

The City Council of the City of Olney, Texas, met Monday, May 10, 2021, at 6:00 P.M. Those present were: Mayor Rue Rogers, Mayor Pro-Tem Tom Parker, Councilmembers Phil Jeske, Tommy Kimbro, Chuck Stennett, and Terri Wipperman. Absent: None. Staff Present: City Administrator Neal Welch, Chief of Police Dan Birbeck, Assistant City Administrator Arpegea Pagsuberon, City Secretary Tammy Hourigan, Public Works Director K.C. Blassingame, City Attorney William Myers and Attorney Daniel Branum. All agenda items were subject to action. Meeting was broadcast and recorded online using GoToMeeting.com in accordance with Open Meetings Laws guidance during COVID-19 Pandemic Disaster.

Mayor Rogers called the meeting to order at 6:00 P.M.

CALL TO ORDER

City Attorney Myers gave the invocation.

INVOCATION

There were no citizens present during the Citizen Comment Period.

CITIZEN COMMENT PERIOD

The minutes from April 26, 2021 as written were tabled needing additions. They will be reviewed and considered for approval at the next Council Meeting on May 24, 2021. No action was taken at this time.

CONSIDER APPROVAL OF MINUTES FROM PREVIOUS MEETING(S)

Ms. Hourigan read the following into the record. I, Tammy Hourigan, City Secretary for the City of Olney, Texas, do hereby certify that the following vote totals cast in the May 1, 2021 General election are true and correct.

CANVASS OF ELECTION RESULTS: SIGN CERTIFICATES OF ELECTION

For Councilmember:

Brad Simmons	263 Votes
Tommy Kimbro	101 Votes
Chuck Stennett	211 Votes
Sean Osborn	38 Votes
Charlotte Bond	38 Votes
Harrison Wellman	145 Votes

The Canvass was certified electing Councilmember Simmons, Councilmember Wellman and re-electing Councilmember Stennett. Mayor Rogers entertained a motion to certify and accept the results of the election as reported by Ms. Hourigan. Councilmember Jeske made said motion and Mayor Pro-Tem Parker seconded. Council voted unanimously to pass the motion. Ms. Pagsuberon presented Mayor Rogers with each of the Certificates of Election for Brad Simmons, Harrison Wellman and Chuck Stennett. Mayor Rogers signed the Certificates of Election.

Ms. Pagsuberon presented Mr. Myers with the Oath of Office. Mr. Myers swore in Councilmembers Brad Simmons, Harrison Wellman and Check Stennett. Each Councilmember then signed the Oath of Office and the Statement of Officeholder. Each were seated to the respective positions. Phil Jeske and Tommy Kimbro left the meeting.

OATH OF OFFICE FOR NEWLEY ELECTED OFFICEHOLDERS: SIGN OATH OF OFFICE AND STATEMENT OF OFFICEHOLDER

Present and seated at the meeting: Mayor Rue Rogers, Mayor Pro-Tem Tom Parker, Councilmembers Terri Wipperman, Chuck Stennett, Brad Simmons and Harrison Wellman.

Project Manager (Lead Engineer) T. Dean Hinton was present with a slideshow of the Water Treatment Plant outlining past upgrades and repairs that had been performed in 2002-2003, while updating the Council on estimated costs that would be involved to bring the existing plant up to code or building a new plant. There was a sub-committee consisting of K.C. Blassingame, Public Works Director, Michael Jacoba, Councilmember Wellman, Mayor Rogers, Mayor Pro-Tem Parker, Neal Welch, City Administrator and Dean Hinton. These individuals have met in the past couple of months, but felt that it would be prudent to address the Council in order to make sure that everyone was updated and aware of the latest information.

HEAR PRESENTATION FROM CORLETT, PROBST & BOYD REGARDING WATER TREATMENT PLANT

During the presentation Mr. Hinton stated that the concrete was deteriorating and that the building was not structurally sound. There were slides shown of the various buildings and area of the Water Plant. Mr. Hinton stated that with time, laws and regulations had changed and that the facility needed to be brought up to date. Corlett, Probst & Boyd had been asked to gather information on costs involved in replacing the facility with a new Plant or repairing the existing Plant. The less complex and involving less time was referred to as the "package plan". Mr. Hinton stated that the timeframe would show that it's not truly a quick turnaround and that the longevity of usefulness could be lacking. The other scenario is building another Plant of similar size. There is land owned by the City of Olney located

South of the current Water Treatment Plant. With some relocation of lines affecting that area, Mr. Hinton felt that the area could be utilized for the building of a new Water Treatment Plant. It was also mentioned during one of the previous sub-committee meetings, using a Batch Plant and phasing the operation could be an option. The longevity of usefulness for this method was estimated to be between fifteen years (15) conservatively with around thirty years (30) being the maximum. The cost would be between four to seven million dollars (\$4,000,000-\$7,000,000) and the City of Olney still would not have a new plant. Councilmember Wellman stated that it was his understanding that two to four million dollars (\$2,000,000-\$4,000,000) would be needed to refurbish the existing Plant in order to get it back into shape. A "Batch Plant" would have to be put in place for temporary use with a cost of approximately four million dollars (\$4,000,000), then building a structure over that would cost an additional two million dollars (\$2,000,000). This scenario would involve an approximate cost of ten million dollars (\$10,000,000) with the end result not being a new Plant. The sub-committee had asked for a different proposal containing information and costs that would involve using 2021 dollars vs. projecting costs and estimating what costs would be in the future. These numbers were part of the presentation during the 05/10/21 Council Meeting.

The projected cost of ten million three hundred thirty thousand dollars (\$10,330,000) was the amount that Mr. Hinton presented and was the amount that was put together for the Water Development Board application that was due in February 2021. By completing this application, the City of Olney could possibly be placed on a list for funding. The Council was also shown an estimate of costs for work to be performed on the Raw Water Station and re-working the lining of the reservoir. The current lining was installed in 1993. Mr. Hinton suggested that it either have a new lining installed or replaced with a concrete liner. This would be an additional cost of one million one hundred thousand dollars (\$1,100,000). Twelve million dollars (\$12,000,000) and an approximate time to finish would be two (2) years (if put out for bid and the decision was made to carry forward). The comparison of twelve million dollars and two (2) years vs. a possible thirty (30) percent increase or more if drawn out for a longer period or "phased". All costs will increase over time. It will take six-seven (6-7) months to ready the plans. It was Mr. Hinton's opinion that having the project "shovel ready" could possibly aid in acquiring funding. The Water Development Board funding information should be available by July 2021. The Water Development Board and Farmer's Home (USDA) funding rates would most likely be lower than traditional Bank financing. Councilmember Wellman asked Mr. Welch to inquire as to what the rates could possibly be for informational purposes at the next meeting. Mayor Pro-Tem Parker inquired about Bond information and possibly funding the project in that manner. The twelve million dollars (\$12,000,000) in current dollars vs. the unknown amount at a later date is a factor. There was discussion of having another meeting and making it Open. A date will be considered and coordinated in the near future. No motion was made at this time.

Officer Hudson stated that Texas Communities Group, LLC was taking care of sending out the abatement letters. The first letters were sent out the first week of May and the second letters were due to be sent out on Monday (May 17, 2021). The decision is needed as to who the City of Olney will use to mow the lots and payment arrangements. Currently House of Mercy or Helping Hands is mowing. Mr. Welch stated that he also has the names of 6 contractors that can be contacted. The City of Olney currently sends a bill to the owner for the cost of mowing the lot(s). If the bill is not paid, a lien is placed against the property. Officer Hudson stated that it was his desire to be able to reach out to get a flat bid for lot(s). He would not be able to state a definitive number since depending on timing there were different numbers needing to be mowed. Having funding in place would allow for better management of the lots. Currently there are 8 lots that are going to require mowing in the very near future, three of which will need heavier equipment, such as chainsaws and brush hogs. Officer Hudson has already reached out to Danny with Texas Communities Group in reference to specific property and having the Lien of Real Property Warrant issued and the property seized. The taxes have not been paid since 1983. The owner is deceased with next of kin unable to locate. These lots are located on North Grand Avenue. Chief Birbeck stated that while they will continue heavy enforcement of these lots, they will also work with the current owners to allow ownership and recover clean-up costs. There was discussion about the number of lots and what amount of money would actually be needed. It was determined that the final decisions would need to be addressed in a Budget Meeting to be held at a later date with more discussion of line items being added for the revenue that will be income due to the sale of the properties along with line items being added for the costs incurred. The matter at hand needs to be handled by acquiring immediate funding in order for Officer Hudson to solicit bids. Mayor Rogers entertained a motion to approve the bidding process to hire and contract mowers and authorize spending up to \$2000.00. Councilmember Wipperman made said motion. Mayor Pro-Tem Parker seconded. Council voted unanimously to approve.

CONSIDER ACTION
TAKEN BY CODE
ENFORCEMENT ON CITY
ORDINANCE VIOLATIONS

The current bidding process through Texas Communities Group, LLC was presented and discussed. Councilmember Wellman inquired as to how the bidding structure is set up to declare an individual a winner of a bid? Ms. Pagsuberon stated that the process is online. The City of Olney initially set a minimum bid of \$1,000.00 but TCG raised that to \$1,200.00. There is a link to Texas Communities Group, LLC on the City of Olney website. Ms. Pagsuberon read the current bid information that is listed

CONSIDER TAX RESALE
BIDS

within the link. No deadlines were stated. It is the plan of the Texas Communities Group, LLC to be in possession of the check(s) from the winning bidder before beginning any of the paperwork process. After completion, they then will present the package to the Council to approve or decline. Mayor Rogers asked that more information be gathered for clarity of the entire process and that it be presented at another meeting. No action was taken at this time

Mr. Welch presented information concerning the SPMR Mobile Meter Readers. The application can be easily downloaded to almost any cellphone. Up to 5 pictures can be taken and the GPS location of the meter will be included. Mayor Pro-Tem Parker stated that the pictures would be beneficial when there were instances of a customer needing to know if a meter was possibly leaking, pictures of current readings, etc. There is an annual cost of \$2820.00. A one-time set up fee of \$799.00 and Training Fee of \$1499.00. This price allows for the application to be used by two people at one time (2 seats), 2 licenses, 2 data hosts and 1 in office. The application will not work with Apple products (iPhone). Mayor Pro-Tem Parker asked that we explore other options. Incode currently has their own handheld readers and one of the prices that we were given does include that option. There are other software companies that offer these readers as well and more information will be gathered before a decision is made. Mayor Pro-Tem Parker also asked that we inquire as to whether the SPMR Mobile Meter Reader will work with PINE, which is a Linux based phone. No action was taken at this time.

CONSIDER AND DISCUSS
SPMR MOBILE METER
READERS

Mayor Rogers entertained a motion to approve Resolution R4-21 which removed former City Clerk, Kari Blair, adds City Secretary, Tammy Hourigan and updates Assistant City Administrator Arpegea Pagsuberon on the signature cards. Councilmember Stennett made said motion. Mayor Pro-Tem Parker seconded. Council voted unanimously to approve Resolution R4-21.

CONSIDER RESOLUTION
TO CHANGE
SIGNATORIES ON CITY
ACCOUNTS HELD AT
OLNEY INTERBANK

Chief Dan Birbeck presented costs of a fully contained, ready to go Animal Control Holding Facility in the amount of thirty-nine thousand nine hundred eighty-five dollars (\$39,985) He also presented an option of twenty-seven thousand six hundred thirty-four dollars (\$27,634) which does not include the kennel build out. It was his suggestion that the facility be built on an existing concrete slab at the Public Works Facility. The current monthly expense to Young County Humane Society for holding the City of Olney animals is approximately one thousand two hundred dollars to one thousand five hundred dollars (\$1,200-\$1,500) Eliminating this would aid in covering some of the expense involved in this project. Mayor Pro-Tem Parker suggested that the tag issue price be raised to twenty-five dollars (\$25) There was discussion about funding and as to how the costs should be allocated. Mayor Pro-Tem Parker asked that the funding be re-evaluated. The topic was tabled until the next meeting. Mayor Rogers requested Texas Communities Group, LLC rewrite the Interlocal Agreement to state that the City of Olney would be able to recoup any and all maintenance costs before the proceeds from the sale of the property is disbursed. No action was taken at this time.

DISCUSS AND
CONSIDER ANIMAL
CONTROL HOLDING
FACILITY PROJECT

CONSIDER INTERLOCAL
AGREEMENT WITH
YOUNG COUNTY TO
APPROVE DEMOLITION
OF PROPERTIES HELD IN
TRUST

Mayor Rogers requested Texas Communities Group, LLC rewrite the Interlocal Agreement to state that the City of Olney would be able to recoup any and all maintenance costs before the proceeds from the sale of the property is disbursed. No action was taken at this time.

CONSIDER INTERLOCAL
AGREEMENT WITH OLNEY
HAMILTON HOSPITAL TO
APPROVE DEMOLITION
OF PROPERTIES HELD IN
TRUST

Mayor Rogers announced that pursuant to Section 551.072 of the Texas Government Code the City Council would enter Executive Session at 7:35 P.M. for the purpose of discussing duties and responsibilities of City Secretary, Tammy Hourigan.

EXECUTIVE SESSION:
DISCUSS DUTIES AND
RESPONSIBILITIES OF
CITY SECRETARY, TAMMY
HOURIGAN PURSUANT TO
SECTION 551.074(A) OF
THE TEXAS
GOVERNMENT CODE

Council reconvened in regular open session at 8:17pm.

No action was taken.

Mr. Welch stated that the City of Olney had just completed Clean Up Week. Waste Connections did not participate in the pickup. It was all processed "in house". He also stated that Waste Connections not participating would be a consideration when the contract came up for renewal.

MONTHLY
DEPARTMENTAL
REPORTS

Lifeguard Training was held Monday, May 17, 2021. There is not a definitive open date set for the pool but school is scheduled to dismiss May 27, 2021. An opening date will be firmed up and reported.

The Water Treatment Plant rotor project is in the process and progressing. The current one that is being replaced has been in operation for approximately 40 years. It looks like the cost will end up being a little less than the initially reported \$42,000.00.

Ms. Pagsuberon reported that 56 new citations were issued. There had not been much activity with satisfying citations. \$8633.68 had been collected.

Chief Birbeck reminded everyone that the upcoming week was National Police Week. He would have it posted on Facebook and wanted to let everyone know in order to let law enforcement know how much they were appreciated. Those that lost their lives during the line of duty and those that currently serve to protect us.

Councilmember Stennett inquired as to when the spraying for mosquitoes would be taking place. Mr. Welch will get with Mr. Blasingame to formulate a plan.

DISCUSS OTHER
COUNCIL MATTERS –
ITEMS OF CONCERN

Mayor Rogers mentioned that a plan needs to be put in effect for reporting the progress and any areas of concern that may need to be addressed as Attorney Branum reviews the City Charter and begins his duties. Mayor Rogers also took this time to mention that this is the time placed on the agenda for any general information or matters to be discussed.

City Attorney Myers stated that three more easements were processed. The checks being held were stale dated and that new checks would be issued.

Mr. Welch reviewed the fact that the payroll would begin being processed by Heartland Payroll Services in the near future. Due to the fact that the reporting of time would be changing to the Friday prior to payday Friday instead of Wednesday, employees would be paid in advance for those three days and then those days would be deducted from their checks after Heartland Payroll Services processing begins for the next three consecutive pay days. This should help alleviate any hardship to employees during this transition. Once this process is in place and Heartland Payroll Services is processing, the entire City of Olney payroll will be bi-weekly.

There being no further business to come before the Council, the Council adjourned by consent at 8:28pm.

ADJOURNMENT

ATTEST:

City Secretary