

August 28, 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, August 28, 2023 at 6:00 P.M. Those present were: Mayor Rue Rogers, Mayor Pro-Tem Tom Parker, Councilmembers Harrison Wellman, Tommy Kimbro and Chuck Stennett. Councilmember Brad Simmons was absent. Staff Present: City Administrator Arpegea Pagsuberon, Public works Director Michael Jacoba, City Secretary Tammy Hourigan and Police Chief Dan Birbeck. City Attorney Bill Myers and Attorney Dan Branum were 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 6:01 P.M.	CALL TO ORDER	
Mayor Rogers gave the invocation.	INVOCATION	
<p>Brenda Pratt was present to inform the Council that she had placed a bid on the adjoining property. She will advise her brother that the other adjoining lot is now available for bid on the Texas Communities Group, LLC website. She had initially had a problem bidding since TCG had not opened the bids after previous bids were not accepted by the City Council.</p>	CITIZEN COMMENT PERIOD	
<p>Mayor Rogers entertained a Motion to approve the Minutes from the Aug 14, 2023 Council Meeting. Councilmember Kimbro made said Motion. Councilmember Stennett seconded. Council voted unanimously to approve the Motion.</p>	CONSIDER APPROVAL OF MINUTES FROM PREVIOUS MEETING(S)	
<p>During the First Reading it was discussed to remove plumbing and leave electricity. Also stating that they are restricted in R-1. Page 3 Item #5 is the removal of plumbing. It was previously mentioned that removing the plumbing would assist in keeping the structures from being inhabited. Mayor Pro-Tem Parker inquired as to what needed to be done pertaining to condensation lines? This would need to be used for air conditioners. Councilmember Wellman stated that he felt that could be a per case issue. If an individual needs plumbing for an air conditioner, they can come to a Council Meeting and request a variance. City Administrator Pagsuberon verified that it was the wish of the Council to specify that there would be no plumbing. Councilmember Wellman again stated that he felt the Ordinance should be left as is and if a variance was needed, the homeowner could come before the City Council and request a variance. Mayor Rogers entertained a Motion to approve the second reading of Ordinance O7-23 Installation and use of Shipping Containers in the City of Olney.</p>	DISCUSS AND CONSIDER SECOND READING OF ORDINANCE O7-23 INSTALLATION AND USE OF SHIPPING CONTAINERS IN THE CITY OF OLNEY	

<p>Councilmember Wellman made said Motion. Councilmember Stennett seconded. Council voted unanimously to approve the Motion.</p>	
<p>City Secretary Tammy Hourigan presented the Council with the Proposed Tax Rate for the 2023 tax year. She stated that she was proposing the Tax Rates as determined by the Young County Appraisal District. The Proposed Tax Rate was 0.645197 per \$100. This would result in a 5.88% decrease from the previous year. The valuations of homesteads in the City of Olney had increased 12.26% from the previous year. The average taxes on a homestead increased 5.73% from \$436 to \$461. The total tax levy on all properties would increase 4.47% to \$909,130 from \$870,194 the previous year. Councilmember Wellman asked about the timeframe and when the rates were received? She stated that they had been received too late for the last meeting and that this meeting was the first on where the rates were available unless a Special Called Meeting had been held. Mr. Wellman stated that he felt the rates should be getting closer to what they were during the 2017, 2018 periods. The rates have continued to decline and if the rates could be brought back to that level, more Tax Levy revenue could be raised and more money would be available for projects. It was determined that Mr. Wellman would contact Jesse Blackman with the Young County Appraisal District and have him attend a meeting to outline the timeline and explain the rates schedule. Mr. Wellman stated that he let Ms. Hourigan know what was decided after speaking to Mr. Blackman and as to whether a Special Called Meeting would need to be scheduled. No action was taken.</p>	<p>DISCUSS FY 2023/2024 PORPOSED TAX RATE</p>
<p>City Administrator Pagsuberon stated that this was a standard agreement that was needed because the City of Olney had received the tire cutter grant. She stated that this agreement would allow Nortex Regional Planning Commission to ensure that all laws are followed. Mayor Rogers asked if there were any questions? Mayor Rogers entertained a Motion to approve the City of Olney entering a Solid Waste Interlocal Agreement with Nortex Regional Planning Commission. Councilmember Kimbro made said Motion. Councilmember Wellman seconded. Council voted unanimously to approve the Motion.</p>	<p>DISCUSS AND CONSIDER NORTEX REGIONAL PLANNING COMMISSION SOLID WASTE INTERLOCAL AGREEMENT</p>
<p>City Administrator Pagsuberon stated that there had been no new updates. She had verified the dates that were previously presented and those were still in effect. Corlett, Probst and Boyd had stated that the plans were still out for bid. Corlett, Probst and Boyd had stated that there seemed to be quite a bit of interest in the "bid room". The bids will close October 13, 2023. October 17 2023 Corlett, Probst and Boyd will be at City Hall to open the sealed bids. Mayor Rogers reiterated that Ms. Pagsuberon should</p>	<p>UPDATED ON WATER TREATMENT PLANT PROJECT</p>

<p>stay in constant contact with Corlett, Probst and Boyd to ensure that the timeline did not change and that all things were proceeding as previously stated. No action was taken.</p>	
<p>City Administrator Pagsuberon answered questions that the Council had about the documents that had been received earlier. There were technical issues and she was unable to access the latest numbers and project for the Council to see. Councilmember Wellman stated that the funds that had previously been raised and were for the water tower repairs, needed to be allocated for that cause and not just allowed to get mixed into the General Operating Fund. He also stated that since there was over \$500,000. In interest that had been earned from the Revenue Bond and that those funds had to be spent on water infrastructure, those funds could be used as well. It was explained by both Ms. Pagsuberon and Ms. Hourigan that they felt those funds needed to remain intact until it was determined if any of them would have to be paid back due to negative arbitrage, which is what happens when low interest loaned money, backed by the Government begins to earn a higher interest rate than allowed there's a chance that some of the interest will have to be paid back. It was explained to Ms. Pagsuberon and Ms. Hourigan that there was no way all the funds would have to be returned and possibly none, but that would all have to be determined by an arbitrage examination. That is something that will be done during the upcoming year and can take a while. The amount of time that the money has been available, when funds were initially paid and various other instances are considered to determine negative arbitrage. It is done by a third party, not someone on staff with the City of Olney. It was determined that Ms. Pagsuberon would work on firm numbers and have more information for the next meeting, if not a Special Called meeting before that date. There was no action to be taken.</p>	<p>DISCUSS BUDGET WORKSHOP: ANY MATTER PERTAINING TO BUDGET FY 2023-2024</p>
<p>City Administrator Pagsuberon stated that the documents concerning the Tire Store and the removal and cutting of the tires was proceeding. Officer Birbeck stated that they had been in contact with the owner. Ms Pagsuberon stated that the contract had been sent to Attorney Dan Branum's office for review. Ms. Pagsuberon stated that the owner would most likely be billed weekly or bi weekly, this would all be determined by how long it was going to take to move and begin cutting the tires. She stated that she did not want the bill to grow to an excess and all the time and resources go into the project and the project be finished, before the City of Olney was paid any money. Chief Birbeck stated that a deadline of August 30th had been given to the owner, but that no enforcement had yet begun since the tire cutter had just recently been acquired. Up until that point there was no way to dispose of 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
7:45

ATTEST:

Tammy Hourigan, City Secretary

ADJOURNMENT