

June 24, 2021, 2021	MINUTES OF THE SPECIAL-CALLED MEETING OF THE CITY COUNCIL OF THE CITY OF OLNEY, TEXAS	3:00 P.M.
<p>The City Council of the City of Olney, Texas, met Thursday, June 24, 2021, at 3:00 P.M.</p> <p>Those present were: Mayor Rue Rogers, Mayor Pro-Tem Tom Parker, Councilmembers Terri Wipperman and Harrison Wellman. Absent: Brad Simmons and Chuck Stennett. Staff Present: City Administrator Neal Welch, Assistant City Administrator Arpegea Pagsuberon, City Secretary Tammy Hourigan and Public Works Director K.C. Blassingame. Dean Hinton with Corlett Probst and Boyd was also present.</p>		
Mayor Rogers called the meeting to order at 3:00 P.M.		CALL TO ORDER
No Invocation was given.		INVOCATION
<p>Dean Hinton with Corlett, Probst and Boyd began the meeting by speaking about the construction cost information that was sent into the Texas Water Development Board. It was an estimate, but submitted to meet deadlines. The amount submitted was \$10.3 Million (Ten Million Three Hundred Thousand Dollars). He explained that his timeline was based on design and construct and would be done in phases with 2 years between each phase.</p> <p>Mr. Welch then gave Mr. Hinton information pertaining to conversations that he, K.C. Blassingame and Michael Jacoba had about possibly adding concrete to the bottom of the sludge pit or installing a centrifuge pump. Mr. Hinton suggested putting a valve press machine or a centrifuge on a trailer in order to be able to use it at multiple places. Mr. Blassingame stated that a sludge trailer had previously been purchased, but did not work for the purpose intended. Tower Extrusions had used it for a period of time and it was still parked at their yard. Mr. Hinton stated that the valve press and centrifuge would cost approximately the same amount of money. Mayor Pro-Tem Parker stated that there were fewer moving parts in a press. Mr. Hinton agreed that there's less to breakdown, although it's slower.</p> <p>Mr. Blassingame stated that currently the sludge is being stacked and has been for many years. The sludge should be hauled off but the sludge pit is not lined, so that's not able to be accomplished at this time. The City of Olney has not received any write ups or notice of violations due to the stacking.</p> <p>Mr. Welch mentioned that the intake, bridge, windows and basins should possibly be added to the Project. Mr. Blassingame added that along with those additions to the project it would be advisable to factor in a</p>		DISCUSS THE WATER TREATMENT PLANT PROJECT

destratifier on the intake. The Public Works Department has produced one but have been unsuccessful in keeping fishermen and others from tearing off the lines. He was hoping that one could be produced in a way that would alleviate that problem. Mr. Welch also mentioned the pump barrel reservoir and slanted check valves. Mr. Hinton stated that the pump barrel reservoirs were likely nearing their end of use (installed in 1987) and that the slanted check valves were badly needing to be replaced. Mayor Pro-Tem Parker suggested a maintenance schedule be prepared in order to keep from having to take equipment to "end of life". Mr. Hinton stated that an O & M Manual is required and would be produced. It will contain maintenance schedules and will inform of needed replacement hopefully before breakage or so much wear that it's more costly to operate.

Mr. Welch asked Mr. Blassingame to explain what was included in the list of master meters that was on the handout that was given to the attendees. He explained that these were used in multi home facilities, such as apartment complexes, where there is no plumbing for individual meters. When asked about the cost structure of the master meters Mr. Blassingame stated that it was his understanding that the owner of the structure/facility having the master meter would pay the cost (times the number of units included in the master meter). This would be the owner's responsibility and it would be his decision as to whether he would pass on to his residents/customers. Mayor Pro-Tem Parker made the point that this discussion involved "access to water" not "usage amount". Individuals should realize that there is a certain amount of cost involved to have water readily available. Currently water cost is less than internet and that water cost needs to be put into perspective. Possibly enough has not been billed in the past and has contributed to the funding of the new Water Treatment Plant being an issue.

Mr. Hinton is currently acquiring pricing for a water tower for the South side of town. His request was for a tower capacity of 110,000 gallons, 130 ft. to overflow with 30,000 gallons useable between 85 ft. – 130 ft. This sizing is based on the number of meters that will be used/needed.

Mayor Pro-Tem Parker asked Mr. Blassingame as to the status of acquiring a valve machine? Mr. Blassingame estimated that the cost would be approximately \$60,000.00 (Sixty Thousand Dollars). He was asked to check and verify the cost along with purchasing additional valves. The information was not necessarily needed for this particular meeting, but would need to be ready for a future City Council Meeting.

Councilmember Wellman verified that the request for funds had been submitted to the Texas Water Development Board and inquired as to what further action may need to be taken and if the funds could be partially approved? Mr. Hinton stated that the funds were usually approved in full or not approved. The website shows decisions should be made by late June, but Mr. Hinton stated that could most definitely be

delayed. Councilmember Wellman inquired as to what other financing options had been explored. It was stated by both Mayor Rogers and Mayor Pro-Tem Parker that the forming of a Finance Committee would be on the Agenda for the upcoming June 28, 2021 City Council Meeting and that exploring all options would be part of their duties. Councilmember Wellman then verified with Mr. Hinton that if the Water Development Project was completed in phases, it would take 8-10 years. If it was done start to finish but with separate contractors structured to be able to continue operations it would be 2 ½-3 years. It was explained by Mayor Pro-Tem Parker that not phasing the project would be the best option because the cost would not have to be based on projected prices 8-10 years in the future. The 10.3 (Ten Million Three Hundred Thousand) that was applied for was the estimated price to take care of that which was an immediate need excluding the other improvements. Mr. Blassingame inquired as to whether the previously mentioned improvements would be part of the project? Mayor Pro-Tem Parker stated that he felt they most likely would be approved as part of the project since they were needed but that additional funding would have to be found and approved in order to complete. Mr. Hinton stated that he would as to the chances of getting additional funds approved by the Texas Water Board. It was then re-verified that the plan was to build with the short- term plan that would involve some phasing in order to keep everything operational and would be completed in 2 ½-3 years versus the 8-10 years of the other option. The funding would be upfront and the contractor(s) maintain the costs.

Mayor Pro-Tem Parker then asked if there were any areas that needed to be repaired immediately going forward? Mr. Blassingame stated that the concrete was in need of repair fairly quickly and that money would need to be spent for maintenance going forward. Mr. Hinton was asked to meet with Mr. Blassingame and discuss the costs of these immediate needs in order to form a plan.

There was discussion and it was determined that generators were needed. Mr. Blassingame stated that he had gotten quotes in the past but that there had been no action. Ms. Pagsuberon stated that they had tried in the past to be awarded Grant money for the cost of the generators. Mr. Hinton stated that he'd research the regulations to see if TCEQ (Texas Commission on Environmental Quality) was requiring full back-up. Mr. Blassingame stated that there are currently generators to run all the lift stations except one.

Mr. Welch stated that the sewer line project was running out of pipe, stopping at Avenue F instead of advancing to Avenue G. This involves approximately 700 (Seven Hundred) feet of pipe. The pipe is currently unavailable due to shortages. Mr. Hinton stated that if the additional money needed for the project is in excess of 25 (Twenty- Five) percent of the original funding, it cannot be added to the project. That is Texas State Law. It would have to be bid as a separate project. Mr. Blassingame was researching during the meeting and stated that the current price on the

<p>pipe is \$25,600.00 (Twenty- Five Thousand Six Hundred Dollars) pipe only. No Freight. Mr. Hinton did state that the availability of pipe is improving. Councilmember Wellman clarified that this particular job being discussed was part of the CDBG (Community Development Block Grant) Project that was put in place to extend to Avenue G. Due to the increase in prices the project funds will cover extending to Avenue F, requiring additional funds to extend to Avenue G. This will be examined and discussed further.</p> <p>Ms. Pagsuberon was able to verify the costs of the generators during this meeting and acquiring three (3) would cost approximately \$300,000.00 (Three Hundred Thousand Dollars). Mr. Blassingame stated that one would be needed at the intake, one at the plant and one at the reservoir. One would possibly be needed at the Air Tractor location as well, but could be smaller.</p>	
<p>There being no further business to come before the Council, the Council adjourned by consent at 3:45 P.M.</p>	<p>ADJOURNMENT</p>
<p>ATTEST:</p>  <p>_____</p> <p>Tammy Hourigan, City Secretary</p>	