Ms. Correia as emails have been going back

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and forth over topic. Discussions and dates set for special meetings on January 9 at 9 am for the handbook and January 11 at 5:30 pm for ad valorem vote.

Mr. Sloan – occupational licensed may be raised 5% every other year, he was tasked with looking into raising license fees.

Mayor Kelly –no comment

Adjournment at approximately 6:51 pm.



Jami Hinrichs, City Clerk