

November 8, 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, November 8, 2021 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 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 6:01 P.M.		CALL TO ORDER
Chief Birbeck 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 the previous Council Meetings dated August 9, 2021, August 13, 2021, August 23, 2021, September 22, 2021 and October 25, 2021. Mayor Pro-Tem Parker made said Motion. Councilmember Simmons seconded. Council voted unanimously to approve the Motion.</p>		CONSIDER APPROVAL OF MIUNTES FROM PREVIOUS MEETING(S)
<p>Mayor Pro-Tem Parker updated the Council on the happenings of the Finance Committee Meeting that was held prior to the Council Meeting. The Sub-Committee consisting of Phil Jeske, Sonja Gray, Jackie Griffith-Voyles and Bob McQuerry presented Mayor Rogers with their recommendation earlier in the day to move forward consulting with the Investment Companies gathering information on raising funds and finding out what all is needed. After research, it's their belief that the best way to move forward would be pursuing funds through the Texas Water Development Board, but if those funds are not available or there is not enough to cover the expense, then funding the balance with Certificates of Obligation. He stated that the entire Finance Committee is aware of the economic impact and that most agree that time is of the essence. It was mentioned that plans needed to be made to hire Corlett, Probst and Boyd, LLC as engineers on the Project. The Finance Committee plans to meet again in December.</p>		UPDATE FROM FINANCE COMMITTEE ON WATER TREATMENT PLANT RENOVATION PROJECT
<p>Interim City Administrator Arpegea Pagsuberon explained that it was time to enter into the agreement with Texas Department of Transportation to participate in the (RAMP) Routine Airport Maintenance Program Grant. This allows TXDOT to oversee maintenance up to One Hundred Thousand Dollars (\$100,000), of which 50% is reimbursable.</p>		AUTHORIZE INTERIM CITY ADMINISTRATOR TO ENTER INTO TXDOT ROUTINE MAINTENANCE

<p>Mayor Rogers entertained a Motion to authorize Interim City Administrator Arpegea Pagsuberon to enter into the RAMP Grant Program. Councilmember Stennett made said Motion. Councilmember Wipperman seconded. Council voted unanimously to approve the Motion,</p>	<p>PROGRAM (RAMP) GRANT AGREEMENT</p>
<p>Interim City Administrator Pagsuberon explained to the Council that it was time to begin the process of securing services for the FY 2020-2021 Audit. If approved, this would be the third year for the accounting firm of Edgin, Parkman, Fleming & Fleming to perform the annual audit for the City of Olney. Mayor Rogers entertained a Motion to authorize the Mayor and Interim City Administrator to engage the services of Edgin, Parkman, Fleming & Fleming to perform the FY 2020-2021 Audit. Mayor Pro-Tem Parker made said Motion. Councilmember Simmons seconded. Council voted unanimously to approve the Motion.</p>	<p>CONSIDER AUTHORIZING THE MAYOR AND INTERIM CITY ADMINISTRATOR TO ENGAGE THE SERVICES OF EDGIN, PARKMAN, FLEMING & FLEMING FOR THE FY 2020-2021 AUDIT</p>
<p>Mayor Pro-Tem Parker explained the need for updates relating to the use of propane within the City Limits. The rules for the setting of propane tanks near structures, size of materials and how everything pertains to the Fire Code has been a concern of the Council and citizens of Olney. The need definitely exists to update and is needed with the approaching colder weather. Mayor Rogers made a Motion to approve the First Reading of Ordinance 09-21 outlining the use of propane within the City Limits of the City of Olney. Mayor Pro-Tem Parker made said Motion. Councilmember Stennett seconded. Council voted unanimously to approve the Motion.</p>	<p>CONSIDER ON FIRST READING ORDINANCE 09-21 USE OF PROPANE WITHIN THE CITY LIMITS</p>
<p>Interim City Administrator Pagsuberon sent an updated list of the properties listed up for bid on the TCG website earlier in the day to the City Council. There were some errors that had been corrected and those were addressed. Whether structures currently existed on the properties or had been removed was also discussed along with any changes in appraised value. Ms. Pagsuberon outlined changes that had been made in the language of the bid process. It was mentioned by Mayor Pro-Tem Parker that the language pertaining to an individual submitting the winning bid and not completing the process should forfeit their deposit. Ms. Pagsuberon stated that TCG had given the information that most cities required 10% (ten percent) of the submitted bid as a deposit. Language was also added stating that an individual submitting a bid was bidding for the property "as is" and that the bidder must do their own research in order to determine the zoning information and that the zoning ordinance was read and understood. The zoning information will be included with the property on the TCG website. It was also recommended by Mayor Pro-Tem Parker that if an individual is submitting a bid that is less than the minimum required bid, that there be an area added where that individual can attach documents stating what their intentions are in order for there to be information as to what the possible taxable value could be with those improvements in place. If the individual has submitted a bid that is less than the minimum, but there is no plan outlined, the Council will not consider that bid. There is also</p>	<p>DISCUSS AND CONSIDER TEXAS COMMUNITIES GROUP (TCG) UPDATES FOR THE TAX RESALE BIDS(S)</p>

<p>language stating that a detailed plan needs to be submitted with all bids and if it is not, the City Council has the right to not accept any bid submitted without a plan. Ms. Pagsuberon pointed out that in the past, there had been no minimum bid listed, but that with this change, it would enable the costs associated with the property, whether it be demos, maintaining the property or any expenses related to the property to be considered when deciding on the amount of money needing consideration. Councilmember Wellman stated that he thought the minimum bid should be the appraised value instead of attempting to collect back taxes owed and maintenance costs associated with a property, when that could possibly be considerably more than the appraised value and result in the City of Olney holding these properties even longer. Ms. Pagsuberon stated that this process could always be changed. The process can be started with whatever the Council determines is the best way to proceed and if no bids are received or if the Council is not satisfied with the result(s), the bidding process can be revisited. It was also stated by Ms. Pagsuberon, that any property currently listed for bid can be removed at any time, should the City of Olney decide that it's in the best interest of the City to not sell, but if it is going to be listed for sale, it must go through the bid process. Mayor Rogers stated that he thought this was a good way for the City of Olney to possibly re-coup some of the associated costs. Mayor Rogers entertained a Motion to approve the updates for the Tax Resale Bids. Mayor Pro-Tem Parker made said Motion. Councilmember Simmons seconded. Council voted unanimously to approve the Motion.</p>	
<p>Interim City Administrator stated that the City of Olney had participated in this program in the past. Several cities are involved and by grouping these together it enables the costs to be less per square yard. K.C. Blassingame will identify the roads that need to be addressed and those will be brought before the Council. This item on the agenda does not address any particular road at this point. This item pertains to deciding whether the City of Olney will be able to participate in the program. K.C. Blassingame stated that the program addresses seal coat. The City of Olney is responsible for repairing pot holes, cracks and anything else that determines the preparation of the surface prior to seal coating. It was determined that the City of Olney was required to notify that they were wanting to participate in the program by November 17, 2021, but that the bidding for the project would not take place until sometime in January 2022. Mayor Rogers entertained a Motion to approve participating in the 2022 Annual Parkhill Group Seal Coat Program. Councilmember made said Motion. Mayor Pro-Tem Parker seconded. Council voted unanimously to approve the Motion.</p>	<p>CONSIDER PARTICIPATING IN 2022 ANNUAL PARKHILL GROUP SEAL COAT PROGRAM</p>
<p>Mayor Pro-Tem Parker gave an overview of the meeting that was held with Waste Connections. He was present at the meeting, along with Merle Rodgers and a salesman (Adam?) representing Waste Connections, along with Arpegea Pagsuberon and Tammy Hourigan. He stated that he felt it was an informative meeting and that Waste Connections was made aware of problems that they did not realize</p>	<p>DISCUSS AND UPDATE FROM WASTE CONNECTIONS MEETING HELD NOVEMBER 2, 2021</p>

<p>existed as well as the City of Olney being made aware of services that were available that had not been utilized and that there had been bad information passed along concerning costs. It was determined that the cost of roll offs was not what had been previously stated. The costs were significantly less. It was also determined that in the future the roll offs needed for demolition would not be grouped in with the Convenience Station roll offs, which had resulted in the City of Olney “borrowing” from the Convenience Station free roll offs in order to have roll offs for the demolitions. The roll offs needed for demos would be priced and charged separately in order to keep a better accounting of costs associated with those demos. It was also explained to Mr. Rodgers that there were time constraints involved with demolitions and that there had been problems with getting the roll offs delivered and then picked up in a manner that was in compliance with those requirements. Mr. Rodgers stated that he would make it a priority to see that this was taken care of. Mayor Pro-Tem Parker stated that he felt it was a constructive meeting and had hopes that the problems would be addressed. The contract with Waste Connections expires February 28, 2022 and there will be a positing for RFP’s in the near future. Mr. Rodgers was coming back tomorrow (Tuesday Nov. 9, 2021) to assist with the RFP verbiage (neither Arpegea Pagsuberon or Tammy Hourigan has been involved in that previously) and was going to bring some more number information concerning the current contract.</p>	
<p>Ms. Pagsuberon stated that this was an update that would be reviewed to cover the costs of inspections instead of the City of Olney absorbing those costs due to the permits not costing enough to cover those costs. The City of Graham costs were included for comparison purposes. Officer Hudson stated that currently the total costs of permits to construct a new house in the City of Olney is \$90.00. There are four to five inspections that have to be performed. The inspector currently travels from Burkburnett at a cost of \$200 per inspection and it is the excess not covered by permits that is being absorbed by the City of Olney. Ms. Pagsuberon stated that this item is strictly for information purposes and that a new Ordinance is not on the agenda. All the information will be gathered and presented to the attorney for review. No action taken at this time.</p>	<p>DISCUSS AND CONSIDER UPDATE(S) TO BUILDING AND CONSTRUCTION PERMIT(S)</p>
<p>Mayor Rogers entertained a Motion to consider Agnes Jeske on the ballot for 2021 FSA Committee Elections on behalf of the Municipal Airport. Councilmember Wipperman made said Motion. Councilmember Wellman seconded. Council voted unanimously to approve the Motion</p>	<p>CONSIDER BALLOT FOR 2021 FSA COMMITTEE ELECTIONS ON BEHALF OF THE MUNICIPAL AIRPORT</p>
<p>Mayor Rogers entertained a Motion to consider Julie E. Campbell on the ballot for 2021 FSA Committee Elections on behalf of the Municipal Airport. Councilmember Wellman made said Motion. Mayor Pro-Tem Parker seconded. Council voted unanimously to approve the Motion.</p>	<p>CONSIDER BALLOT FOR 2021 FSA COMMITTEE ELECTIONS ON BEHALF OF THE CITY OF OLNEY</p>

<p>The City Council entered into Executive Session at 7:15 P.M. and came out of Executive Session at 7:31 P.M.</p>	<p>EXECUTIVE SESSION: DISCUSS THE PAY RATE FOR SCHOOL RESOURCE OFFICER (SRO) PURSUANT TO THE SECTION 55.07(a) OF THE TEXAS GOVERNMENT CODE</p>
<p>No action was taken.</p>	<p>CONSIDER ANY ACTION AS A RESULT OF THE EXECUTIVE SESSION</p>
<p>Chief Birbeck stated October 2021 there were 54 citations issued and 159 warnings, resulting in 13 plus arrests (some arrest paperwork was still pending at the time of the meeting). Code Enforcement – TCG has hired a new inspector who is in training and will be visiting in the near future. Code Enforcement- 3 violations, 1 citation and 2 accumulating debris letters. The abatement at 205 York Street is complete. The lot is clear resulting in the use of four dumpsters. Once all is settled there should be four warrants for possession of a controlled substance. Animal Control- continuing to excel, which is resulting in fairly large amounts being paid to Graham Humane Society. EMS – 90 calls for service. Fire Department – 14 calls for service. Chief Birbeck stated that they had travelled to Temple and taken possession of three of the new vehicles. There is still equipment ordered, but everything should be taken care of within a few weeks.</p> <p>K.C. Blassingame – there had been two weeks of picking up brush and limbs, in order to try to get things cleaned up before getting too cold. The water numbers were inaudible. Routine patching as weather has allowed.</p> <p>Municipal Court- Arpegea Pagsuberon- first round of pre-trials were conducted since COVID with another round due at the end of the month. The new prosecutor, Dan Branum is doing great.</p> <p>Finance- Tammy Hourigan explained to the Council that they were looking at a different format than previously. The numbers are pulled directly from the General Ledger and should reflect up to date numbers. Going forward the department heads will review their numbers and as a whole the Council will review the Budget numbers quarterly. There were no discrepancies reported.</p>	<p>MONTHLY DEPARTMENTAL REPORTS</p>
<p>Mayor Pro-Tem Parker stated that there had been a meeting earlier in the week that would involve taking small lots, mostly on the north side of town, that there was not a lot of interest in purchasing being shown and</p>	<p>DISCUSS OTHER COUNCIL MATTERS- ITEMS OF CONCERN TO</p>

<p>converting these lots into “micro parks” for the children. There will be more information being presented soon with lists of lots. This will be a new project/program. Councilmember Wellman inquired as to the status of the K-9? Chief Birbeck stated that last month there had not been the results that he had hoped but that this month things were on track to be really good.</p> <p>K.C. Blassingame stated that the City of Newcastle is interested in the City of Olney’s old jet machine. Ms. Pagsuberon stated that the City of Olney could not sell anything without an auction but that a lease/or loan option would be explored. Attorney Branum stated that he would explore the options.</p> <p>Ms. Pagsuberon stated that there was an individual wanting to re-zone some property that he owned as an RV Park. She stated that the zoning for RV Parks would be researched to decide what is best for the City of Olney.</p> <p>Ms. Hourigan stated that she called several banks in the area to check out the rates, since the City of Olney has three Certificates of Deposit coming due soon. There currently is not a better interest rate available for anything written for less than one year. If the City of Olney wants to get a better rate, it has to be locked in for a longer period of time and those rates aren’t that much better than what is currently being paid (.25% vs .40%)</p> <p>Officer Hudson – hopefully after the first of the year, a small committee can be put in place to work on the current Fire Code and getting it updated.</p>	<p>MEMBERS OF THE CITY COUNCIL</p>
<p>There being no further business to come before the Council, the Council adjourned at 7:58 P.M.</p> <p>ATTEST:</p> <p>_____</p> <p>Tammy Hourigan, City Secretary</p>	<p>ADJOURNMENT</p>