

August 23, 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 23, 2021 at 6:00 P.M. Those present were: Mayor Rue Rogers, Mayor Pro-Tem Tom Parker, Councilmembers Brad Simmons, Harrison Wellman, Terri Wiperman and Chuck Stennett. 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, O.I.D.C Director Wiley Hughey O.I.D.C Director, 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 6:00 P.M.	CALL TO ORDER	
Councilmember Simmons gave the invocation.	INVOCATION	
<p>Brenda Stennett and Jan Williams were in attendance to invite the Council to the One Arm Dove Hunt to be held September 10<sup>th</sup> and 11<sup>th</sup>. The request had been made previously to place commemorative lettering on the Civic Center for the dove hunt. Ms. Williams had samples of the lettering to show to the Council. The ladies gave an overview of the event.</p>	CITIZEN COMMENT PERIOD	
<p>Mayor Rogers entertained a Motion to approve the Minutes from the July 12, 2021 Council Meeting, July 26, 2021 Council Meeting and July 30, 2021 Council Meeting. Mayor Pro-Tem Parker made said Motion. Councilmember Stennett seconded. Council voted unanimously to approve Motion.</p>	CONSIDER APPROVAL OF MINUTES FROM PREVIOUS MEETING(S)	
<p>Chief Birbeck and Assistant City Administrator Arpegea Pagsuberon swore in Officer Simon Dwyer. He comes to the City of Olney Police Department with seventeen years Law Enforcement experience, most recently as Chief Deputy with the Archer County Sheriff's Department.</p>	CEREMONY TO SWEAR-IN AND ISSUE OATH OF OFFICE SIMON DWYER, POLICE OFFICER	
<p>Mayor Pro-Tem Parker gave update as to the progress of the Finance Committee. The Bond Sub-Committee will be exploring Bond information beginning with the amount of \$15 Million. The Committee was just made aware of an Emergency Action Plan mandate that will be required by March 1, 2022. This will involve an additional cost of generators that are required as part of the Plan. Mayor Pro-Tem Parker stated that research would be done to determine what each household should expect. He was pleased with the progress of the Committee.</p>	UPDATE FROM FINANCE COMMITTEE	

<p>The Ordinance was not completed in time for the Council Meeting. It is still in the review process. No action was taken at this time.</p>	<p>FIRST READ AND DISCUSS ORDINANCE TO INCREASE THE COSTS OF PERMITS</p>
<p>Mr. Welch stated that Air Tractor was wanting to lease acreage to the east of the existing plant in order to expand operations. Mayor Pro-Tem Parker asked City Attorney Myers if he had reviewed? He stated yes and after several drafts between the parties, they had agreed. The lease is a thirty - year lease for potential development. He also stated that the City of Olney would remain able to continue the Farm Lease located at the airport. The stipulations in the lease state that Air Tractor must notify the lessor by August 1<sup>st</sup> of each year as to whether they will be using the leased acreage. The Farm Lease is currently held by Jerry Keeter and expires in 2023. Mayor Rogers entertained a Motion to approve leasing the Airport property lease to Air Tractor. Councilmember Stennett made said Motion. Councilmember Wipperman seconded. Council voted to approve the Motion. Councilmember Simmons abstained.</p>	<p>CONSIDER AND DISCUSS AIRPORT PROPERTY LEASE TO AIR TRACTOR</p>
<p>Mr. Welch mentioned the information that was compiled by Texas Communities Group (TCG) which includes zoning and had been previously sent to the Council members. He stated that there was language in the packet and areas on the paperwork that allowed interested individuals to confirm that they had looked at the specifics of the property that they were bidding. Mayor Pro-Tem Parker asked Officer Hudson if he was exploring re-zoning in order to standardize the properties within regions of the City of Olney? Currently the zoning allows for modular homes in Residential 2 and only manufactured homes in Residential 3, this can be confusing and is an example of such. There are areas zoned Residential, but also located in the Highway Business District. Another example of confusing. City Attorney Myers stated that 'spot zoning' cannot be performed. Mayor Rogers suggested that the Planning and Zoning Committee be involved with input from Officer Hudson in order to simplify enforcement. Future City Planning will definitely have to be taken into consideration. Mayor Pro-Tem mentioned that the current TCG application was missing information that would need to be reviewed by the Code Enforcement Officer as to plans for the property. Councilmember Wellman suggested that current zoning along with zoning wishes for the individual bidding be a part of the document. Mayor Pro-Tem Parker stated that the properties becoming available need to be reviewed and made sure that the Council is satisfied with the zoning and that nothing needs to be taken to the Zoning and Planning Committee before they are placed for bid. The intent is to keep the area of the City of Olney consistent. Mayor Rogers stated that there was no action to be taken but stated to Officer Hudson that it was his understanding that he could be examine the lots and determine the zoning needs, Mayor Pro-Tem will take the lead for the Council and work with Officer Hudson, include Planning and Zoning, devise a plan and have information together to present to Council as to how these properties should be zoned. All changes requested by citizens will go before Planning and Zoning, they will make a recommendation and the City Council consider. Ms. Pagsuberon stated that</p>	<p>DISCUSS AND CONSIDER TAX RESALE BID TERMS AND CONDITION</p>

<p>she will contact Planning and Zoning and keep them informed of what is needed.</p>	
<p>Mayor Rogers and the Council have been given the information in advance and able to review beforehand. Mayor Rogers stated that it worked well instead of going line by line during the Council Meeting. It is much more efficient and effective. The Departments still needing review are Public Works (which contains several small departments), Police Department and the Revenues are still being reviewed and posted in order to have correct numbers. It was decided that the Budget Update would wait until having another Budget Workshop scheduled for August 31, 2021 at 12:00 P.M. where the Police Department proposed Budget FY 2021-2022 will be discussed.</p>	<p>BUDGET UPDATE</p>
<p>Wiley Hughey, O.I.D.C. Director was present to explain that the Field Notes in the original lease listed the acreage I incorrectly. Attorney Branum reviewed the documents to ensure that they were correct. This lease was part of the Texas Capital Program. The lease will be paid off in 2-3 years and the City of Olney will then transfer ownership to Tower Extrusions. The original lease referenced 14.308 acres, which was incorrect. The Field Notes have been corrected and re-submitted with the referenced acreage listed correctly as 12.367 acres. The Field Notes were amended, but the original lease did not change. Mayor Rogers entertained a Motion to accept the correction amendment to lease agreement between Olney Industrial Development Corp and Tower Extrusions. Mayor Pro-Tem Parker made said Motion. Councilmember Wipperman seconded. Council voted to approve the Motion. Councilmember Wellman abstained.</p>	<p>CONSIDER AND DISCUSS CORRECTION AMENDMENT TO LEASE AGREEMENT BETWEEN OLNEY INDUSTRIAL DEVELOPMENT CORP AND TOWER EXTRUSIONS</p>
<p>Entered into Executive Session at 6:44 P.M. Came out of Executive Session at 7:10 P.M.</p>	<p>EXECUTIVE SESSION: DISCUSS THE EVALUATION AND DUTIES OF CITY SECRETARY TAMMY HOURIGAN PURSUANT TO SECTION 55.074(A) OF THE TEXAS GOVERNMENT CODE</p>
<p>Entered in Executive Session at 7:10 P.M. Came out of Executive Session at 7:23 P.M.</p>	<p>EXECUTIVE SESSION: DISCUSS THE EVALUATION AND DUTIES OF ASSISTANT CITY ADMINISTRATOR ARPEGEA PAGSUBERON PURSUANT TO SECTION 55.074(A)</p>

	OF THE TEXAS GOVERNMENT CODE
Entered into Executive Session at 7:23 P.M. Came out of Executive Session at 7:41 P.M.	EXECUTIVE SESSION: CONSIDER APPOINTMENT OF INTERIM CITY ADMINISTRATOR AND SEARCH FOR A PERMANENT REPLACEMENT PURSUANT TO SECTION 551.074(A) OF THE TEXAS GOVERNMENT CODE
Entered into Executive Session at 7:41 P.M. Came out of Executive Session at 7:58	EXECUTIVE SESSION: DISCUSS REAL PROPERTY AT LAKE COOPER PURSUANT TO SECTION 551.072 OF THE TEXAS GOVERNMENT CODE
Mayor Rogers thanked Mr. Welch for his service as City Administrator and wished him well for his retirement August 31, 2021. The Council gifted Mr. Welch with a golf certificate to The Cliffs Golf Resort at Possum Kingdom Lake. Thanked him for his career of 40 plus years.	DISCUSS OTHER COUNCIL MATTERS- ITEMS OF CONCERN TO MEMBERS OF THE CITY COUNCIL
There being no further business to come before the Council, the Council adjourned by consent at 8:00 P.M.	ADJOURNMENT
ATTEST:	
_____ Tammy Hourigan, City Secretary	