

March 14, 2022	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, March 14, 2022 at 6:00 P.M. Those present were: Mayor Rue Rogers, Mayor Pro-Tem Tom Parker, Councilmembers Brad Simmons, Harrison Wellman, Terri Wipperman and Chuck Stennett. Staff Present: Interim City Administrator Arpegea Pagsuberon, Chief Dan Birbeck, Officer Dustin Hudson, City Secretary Tammy Hourigan, Public Works Director K.C. Blassingame, Fire Department Chief Clint Pullium and City Attorney Bill Myers. 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>		
<p>Mayor Rogers called the meeting to order at 6:00 P.M.</p>		CALL TO ORDER
<p>Brad Simmons gave the invocation.</p>		INVOCATION
<p>There were no citizens present during the Citizen Comment Period.</p>		CITIZEN COMMENT PERIOD
<p>Mayor Rogers entertained a Motion to approve the Minutes from Nov. 8, 2021, Jan. 31, 2021 and Feb. 14, 2021. Councilmember Wipperman made said Motion. Mayor Pro-Tem Parker seconded. Council voted unanimously to approve the Motion.</p>		CONSIDER APPROVAL OF MINUTES FROM PREVIOUS MEETING(S)
<p>Mayor Pro-Tem Parker gave an update. The Sub-Committee has met two times. Building and Zoning Codes for the City of Olney date back to 2006. The decision was made to use building code, then start with ICC. The plan is to update to 2021 Fire Code vs 2003 Fire Code. It was determined that 1500 sq. ft for recreational vehicles would be sufficient, spacing determined by how the lots are configured. The infostructure will have to be studied as to whether water supply is sufficient. Mayor Pro-Tem Parker also stated that the waste water situation will have to be considered to ensure that the wastewater plant can handle the added capacity. It was stated that conservatively this could take 3-4 months to have a beginning plan. There are minimum standards that can be used to begin, then follow with absolute rulings. Mr. Compton stated that he is willing to adapt to anything. Mayor Pro-Tem Parker stated that the main concern is safety and waste water. Planning & Zoning meets on an as needed basis. Currently the determination will have to be made to decide what is needed to get the OK to zone for RV. This was an update and no action was taken.</p>		DISCUSS MANUFACTURED HOME/RV ZONE RESTRUCTURING
<p>Mayor Rogers entertained a Motion to consider Ordinance O8-22 Update Definition on Zoning Ordinance. Councilmember Wellman made said Motion. Councilmember Stennett seconded. Council voted unanimously to approve the Motion,</p>		DISCUSS AND CONSIDER ORDINANCE O8-22 UPDATE

	DEFINITION ON ZONING ORDINANCE
Mayor Rogers entertained a Motion to consider Ordinance 09-22 Update on Fair Housing. Councilmember Stennett made said Motion. Councilmember Simmons seconded. Council voted unanimously to approve the Motion.	DISCUSS AND CONSIDER ORDINANCE 09-22 UPDATE ON FAIR HOUSING
Waste Connections delivered their new contract to City Hall late last week and Interim City Administrator Arpegea Pagsuberon presented it to the City Council. Both she and City Secretary Tammy Hourigan met with them prior the expiration of the current contract to see what would be offered. Waste Connections will be working with the City of Olney diligently to get the residences of Olney outfitted with polycarts. This will streamline the billing process and allow for a better count and audit of what is actually at each address. Currently there are discrepancies as to what is where and there are many cases where the customers are not paying enough to off set the costs that are paid by the City of Olney. An arrangement for roll-offs has been made, since residents of the City of Olney are required to use Waste Connections. The purpose of these roll offs is to be used when there is a big job to be done such as a remodel or a tear down. The customer can contact City Hall, come in and pay the initial fee and City Hall will arrange for the delivery of the roll off. The cost changes/increases were minimal and there were several items outlined that were an improvement. Mayor Rogers entertained a Motion to accept the new Waste Connections contract effective Marcy 1, 2022 for a term of five years, expiring February 28, 2027. Councilmember Wellman made said Motion. Mayor Pro-Tem Parker seconded. Council voted unanimously to approve the Motion.	DISCUSS AND CONSIDER ACCEPTING THE NEW WASTE CONNECTIONS CONTRACT EFFECTIVE MARCH 1, 2022 FOR A TERM OF 5 YEARS EXPIRING FEBRUARY 28, 2027
There was not a representative from Bowles Construction in attendance at the Council Meeting, but Dean Hinton had visited with Interim City Administrator earlier in the week and had given her an estimate in the amount of between \$95,000. And \$96,000. To complete the Spring Creek Road Project. It had been determined that the costs would be able to be covered through the Wastewater surcharge. Mayor Pro-Tem Parker inquired as to whether Dean had presented Ms. Pagsuberon with a final set of drawings? Mr. Hinton had stated that they were near completion. Interim City Administrator Pagsuberon stated that City Attorney Myers had read the bid and saw no problems. Mayor Rogers entertained a Motion to authorize Interim City Administrator Arpegea Pagsuberon to sign a contract with Bowles Construction to complete the Springcreek Road Project. Councilmember Wellman made said Motion. Councilmember Wipperman seconded. Council voted unanimously to approve the Motion.	CONSIDER AUTHORIZING INTERIM CITY ADMINISTRATOR TO ENTER INTO CONTRACT WITH BOWLES CONSTRUCTION TO COMPLETE SPRINGCREEK ROAD PROJECT
Interim City Administrator Pagsuberon stated that she had been contacted by an individual that was interested in purchasing the City of Olney's old generators. City Attorney Myers stated that the City of Olney could not sell or donate. The generators have to go through the auction	DISCUSS AND CONSIDER DISPOSAL OF GENERATORS

<p>process. Currently all departments are in the process of getting items ready for auction. This is the process that the City of Olney will be using to dispose of the generators. No action was taken.</p>	
<p>Due to the Open Meetings Act it is now a requirement that anything posted on social media by the City of Olney or its affiliates ex.: Police Department, Animal Control or Fire Department is subject to certain laws AND must be monitored and archived. This creates a huge undertaking to monitor everything since it falls under the monitoring rules if a question is simply answered. Several accounts (departments) are under one control. There are several plans, but the one presented to Council was for 1000 records. The cost would be \$4788.00 annually, but the first year would be pro-rated at a cost of \$1,743.00. Councilmember Wellman inquired as to where the company was located. Archive Social is located in Australia. It was mentioned that a new line item would need to be created in order to track this expense. Mayor Rogers entertained a Motion to enter into a contract with Archive Social in order to comply with the Open Meetings Act Social Media Archiving rules. Councilmember Simmons made said Motion. Mayor Pro-Tem Parker seconded. Councilmembers Stennett and Wellman were opposed. The Motion passed.</p>	<p>DISCUSS AND CONSIDER SOCIAL MEDIA ARCHIVING SERVICES</p>
<p>Interim City Administrator Arpegea Pagsuberon stated to the Council that Next BillPay Services was interested in doing business with the City of Olney, processing the Credit Card Payments. AllPaid charges a percentage of the transaction if greater than \$200.00. Zero to \$200.00 is a \$ 2.50 fee. The number one reason for switching is the cost. Next BillPay is cheaper and allows for online and at the register. IVR can save the information. Mayor Rogers inquired as to the terms and expense of the Kiosk that had been installed a couple of years ago? Ms. Pagsuberon stated that she would have to check on that. Mayor Pro-Tem Parker asked what was the term of the new contract. The contract that was sent did not specify a term. He stated that he thought that particular item needed to be explored and that as long as there were no hidden fees if the City of Olney decided to cancel the contract, he would be in favor of switching to Next BillPay. Mayor Rogers entertained a Motion to use Next BillPay Services for the City of Olney Credit Card Merchant with the caveat that the term of the contract and any costs involved would be explored. If there were none. The change could take place. Mayor Pro-Tem Parker made said Motion. Councilmember Stennett seconded. Council voted unanimously to approve the Motion.</p>	<p>DISCUSS AND CONSIDER NEXTBILLPAY SERVICES FOR CREDIT CARD MERCHANT</p>
<p>There was discussion as to what could be done during this time that the Wastewater Manager is in the hospital? Interim City Administrator reported that to be in compliance the wastewater has to be tested two times a week for sampling and reports BUT because of the location of the wastewater plant and the close proximity to an industrial sight it is tested five times a week. It was suggested that there be a new employee hired to take care of those duties. It was suggested by councilmember Wellman that the Job Posting be placed on the TML website along with</p>	<p>DISCUSS AND CONSIDER WASTEWATER MANAGEMENT</p>

<p>Indeed. During this time, Mayor Rogers, Interim City Administrator Pagsuberon and Public Works Director K.C. Blassingame will sit down and determine a plan of action until the employee returns or the position is filled. Councilmember Wellman suggested that it could possibly be beneficial to explore an Interlocal Agreement with another municipality in order to cover the position? No action was taken</p>	
<p>Interim City Administrator Pagsuberon stated that she had made changes to the Texas Communities Group online bid application. The application would now include the zoning information, Information on the lot and the applicant would have to list their intentions for the lot with an outlined plan. There would be a new Deed prepared and it would include the Deed Restrictions, in there are any. Mayor Pro-Tem Parker suggested that the language be added to state that if the improvements that are listed have not started within twelve months, the lo(ts) revert back to the City of Olney. Mayor Rogers entertained a Motion that the Texas Communities Group Bid Process proceed with the new changes to the application. Councilmember Simmons made said Motion. Councilmember Wipperman seconded. Council voted unanimously to approve the Motion.</p>	<p>DISCUSS AND CONSIDER TEXAS COMMUNITIES GROUP BID PROCESS</p>
<p>Chief Pullium reported the Fire Department during January – February responded to 9 auto accidents, 17 grassfires, 1 structure fire, 1 false alarm and 3 calls to aid the Police Department. During the month of March, approximately 20 calls. The water truck injectors went out. Chief Pullium and Interim City Administrator Pagsuberon were working on a plan to have needed repairs completed. The transmission is out on the large truck and parts are being located and new tires are always needed. Mayor Pro-Tem Parker suggested that a billing process be explored. When responding to wrecks, the insurance could be billed. The same thing could possibly be put into place for fires. Chief Pullium stated that he was unsure of what could be done and how to do it. Chief Birbeck will research and possibly use the Police Department’s administrative assistant to bill. She is usually the one that dispatches when the Fire Department is called. Public Works Director Blassingame reported that there in not much mowing going on currently, but there is clean up in the alleys and roadways. There were 677,000 gallons of water produced vs billed, but that number was a decrease from the previous month. Chief Birbeck reported the Police Department had 200 calls, 16 arrests, 40 citations 83 warrants, 9 inspections finding 8 sub structures. He also stated that the Police Department was extremely busy with in depth cases. Animal Control reported 16 animals picked up, 28 calls. EMS had 54 calls. There was not a lot of activity in Municipal Court. There were 21 hours of Community Service Served. City Secretary Hourigan presented the Council with the up to date Income and Expense Report. There were no questions.</p>	<p>MONTHLY DEPARTMENTAL REPORTS</p>
<p>It was determined that the March 28, 2022 City Council Meeting would remain at the City Council Chambers located at 201 E. Main, Olney, Texas 76374. No action was taken.</p>	<p>DISCUSS AND CONSIDER THE LOCATION FOR THE</p>

