

August 9, 2021	MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF OLNEY, TEXAS	6:00 P.M.
<p>The City Council of the City of Olney, Texas, met Monday, August 9, 2021 at 6:00 P.M. Those present were: Mayor Rue Rogers, Mayor Pro-Tem Tom Parker, Councilmembers Brad Simmons, Terri Wipperman and Chuck Stennett. Harrison Wellman was attending virtually. Staff Present: City Administrator Neal Welch, Assistant City Administrator Arpegea Pagsuberon, Police Chief Dan Birbeck, Officer Dustin Hudson, City Secretary Tammy Hourigan, Public Works Director K.C. Blassingame, Water Plant Operator Michael Jacoba, City Attorney Bill 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.</p>		
Mayor Rogers called the meeting to order at 6:02 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	
There were no Minutes to Approve at this Meeting. No Action was taken.	CONSIDER APPROVAL OF MINUTES FROM PREVIOUS MEETING(S)	
<p>There were three sub-committees previously formed. There was a committee to explore bond packages, a committee that would examine costs of water meters and other expenses and a committee that would explore tools that would possibly be available for hardship relief if the rates were increased. Mayor Pro-Tem Parker's committee met with a couple of companies to get prices for water meters. Mayor Rogers stated that they felt more information was needed before presenting their information from the committee. Mayor Rogers noted that the bond package committee had reported exploring the availability of grants, bond packages, and other financings. The committee stated that they would find out more information about the bond packages since they knew how hard the grant money was to acquire. They would continue, and if any funds became available from other sources, those could be in addition to what was found. The hardship committee could not meet with Mr. Dinwiddie from the Housing Authority but have plans to meet during the upcoming week. Mr. Mayor Pro-Tem Parker stated, along with Mayor Rogers, that the Finance Committee Meetings were recorded and are taking place at 5:00 P.M. before the regularly scheduled 6:00 P.M. Council Meetings. They urged people to watch and/or attend.</p>	UPDATE FROM THE FINANCE COMMUNITY	

<p>Mr. Welch stated that he had been notified that the City of Olney would be receiving funds from the Texas Department of Emergency Management. These funds would be distributed in two separate annual payments of \$383,000.00 each, the first of which would be received this year. He stated that those funds could be used to purchase water meters, possibly a valve package, which would allow blocking certain areas when working. There would be more information forthcoming as to how the funds could be spent. Mayor Rogers confirmed that the Cares Act Funds that had previously been received had been completely spent. Mr. Welch stated that the purchase of the new software modules had taken care of finishing those funds. Mayor Pro-Tem Parker inquired as to when the funds would be received. Mr. Welch stated that it could be any time. There are currently 27 States, including Texas, that have not received their funding. Mayor Pro-Tem Parker asked about the pricing of the valve set along with the valve insertion machine and was told by Mr. Welch that it would cost \$100,000.00. Mayor Pro-Tem Parker stated that those funds could take care of the costs of the valve package and water meters. Mr. Welch agreed and indicated that it would help the entire City of Olney.</p>	<p>DISCUSS CORONAVIRUS LOCAL FISCAL RECOVERY FUND</p>
<p>Mayor Rogers explained that Attorney Branum had reviewed and rewritten the previous Ordinance (that had never been approved) to ensure that no anti-trust laws were violated and that everything was in order. Attorney Branum explained that the Ordinance would set in force the ability for the Police Department to enforce the sole use clause. Mayor Rogers read aloud the Ordinance. Mayor Rogers made a Motion to approve the First Reading of Ordinance #04-21. Councilmember Wipperman made said Motion, Councilmember Stennett seconded. Council voted unanimously to approve the Motion.</p>	<p>FIRST READING AND DISCUSS ORDINANCE TO ENFORCE THE CONTRACT WITH WATER CONNECTIONS AS A SOLE SOURCE PROVIDER</p>
<p>Mr. Welch stated that he wanted this placed on the agenda since there had been some clarification, and he tried to find out if there were any further questions. Mayor Rogers requested to see the previous handout that had been in the packet. It listed the properties and information pertaining to them. Mayor Pro-Tem Parker asked if he remembered correctly when saying that there had been talked of forming a committee to take a closer look at these properties, place a value on them after review and ensure that the City of Olney was getting the properties were worth. He reminded the Council that there were expenditures and projects on the horizon that would be costly. Mr. Welch stated that he had talked with Texas Communities Group and verified that the appraised value was listed on the information generated from Texas Communities Group for individuals to see who were interested in bidding. Mayor Rogers mentioned that he realized this subject had been tabled previously. Mayor Pro-Tem Parker asked the Council what their thoughts were? Did they want to bring someone in for valuation? Just proceed? Mayor Rogers stated that he thought it would be a good idea to have someone look at the individual lots and recommend what needed to be done. Mr. Welch said that he had gone to look at the properties listed and had made notes on the handout as to what his thoughts were pertaining to each lot. Mr. Welch stated that he had been told that if a decision was made on the properties, each one had to be mentioned and ruled on by parcel,</p>	<p>CONSIDER TAX RESALE BID(S)</p>

individually. The decision would have to be made as to whether the bid was accepted, rejected, or tabled. It was discussed that there were properties that should never have been placed on the Texas Communities Group List in the first place. There were parcels listed that the City of Olney was using for storage (504 W. Main). This parcel is worth more to the City of Olney for that purpose than was being listed as the price by Texas Communities Group. Mayor Rogers suggested that the Council review each parcel listed on the Texas Communities Group handout and ruling. This would allow for any money currently held by Texas Communities Group awaiting acceptance of the Bids from the City of Olney and the other taxing entities to be returned to the individuals who had bid if their bid was not going to be accepted. Mayor Rogers entertained a Motion to accept, decline, or table the following parcels. The actions are listed below:

Mayor Rogers entertained a Motion for parcel 8369 with a bid of \$1,309.00 and appraised for \$1,200.00 with \$818.00 owed. Councilmember Stennett made a Motion to accept. Councilmember Simmons seconded. Council voted. Mayor Pro-Tem Parker was opposed. The Motion carried. Mayor Rogers entertained a Motion for parcel 8371 with a bid of \$1,309.00 and appraised for \$1,200.00 with \$818.00 owed. Councilmember Wipperman Made a motion to accept. Councilmember Stennett seconded. Council voted. Mayor Pro-Tem Parker was opposed. The Motion carried.

At this time, Mayor Pro-Tem Parker stated that he was opposed because there was not enough information pertaining to the sale of the parcels. He stated that individuals are bidding intending to do something with the parcel, winning the bid, then finding out that the property is zoned differently. Mayor Pro-Tem Parker believes that it is a disservice to the individuals because they have not been verified. He feels that the individuals bidding and purchasing the properties should be pleased with the outcome and able to use the parcels as they have planned. Ms. Pagsuberon stated that the City of Olney could contact those placing bids and inquire about their intentions or request that Texas Communities Group add an area to the bid sheet for individuals to state their plans for the parcel. If an explanation is not given, then the bid can be denied. The bid information sheet also states that the City of Olney has the right to decline the bid for any reason. Mayor Pro-Tem stated that possibly the individuals need to meet with Zoning and Planning before making bids to ensure that what they want to use the property for is allowed. City Attorney Myers stated that the property is purchased "as is" and does not think that the City should get into a situation where they're entering into a warranty with the individuals bidding. He suggested that language be added to the bid sheet to keep that from happening. Mayor Rogers asked Mayor Pro-Tem Parker if he thought each parcel should be presented and denied to get the process more structured? His answer was yes. At that point, it was decided that the Council would go through each parcel, decline the bid, then, going forward, devise a plan to have everyone more informed and hopefully improve the outcome for everyone involved. Councilmember Stennett mentioned that he was in favor of forming a committee to decide the value of the parcels and what should happen with them. Mayor Rogers entertained a Motion for parcel 7718 with a bid of \$1,502.00 and appraised for \$1,200.00 with \$1,180.43 owed in taxes and no

maintenance. Councilmember made a Motion to reject. Councilmember Stennett seconded. Council voted unanimously to approve the Motion. Mayor Rogers entertained a Motion for parcel 8640 with a bid of \$1,400.00 and appraised for \$2,000.00 with \$524.00 owed in maintenance and \$975.00 in taxes. Mayor Pro-Tem Parker made a Motion to reject. Councilmember Stennett seconded. Council voted unanimously to approve the Motion. Mayor Rogers entertained a Motion for parcel 9288 with a bid of \$5,500.00 and appraised for \$3,300.00 with \$1,820.00 owed in maintenance and \$628.00 in taxes. Councilmember Stennett made a Motion to reject. Councilmember Simmons seconded. Council voted unanimously to approve the Motion. Mayor Rogers entertained a Motion for parcel 9104 with a bid of \$2,151.00 and appraised for \$16,680.00 with \$7,370.00 owed in maintenance and \$3,522.73 owed in taxes. Mayor Pro-Tem Parker made a Motion to reject. Councilmember Simmons seconded. Council voted unanimously to approve the Motion. Mayor Rogers entertained a Motion for parcel 9240 with a bid of \$1,500.00 and appraised for \$2000.00 with \$3,575.00 owed in maintenance and \$558.13 owed in taxes. Mayor Pro-Tem Parker made a Motion to reject. Councilmember Stennett seconded. Council voted unanimously to approve. Mayor Rogers entertained a Motion on Parcel 8578 with a bid of \$1,500.00 and appraised for \$2,600.00 with \$2,925.00 owed in maintenance and \$2,183.09 owed in taxes. Mayor Pro-Tem Parker made a Motion to reject. Councilmember Simmons seconded. Council voted unanimously to approve the Motion. Mayor Rogers entertained a Motion on Parcel 8172 with a bid of \$1,500.00 and appraised at \$2000.00 with \$2,275.00 owed in maintenance and \$4,187.14 in taxes. Councilmember Stennett made a Motion to reject. Mayor Pro-Tem Parker seconded. Council voted unanimously to approve the Motion. Mayor Rogers entertained a Motion on Parcel 8543 with a bid of \$1,500.00 and appraised for \$2,750.00 with \$1,300.00 owed in maintenance and \$2,360.00 owed in taxes. Councilmember Stennett made a Motion to reject. Mayor Pro-Tem Parker seconded. Council voted unanimously to approve the Motion. Mayor Rogers entertained a Motion on parcel 7793 with a bid of \$1,201.00 and appraised at \$2,000.00 with \$2,145.00 owed in maintenance and \$1,849.59 owed in taxes. Councilmember Stennett made a Motion to reject. Councilmember Simmons seconded. Council voted unanimously to approve the Motion. Mayor Rogers entertained a Motion on parcel 8967 with a bid of \$2,000.00 and appraised for \$2,400.00 with \$2,925.00 owed in maintenance and \$1,874.20 owed in taxes. Councilmember Simmons made a Motion to reject. Mayor Pro-Tem Parker seconded. Council voted unanimously to approve the Motion. Mayor Rogers entertained a Motion on parcel 7880 with a bid of \$4,101.00 and appraised for \$3,600.00 with \$2,275.00 owed in maintenance and \$1,459.78 owed in taxes. Councilmember Stennett made a Motion to reject. Mayor Pro-Tem Parker seconded. Council voted unanimously to approve the Motion. Mayor Rogers entertained a Motion on parcel 8992 with a bid of \$1,400.00- appraised for \$2,600.00 with \$1,888.55 owed in taxes. Councilmember Stennett made a Motion to reject. Councilmember Wipperman seconded. Council voted unanimously to approve the Motion. Mayor Rogers entertained a Motion on parcel 9232 with a bid of \$1,550.00 and appraised for \$4,860.00 with \$5,368.00 owed in maintenance and \$2,673.84 owed in taxes. Mayor Pro-Tem Parker made a Motion to reject. Councilmember Simmons seconded. Council voted

<p>unanimously to approve the Motion. Mayor Rogers entertained a Motion on parcel 7839 with a bid for \$1,250.00 and appraised for \$2,750.00 with \$2,080.00 owed in maintenance and \$3,124.69 owed in taxes. Mayor Pro-Tem Parker made a Motion to reject. Councilmember Simmons seconded. Council voted unanimously to approve the Motion. Mayor Rogers entertained a Motion on parcel 57635 with a bid of \$2,000.00 and appraised for \$2,000.00 with \$896.86 owed in taxes. Mayor Pro-Tem Parker made a Motion to reject. Councilmember Simmons seconded. Council voted unanimously to approve the Motion. Mayor Rogers entertained a Motion on parcel 8214 with a bid of \$2001.00 and appraised for \$2,500.00 with \$3,250.00 owed in maintenance and \$1,473.34 owed in taxes. Mayor Pro-Tem Parker made a Motion to reject. Councilmember Stennett seconded. Council voted unanimously to approve the Motion.</p> <p>City Attorney Myers suggested that the previous two parcels considered and accepted at the beginning of the Tax Resale Bid(s) Consideration be re-opened. Mayor Rogers entertained a Motion on parcel 8369 with a bid for \$1,309.00 and appraised for \$1,200.00 with \$818.33 owed in taxes. Mayor Pro-Tem Parker made a Motion to reject. Councilmember Stennett seconded. Council voted unanimously to approve the Motion. Mayor Rogers entertained a Motion on parcel 8371 with a bid of \$1,309.00 and appraised for \$1,200.00 with \$818.33 owed in taxes. Councilmember Wipperman made a Motion to reject. Councilmember Simmons seconded. Council voted unanimously to approve the Motion. Mayor Rogers apologized to one of the individuals present on behalf of the City Council and the City of Olney. He assured her that every effort would be made to get the process in order and that her money and everyone else who took part in the bid process would be returned. Mayor Pro-Tem Parker then stated to the individual that the delay was something that had happened, and he also apologized but stated that it would not be in the best interest of the City of Olney to accept a bid that would result in the City of Olney taking \$14,000.00 less than the appraised value on a parcel.</p>	
<p>Mayor Rogers thanked Mr. Welch for his service. He stated that there was a job description that had previously been prepared, basic and straightforward. It was ready to post on TML, INDEED, and possibly Linked In. These were the exact locations that have been used in the past when seeking to fill positions. Mayor Rogers stated that he would like to be on the committee and asked if anyone else would be interested? Councilmember Simmons inquired as to the timeframe? Mayor Rogers noted that it would be posted and that phone interviews would be the initial step in the process as applications are presented.</p> <p>Following the phone interview and possibly a face-to-face interview with the committee, the applicant will come before the City Council for an interview. At that time, an offer can be made, or the process can begin again. It just depends on the applicants. There is no way to put a definitive time frame since there's no way of knowing who will apply or how many.</p> <p>Councilmembers Simmons and Wipperman stated that they would serve on the committee. Ms. Pagsuberon asked City Attorney Myers if three on the committee would be a problem with forming a quorum? It was decided that three Councilmembers could not be present and a quorum not is included. It</p>	<p>DISCUSS AND CONSIDER FORMING A COMMITTEE TO SEARCH FOR A CITY ADMINISTRATOR</p>

<p>was suggested that resumes be reviewed individually, then two of the committee members perform the interviews. Mayor Pro-Tem Parker indicated that a meeting be posted once it was determined an interview would possibly form a quorum. This would meet the requirements. They will be reviewed individually then two Councilmembers will conduct the interviews.</p> <p>Councilmember Wellman, who was attending, virtually stated that he would serve on the committee as well. It was determined that the only action that was needed was for Mayor Rogers to appoint a committee. Mayor Rogers made a Motion to appoint himself, Councilmember Simmons, Councilmember Wipperman, and Councilmember Wellman to a committee to search for a new City Administrator for the City of Olney. Councilmember Simmons made said Motion. Mayor Pro-Tem Parker seconded. Council voted unanimously to approve the Motion.</p>	
<p>Officer Hudson gave Police Department Report. He reported that there were 134 calls, 12 arrests, and 69 citations. Code Enforcement – 1 warning, no TCG report. Animal Control 58 calls, 25 animals transported to Young County, seven reclaims. EMS 85 calls, Fire Department 8 calls. Public Works stated that the lake level was at 82%. There were two new meters installed. These were before the new Ordinance, which increased the fee. Municipal Court-presented by Ms. Pagsuberon. She stated that 68 citations resulted in a little over \$16,000.00. One citation resulted in jail time served-retro. The individual is currently in jail. Community Service is encouraged, and a couple will be on the next month's report. \$4617.00 was paid in State Fees. \$532.80 in Collections. \$30.00 in Driver's Licenses Fees. 63 Citations were settled, resulting in \$6,790.97. Ms. Hourigan presented the Finance Department Report. As of July 31, 2021, the City has expended and collected approximately 80% of the budget. If a disruption to the City's Revenue occurs, there is enough funding for the City of Olney to operate for 265 days. This equals 75 days of Reserve Funding in the form of Certificates of Deposit at Olney Interbank, the City of Olney's daily expenses under this budget are \$10,474.54. Mayor Pro-Tem Parker inquired as to the position of the Airport Expenses and Revenues. Ms. Hourigan stated that she was aware there was a discrepancy and that it was being investigated. It appears that some entries have been made to the Bank and not posted to the General Ledger.</p>	<p>MONTHLY DEPARTMENTAL REPORTS</p>
<p>Ms. Pagsuberon sent the documents to the Council prior to the meeting for their review. The format is different from before to make things more concise and easier to read. Going forward, the format should be easier to read and more accurate as well because the numbers are taken from ASYST (the system) and not read off a sheet and copied onto another. Less chance of human error. Everything is listed by department. The Council can quickly review and approve without having to refer back and forth as in the past. Ms. Pagsuberon explained to the Council that the departments were going to be reviewed with the Department Heads and as the numbers were completed, they would be sent for review. This way, the Mayor and Councilmembers could see what would be presented and have their thoughts for the next meeting. It was decided that the next Budget Workshop would be scheduled for Friday, August 13, 2021, at Noon. The</p>	<p>BUDGET WORKSHOP: FY 2021-2022 BUDGET</p>

<p>primary focus would be General Admin, Mayor &amp; Council, and Municipal Court.</p>	
<p>Chief Birbeck gave an update as to the new K-9 Program. Officer Wright has been out of town participating in training for a week. All is going well with the K-9. Officer Birbeck stated that he appeared to be very promising in all areas. Officer Birbeck also said there was a resignation at the Police Department but that the position had been filled. An Officer was being hired that was coming from Archer County. He has years of experience and will be an asset to the Police Department.</p> <p>Mayor Rogers stated that someone had expressed interest in the tire shop. The individual said he'd be responsible for the underground tank(s) and all the tires. He stated to Mayor Rogers that he'd been informed that he would be responsible for all the back taxes on the property as well. Mayor Rogers inquired as to whether that was true? Officer Hudson stated that the taxes would have to be paid along with a federal lien issued by the IRS, as far as he knew. There would be some investigation into all the rules pertaining to the tire shop.</p> <p>Attorney Branum stated that his assistant, Katie, had been working on assembling and clarifying the Lake Lot Rental documents to understand better everything associated with the Lake Lots.</p> <p>Ms. Pagsuberon stated that she had received a quote from Falls IT for the VOIP (voice over internet protocol) phone systems at City Hall and the Police Department. There would be an 800# at City Hall, and everyone has a phone. There are no additional numbers, just extensions for each phone. The phone number will be long-distance since there is no way to have the VOIP system through Falls IT and have a Brazos phone number. The 800# will be used, the current phone number to City Hall will continue to be operational, and there will be a new phone number. The current number will remain operational for plenty of time to ensure that the new contact numbers are posted everywhere needed. There will be individual lines for City Hall, Police Department, Municipal Court, and Animal Control. The Police Department will also have an 800#. Voicemail will also be included on all those phones. Mayor Pro-Tem Parker stated that there needed to be someone who had access to the voice mail to ensure that there were no messages that went undetected. He said that when multiples like this, there needs to be a designated individual who can check everything.</p>	<p>DISCUSS OTHER COUNCIL MATTERS- ITEMS OF CONCERN TO MEMBERS OF THE CITY COUNCIL</p>
<p>There being no further business to come before the Council, the Council adjourned by consent at 7:50.</p>	<p>ADJOURNMENT</p>
<p>ATTEST:</p>	

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Tammy Hourigan, City Secretary