

December 27, 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, December 27, 2021 at 6:00 P.M. Those present were: Mayor Rue Rogers, Mayor Pro-Tem Tom Parker, Councilmembers Brad Simmons, Harrison Wellman and Chuck Stennett. Councilmember Terri Wipperman was absent. Staff Present: Interim City Administrator Arpegea Pagsuberon, Chief Dan Birbeck, Officer Dustin Hudson, City Secretary Tammy Hourigan, Public Works Director K.C. Blassingame, John Schneider Wastewater Supervisor, 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
City Attorney Bill Myers gave the invocation.		INVOCATION
There were no citizens present during the Citizen Comment Period.		CITIZEN COMMENT PERIOD
<p>Mayor Rogers entertained a Motion to Approve the Minutes from Council Meetings October 11, 2021 and December 17, 2021. Mayor Pro-Tem Parker made said Motion. Councilmember Stennett seconded. Council voted unanimously to approve the Motion.</p>		CONSIDER APPROVAL OF MINUTES FROM PREVIOUS MEETING(S)
<p>Mayor Rogers opened the Public Hearing Concerning Texas Community Development Program Closeout at 6:03 P.M. Mayor Rogers closed the Public Hearing at 6:04 P.M.</p>		PUBLIC HEARING(S) CONCERNING TEXAS COMMUNITY DEVELOPMENT PROGRAM CLOSEOUT
<p>Mr. Rick Dinwiddie was present to explain the PILOT (payment in lieu of taxes) structure and how the payments received by the City of Olney are calculated. The Program was established in 1976 and set by Congress. The Program is voluntary, but participation is strongly suggested. Mr. Dinwiddie stated that the Housing Authority located in Olney, Texas had always participated in a PILOT. The formula is rental income – (less) utilities = (equals) shelter rent. The Housing Authority then pays a ten per-cent (10%) of shelter rent PILOT (payment in lieu of taxes) to the individual tax entities (City, County and School) based on a State-Local Government Code. Councilmember Wellman inquired as to the current occupancy and Mr. Dinwiddie stated that there was approximately a Ninety -Seven per-cent (97%) occupancy rate. The Housing Authority of Olney currently consists of 251 apartments.</p>		DISCUSS HOUSING AUTHORITY AND PILOT (PAYMENT IN LIEU OF TAXES)

<p>This item was tabled for a later discussion</p>	<p>DISCUSS CITY EMPLOYEES & FIRE DEPARTMENT BILLING</p>
<p>Chief Birbeck addressed the Council and stated that he had been in charge of assessing the uncontrolled intersections in the City of Olney. He stated that there had been approximately 36-37 intersections that needed action taken. There have been no traffic surveys for municipal streets. Officer Birbeck stated that the Police Department would work with the City Council to determine where the signs needed to be placed. Ms. Veronica Bowman was present at the Council Meeting and addressed the Council. She stated that her daughter had recently been involved in an accident that occurred at one of the uncontrolled intersections. She stated that she had driven throughout the City of Olney and had notated the intersections that she felt needed attention. She had a list and stated that she would make it available to Chief Birbeck for comparison if needed.</p>	<p>DISCUSS AND CONSIDER SIGNAGE FOR UNCONTROLLED INTERSECTIONS ON CITY STREETS</p>
<p>Mayor Rogers stated that this item needed to be placed on the agenda since there had been a moratorium in place for several months pertaining to the collection of rent from the individuals that rent the Lake Lots at Lake Cooper. It had been decided earlier in the year by Council that rent would not be collected until decisions were made concerning the future plans for the Lake and possibly obtaining a current survey in order to be able to identify the lots more effectively. It was stated by Mayor Pro-Tem Parker and also by Ms. Pagsuberon that the survey companies that had been contacted were not interested in undertaking the task of surveying the Lake Cooper Lots. Chief Birbeck stated that he and Officer Hudson were willing to assemble a team in order to establish boundaries which would possibly aid in getting boundaries defined. Once that was accomplished a survey company could be tasked with marking those boundaries to be recorded. There were several individuals that currently have residences at the lake in attendance at the Council Meeting. They addressed the Council with their concerns as to what was going to be done and wanted to know how the Council was going to proceed. Mayor Pro-Tem Parker stated that there needed to be clarification as to whether all the individuals that had held leases (all leases are currently expired) or would it just involve the ones that actually currently reside at the Lake (approximately 14 individuals) that were going to be the basis of the decisions. Those that are actually living there are already violating the lease, since it states recreational not residential. Mayor Pro-Tem stated that he feels it will be much more beneficial to deal with those individuals that actually have a residence out there instead of dealing with all that have had leases out there, since the leases are now expired. He also stated that he felt an individual who had lived out there for seventeen years should have more latitude than an individual that had held a lease for two years. Mayor Rogers stated that he felt a committee needed to be formed to decide on recommendations to bring before the Council. Mayor Rogers stated that he would serve on the committee and Councilmember Simmons stated that he would serve as well. Attorney Branum suggested passing a</p>	<p>DISCUSS AND CONSIDER CITY OF OLNEY LAKE LOT MORATORIUM</p>

<p>paper around that could be signed by all those in attendance in order to aid in the process. Chief Birbeck addressed the Council, along with Officer Hudson and stated that they would aid in determining the boundaries in any way that they could. Chief Hudson also stated when comparing different records with records from Archer County, that there were discrepancies with the 911 addresses and that had to be cleared up in order for proper order when calls were made into the authorities. Mayor Rogers stated that no decisions had been made to date and that the moratorium would remain in effect until further notice. The residents that were present and addressed the Council were Charley Bradley, Jimmy Armstrong, Monte Kulhanek and Lisa Shubert. There were other in attendance but they did not address the Council.</p>	
<p>K.C. Blassingame stated that the project was “short” a little more than a Block-tying into the manhole. The project currently involves S. Ave C - 1700 ft. to the West, S Ave C – Spring Creek Road to the alley between. There was discussion among the Council as to what the contract actually stated. There is a document that gives Corlett, Probst and Boyd authorization to build. It was stated by Mayor Pro-Tem Parker that Corlett, Probst and Boyd were managing the CBDG Grant money. The City of Olney was to put \$55,000.00 in matching funds. The full scope of the project is not connected and tied into the main line. It works, but has to be flushed because nothing is coming from the West. Councilman Wellman stated that he would like to visit with the engineer Dean Hinton with Corlett, Probst and Boyd to confirm some engineering questions that he had. Mayor Pro-Tem stated that Mr. Hinton would be back in the office the following day. Ms. Pagsuberon stated that she had been told by Mr. Hinton that he would be available to be reached by phone if there were any questions during the meeting. It was decided that a call would be placed at 10:00 a.m. the following morning with Tina Johnson (from Nortex), Ms. Pagsuberon, Mayor Pro-Tem Parker and Councilman Wellman in order to ask questions and get a better understanding of everything that was needed.</p>	<p>DISCUSS AND CONSIDER SPRING CREEK WASTEWATER PROJECT</p>
<p>Interim City Administrator Arpegea Pagsuberon stated that she had visited with Merle Rogers of Waste Connections in Wichita Falls (the City of Olney Garbage Collection Service) and he raised some questions concerning the current proposed rates and the fact that TCEQ could possibly have some problems since the Convenience Station was neither a landfill or a transfer station (mainly pertaining to dump trucks possibly using the convenience station. He stated that he felt few citizens actually owned dump trucks and that those would fall unto the commercial category, which was not allowed by TCEQ. Mr. Rogers was currently on vacation, but would be back in the office within a few days and he and Ms. Pagsuberon would schedule a call to review the proposed rates and he would assist in that process. Councilman Wellman asked what the timeline was in order to have the second reading and was informed that the information would be collected, reviewed and re-submitted for a second reading at the next Council Meeting. There would be no problem as long as the item was tabled for a later date. Mayor Rogers tabled the agenda item for a later date.</p>	<p>CONSIDER ON SECOND READING ORDINANCE 10-21 CONVENIENCE STATION RATE CHANGES</p>

<p>Interim City Administrator Pagsuberon stated that this agenda item was to address the possibility of any changes that might possibly be needed before the second reading of Ordinance 11-21, which was the next agenda item. Mayor Pro-Tem Parker inquired as to whether the final surcharge (\$30.00, which would be 6 months after the first surcharge of \$10.00 is implemented) is a fixed rate or is there the possibility that it could change after all upcoming possible bond issue questions and costs are examined and answered? Ms. Pagsuberon stated that there was a possibility that the entire \$30.00 surcharge would not be needed and that it would be able to be adjusted without implementation of a new Ordinance, as long as it was less than stated. Mayor Pro-Tem stated that the \$10.00 surcharge or the \$20.00 surcharge would most definitely not get the funds to where they were needed, but that the final increase, which was currently uncertain was still six months away. Mayor Rogers then stated that based on what actually happened with the Bond sale and whether Bonds were sold in January or if there was a petition and Bonds weren't sold until sometime in July, the rates could increase and the \$30.00 would not be enough to cover what will be needed. Mayor Pro-Tem Parker reiterated that these surcharges were for water projects. There was mention that a current water rate study was in process by a contracted company and that there could be changes at a later date, due to those findings. It was re-confirmed by Ms. Hourigan that currently there were no changes needed and that the Ordinance could remain as currently written. Mayor Rogers mentioned that he and Mayor Pro-Tem Parker had attended the Firemen's Meeting during the prior week and had explained to them that the surcharge would not be excluded from any person(s) water bill. The Firemen in attendance were asked if there were any questions and there were none.</p>	<p>DISCUSS IMPLEMENTATION OF WATER REVENUE ASSESSMENT</p>
<p>Mayor Rogers entertained a Motion to approve Ordinance No. 11-21 Establishing an interest and sinking fund to be used for administrative, engineering and procurement costs associated with the City of Olney water projects; setting rates and providing an effective date. This Ordinance is in addition to surcharges and rates set forth in Ordinance No. 012-19. Mayor Pro-Tem Parker made said Motion. Councilmember Wellman seconded. The Council voted unanimously to approve the Motion.</p>	<p>CONSIDER ON SECOND READING ORDINANCE 11-21 IMPLEMENTING WATER REVENUE ASSESSMENT</p>
<p>Mayor Rogers spoke with Dr. Roach and asked for a formal proposal to be presented to the Council. It should be available to be placed on the agenda for the next scheduled Council Meeting to take action. No action was taken at this time.</p>	<p>DISCUSS AND CONSIDER O.I.S.D. PURCHASE OR LONG- TERM LEASE OF BASEBALL FIELD PROPERTY</p>
<p>Mayor Rogers stated that there was a good turnout for the meeting. He then asked the Council if they wanted to have the Meeting at the Civic Center or back at the City Hall? Councilmember Simmons asked if the individual who had previously requested item #7 on the agenda had</p>	<p>DISCUSS AND CONSIDER THE LOCATION FOR THE</p>

<p>plans to attend the next meeting? It was unknown as to what she would plan. There was discussion among the Council and Interim Pagsuberon as to what would need to be done and purchased in order for the Meeting to continue to be shown on the website and heard due to the quality of the sound system since it's not been used in such a large area. That will be investigated. Mayor Rogers entertained a Motion that the January 10, 2022 City Council Meeting be held at the Olney Civic Center located at 210 S. Grand Avenue, Olney, Texas. Councilmember Simmons made said Motion. Councilmember Stennett seconded. The Council voted unanimously to approve the Motion.</p>	<p>JANUARY 10, 2022 CITY COUNCIL MEETING</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 7:40 P.M.</p>	<p>ADJOURNMENT</p>
<p>ATTEST:</p> <p>_____</p> <p>Tammy Hourigan, City Secretary</p>	