

July 24, 2023	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, July 24, 2023 at 6:00 P.M. Those present were: Mayor Rue Rogers, Mayor Pro-Tem Tom Parker, Councilmembers Brad Simmons and Harrison Wellman. Chuck Stennett and Tommy Kimbro were absent. Staff Present: City Administrator Arpegea Pagsuberon, Public works Director Michael Jacoba, City Secretary Tammy Hourigan, Code Enforcement Officer Joe Logan and Attorney Dan Branum. City Attorney Bill Myers was absent. 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	
Mayor Rogers gave the invocation.	INVOCATION	
No one was present	CITIZEN COMMENT PERIOD	
<p>Mayor Rogers entertained a Motion to approve the Minutes from the July 21, 2023 Special Called Council Meeting with the revision of changing the \$3 Mil + listed in the #4 Agenda Item-Discuss Water Treatment Plant to \$365,000.00. Councilmember Simmons 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>City Administrator Pagsuberon reported that she had met with Corlett, Probst and Boyd. They had reviewed the contract and had discussed and gone over the timeline. She stated that she had voiced the concerns that the Council had expressed about the amount of time that it had taken to get everything "off the ground". After having the discussion with them, it was determined that they were 24 days behind schedule. The contract was signed by the City of Olney on 7/25/23, which was termed the Effective Date. Corlett, Probst & Boyd then had 45 days to get the engineer's report to the City of Olney. On August 15, 2023, a meeting was held with Corlett, Probst & Boyd along with 2 councilmembers at a time joining as to not form a quorum. At that time questions could be asked and answered. On September 22, 2023 they submitted the Engineer's report at 59 days, which was 14 days over. They then had 60 days to present the preliminary design phase, which they did on November 29, 22 in 68 days, which was 8 days over. They then had 21 days for updates to the design phase and it took 23 days. That date was December 22, 2022 and was also the date that the plans were submitted to TCEQ. TCEQ has 60 days to review and submit any changes to the design plan. On</p>	DISCUSS WATER TREATMENT PLANT PROJECT	

<p>February 21, 2023, TCEQ sent back questions regarding design plan, including a formal request for the exception on suction main and wastewater line separation. On March 7, 2023 Corlett, Probst & Boyd submitted the exception. TCEQ had 100 calendar days to review and submit for questions. May 9, 2023 Corlett, Probst & Boyd resubmitted design plan to TCEQ, pending exception, they have 60 days. June 14, 2023 TCEQ contacted Corlett, Probst & Boyd requesting responses to questions. Corlett, Probst & Boyd was able to answer by email and were not charged with another 100- day waiting period. July 7, 2023 TCEQ approved the exception on suction main and wastewater line separation. July 10, 2023 TCEQ gave conditional approval on construction. This does NOT mean there is anything left to change, it only means TCEQ never gives a final approval until the build is complete and they have reviewed that the build was completed as specified. July 24, 2023 electrical engineering is 90% complete on their plans and they have until August 9, 2023 to get them polished and off to Corlett, Probst & Boyd. Once electrical is complete and approved by Corlett, Probst & Boyd, they will go out for bid on August 14, 2023. Contractors will have 2 month to gather costs and materials and submit by October 16, 2023. Corlett, Probst & Boyd will meet at City Hall on October 16, 2023 at 2:00 p.m. to open sealed bids and score contractors. Corlett, Probst & Boyd will vet the contractors that week and provide the City of Olney with a letter of recommendation on the options. On October 23, 2023 the City Council will be provided the letter of recommendation at the regularly scheduled Council Meeting. Mayor Rogers reiterated that Ms. Pagsuberon needed to study and know the contract.</p>	
<p>Councilmember Simmons asked about the plans for the old Olney Savings & Loan Building? Mayor Rogers stated that it had been three months since the City of Olney had acquired the building. There have been discussions but nothing has been finalized. It is a prime location. There is a chance that part of the steel may still be useable but all the options will have to be explored. On October 1, 2023 the O.I.D.C will be changing to an E.D.C. There could possibly be an opportunity there since the E.D.C. is allowed to work in additional areas other than what the O.I.D.C can explore. Mayor Rogers stated that the building is in bad shape and that parts of it may not be salvageable. It has been sitting for 30 years, but he City of Olney had no access until recently. He asked that everyone continue to brainstorm and get ideas. No action was taken at this time.</p>	<p>DISCUSS OLNEY SAVINGS & LOAN BUILDING AT 301 EAST MAIN STREET</p>
<p>City Administrator Pagsuberon stated that the USDA Rural Development Outreach Day will be held August 2, 2023 at City Hall from 11:00 a.m. – 2:30 P.M. It has been posted in the newspaper, on the Chamber of Commerce board, out front in City Hall along with the packets and on Facebook. She stated that she was hoping for a good turnout since there had been a lot of interest. Ms. Pagsuberon also stated that she was submitting to</p>	<p>DISCUSS USDA RURAL DEVELOPMENT OUTREACH DAY AND USDA COMMUNITY FACILITIES PROGRAM</p>

<p>the USDA Community Facilities Program the Police Department rebuild, The City Pool (for KOB) but since it's City of Olney property it will be submitted by the City of Olney and submitting a new Fire Engine. As many as wanted can be submitted, then it's up to the Program to decide what, if any they will fund. She stated that anyone interested in the USDA Rural Development Outreach Day could pick up a packet at City Hall or just show up that day and there would be people available to assist them. She explained that the program offers low interest loans for purchase of a home and grants for repairs to an existing home. The applicants must either be in the market to purchase a home or own the home to which they are wanting to make repairs. The grant is a \$10,000.00 limit and the applicant(s) must be 62 years or older. Mayor Pro-Tem Parker stated that the loans were at a low interest rate and that the qualifications needed were very favorable. No action was taken at this time.</p>	
<p>City Administrator stated that there had been one bid received for the Olney Municipal Airport Farm Lease. The bid was from Jerry Keeter and was for \$20,000.00 a year beginning August 1, 2023 and continuing for three years. Mayor Pro-Tem Parker asked how the lease compares to the Air Tractor Lease? Attorney Branum stated that he felt reasonably sure that Air Tractor was paying more. Councilmember Wellman asked how many acres? She answered 348 acres. It was asked by councilmember Simmons what the current rate was? Ms. Pagsuberon stated that the posted online rate was \$120.00 per acre for irrigated land. She stated that no cattle could be kept there, it was strictly for hay baling purposes. Mayor Rogers entertained a Motion to approve the bid from Jerry Keeter in the sum of \$20,000.00 a year for a three - year lease for the Olney Municipal Airport Farm Lease beginning August 1, 2023. Mayor Pro-Tem Parker made said Motion. Councilmember Simmons seconded. Council voted unanimously to approve the Motion.</p>	<p>DISCUSS AND CONSIDER BIDS FOR OLNEY MUNICIPAL FARM LEASE</p>
<p>This Agenda Item was tabled.</p>	<p>EXECUTIVE SESSION: DISCUSS REAL PROPERTY EASEMENT PURSUANT TO SECTION 551.072 OF THE TEXAS GOVERNMENT CODE</p>
<p>Previous Agenda Item was tabled. No action was taken,</p>	<p>DISCUSS AND CONSIDER ANY ACTION(S) AS A RESULT OF THE EXECUTIVE SESSION</p>
<p>City Administrator Pagsuberon mentioned to the Council that they had been given their department packets (which was the way the workshop was handled the previous year). Mayor Rogers stated that he would prefer the City Council be presented with a balanced budget in preparation for the meetings, then come back</p>	<p>DISCUSS BUDGET WORKSHOP: ANY MATTER PERTAINING TO BUDGET FY 2023-2024</p>

<p>to the table and work from there. Councilmember Wellman stated that there needed to be amendments made since there were increases in interest earned and other items throughout the year. Ms. Pagsuberon stated that Mathis, West & Huffines will assist both her and Ms. Hourigan with getting those needed items set up in FundView and they will be presented to Council for amending. No action was taken at this time.</p>	
<p>Mayor Rogers asked that the Lake Lot survey group get together for a quick meeting on Tuesday at Noon. He then asked what the status was of the Container Ordinance. City Administrator Pagsuberon stated that Councilmembers Kimbro and Stennett were working on it. Councilmember Kimbro had stated that there was a particular City Ordinance that he had located that he wanted to model after, but he had not gotten it to her or Ms. Hourigan. He also inquired as to the status of the Old City Hall and what are the options? Councilmember Simmons inquired as to whether the ground penetrating radar had been ordered? Ms. Pagsuberon stated that she was still working on the ARPA funds for the purchase. TIPS does not have a listing that has the GPR, so there has to be three quotes given. Mayor Pro-Tem Parker asked if the 4 WD Backhoe had been ordered? Ms. Pagsuberon stated that there had been no Council approval to purchase. She verified with Mr. Jacoba that quotes had been obtained, they just needed to be presented to Council. Ms. Pagsuberon explained to Councilmember Wellman that items are not purchased through Grant Works, but that Grant Works is the administrator and their purpose is to make sure that we don't spend ARPA funds on an item that will not be covered due to the process not being followed. They ensure that all the documentation is correct so the funds are not revoked. Councilmember Wellman inquired as to if any ARPA funds had been spent? They have been spent on the new software FundView. He then inquired about the Police Department vehicles? That paperwork is in the process, but very tedious. Ms. Pagsuberon stated that we have until 2025 to allocate and spend the funds. Ms. Pagsuberon stated that she had verified that all the trash bins were complete. The only thing that was still happening is that the bins being stored are in the process of being removed and it will take two to three weeks. Councilmember Stennett asked about the previous questions about Sylvia's Burritos trash. They are currently keeping their dumpster at Allsup's. The tire cutter did not arrive today as scheduled and Ms. Pagsuberon will follow up on Tuesday. Mayor Rogers stated to follow up and get a plan for the tire store and a plan of disposing of all the tires.</p>	<p>DISCUSS OTHER COUNCIL MATTERS-ITEMS OF CONCERN TO MEMBERS OF THE CITY COUNCIL</p>

There being no further business to come
before the Council, the Council adjourned at
7:44

ATTEST:

Tammy Hourigan, City Secretary

ADJOURNMENT