

November 23, 2020

MINUTES OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE
CITY OF OLNEY, TEXAS

6:00 P.M.

The City Council of the City of Olney, Texas, met Monday, November 23, 2020, at 6:00 P.M. Those present were: Mayor Rue Roger, Mayor Pro-Tem Tom Parker, Councilmembers Phil Jeske, Tommy Kimbro, Chuck Stennett, and Terri Wipperman. Absent: None. Staff Present: City Administrator Neal Welch, City Secretary Tim Houston, Chief of Police Dan Birbeck, City Clerk Arpegea Pagsuberon, Public Works Director KC Blassingame, and Officer Dustin Hudson. City Attorney William Myers was present via web presence. 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.

Mayor Rogers called the meeting to order at 6:00 P.M.

CALL TO ORDER

Mr. Welch gave the invocation.

INVOCATION

No citizens appeared before the Council to comment.

CITIZEN COMMENT
PERIOD

Mayor Rogers entertained a motion to adopt the minutes from the November 9, 2020 Regular Meeting as written. Councilmember Jeske made said motion, and Councilmember Stennett seconded. Council voted unanimously to approve the minutes.

CONSIDER APPROVAL
OF MINUTES FROM
PREVIOUS MEETING(S)

Danny Barrett with Texas Communities Group (TCG) was present to give background on the services his company offered in conjunction with Perdue Brandon. Mr. Barrett stated that TCG focused on three items including trust properties, cleanup of properties, and code enforcement activities. He also stated that he was willing to perform the services for \$6,000 plus postage the first year to help the City see the value in the program. Council was generally receptive and asked questions about where TCG saw the most income.

CONSIDER AGREEMENT
WITH TEXAS
COMMUNITIES GROUP

Mr. Houston explained that the ordinance would set new fees. Officer Hudson stated that the new inspector charged quite a bit more than previous inspectors and that we needed to increase fees to recover costs. Councilmember Kimbro inquired about whether the City had a contract with the inspector. Mr. Welch replied that the City had no contract, but after much looking, he was the only one to be found. Mayor Pro-Tem Parker stated that he took issue with spending City funds outside of town and that we should hire someone locally to inspect. Mr. Welch replied that there was no local individual to be found. A discussion ensued about being in compliance with state law and plumbing codes. Mayor Rogers suggested an action plan to come into compliance while training a local individual. Mr. Welch explained that the process for that may take years, whereas the state wanted more immediate action. After additional discussion, Mayor Rogers tabled the item until more information could be provided.

CONSIDER ORDINANCE
ADOPTING NEW FEE
STRUCTURE FOR
INSPECTION SERVICES

Mr. Houston explained that with the passage of Proposition A legalizing the sale of alcoholic beverages the City should adopt an ordinance. He stated that he wrote two versions of the ordinance allowing for extended hours or regular hours. Mr. Houston continued by explaining that the ordinance would adopt a set back of 300 feet from the school property line and 300 feet from the front door of churches following the property lines and crossing any intersections directly. Council inquired about several issues in the ordinance including hours, setbacks, and regulations. Dale Lovett was present from the Olney Hamilton Hospital Board and requested a setback of 1,000 feet from the hospital stating that the ordinance allowed exceptions. The ordinance itself had the ability to grant businesses exceptions to the setbacks, not to allow entities to extend their setbacks under the law. Councilmember Jeske requested a map delineating the setbacks from the school. Mr. Houston replied that he could develop one. Council also requested commentary and the citing of ordinance for each section of the ordinance. Item was tabled by Mayor Rogers until the December 14, 2020 meeting.

CONSIDER ORDINANCE
ON FIRST READING TO
ADOPT ALCOHOLIC
BEVERAGE
REGULATIONS

Council discussed how vacation and sick leave would accrue in the new policy manual. Mr. Welch discussed this being an accrual per pay period. Mayor Pro-Tem Parker suggested that it may be better to ditch vacation and sick leave and move to a unified paid time-off system whereby people received one lump of vacation days each year and those were used for their sick or vacation. Council requested staff to review the proposed step process for vacation and

CONSIDER ORDINANCE
TO ADOPT NEW
PERSONNEL POLICY
AND PROCEDURE
MANUAL

sick leave as it related to longevity. Discussion ensued regarding the drug and alcohol policy in the manual. After discussion the item was tabled by Mayor Rogers.

Mr. Welch gave an update on the Reuse Project and the land acquisition activities, and also gave an update on the CDBG Sewer Line Project on Springcreek Road.

DISCUSS CURRENT AND PENDING SEWER LINE PROJECTS

Mr. Welch gave an update and requested input from Council to rank which projects were their priority. Council discussed the options available and believed the water plant to be the first priority, the water towers second, and the water meters as the final priority among the three. Mayor Rogers appointed a working committee consisting of Mr. Blassingame, Mr. Welch, Wastewater Superintendent John Schneider, former Councilmember Harrison Wellman as a citizen member, Mayor Pro-Tem Parker, and Mayor Rogers with a tentative first meeting of December 1, 2020.

CONSIDER PRIORITIZING WATER SYSTEM UTILITY PROJECTS

Mr. Welch stated that the program was new and he would like the City to apply to get some work done downtown. Mr. Houston stated it was a CDBG Program. Councilmember Jeske made motion to approve the Interlocal Agreement, and Mayor Pro-Tem Parker seconded. Council voted unanimously to adopt the agreement.

CONSIDER INTERLOCAL AGREEMENT WITH NORTEX RPC FOR THE 2021 DOWNTOWN REVITALIZATION GRANT PROGRAM APPLICATION AND ADMINISTRATIVE SERVICES

Mr. Houston stated Resolution R15-20 would authorize the City to apply, set authorized signatories as the City Administrator and Mayor, and set financial signatories as the City Administrator, City Secretary, and Mayor. Councilmember Jeske made motion to approve the Resolution R15-20, and Mayor Pro-Tem Parker seconded. Council voted unanimously to adopt the Resolution.

CONSIDER RESOLUTION R15-20 AUTHORIZING APPLICATION FOR THE 2021 DOWNTOWN REVITALIZATION GRANT PROGRAM AND SETTING SIGNATORIES FOR GRANT DOCUMENTATION

Mayor Rogers stated that Council would enter executive session at 8:40 P.M. to discuss the annual evaluation of City Secretary Tim Houston, pursuant to Section 551.074(a) of the Texas Government Code. Guests were requested to leave the room.

EXECUTIVE SESSION: DISCUSS ANNUAL EVALUATION OF CITY SECRETARY TIM HOUSTON

Council reconvened in open session at 8:52 P.M. and all guests were permitted to return.

Mayor Rogers entertained a motion to authorize a two-percent raise for City Secretary Tim Houston. Mayor Pro-Tem Parker made said motion, and Councilmember Stennett seconded. Council voted unanimously to approve the raise.

ANY ACTION AS A RESULT OF THE EXECUTIVE SESSION

Mayor Pro-Tem Parker commended Chief Birbeck and Mr. Blassingame for performance in their departments.

DISCUSS OTHER COUNCIL MATTERS – ITEMS OF CONCERN TO MEMBERS OF THE CITY COUNCIL

Mayor Pro-Tem Parker brought up the issue of the alleyway by the EMS station. The City had been approached previously, but there had been no response. Council discussed the existence of an alleyway behind the EMS Station, and found that while an alleyway existed crossing east to west, the partial North-South part was not an easement.

Mr. Welch brought an employee request for Wednesday, November 25 to be a half-day. Councilmember Kimbro stated that if employees wished to have a half-day off it would be incumbent upon them to take their vacation leave. Council agreed.

Chief Birbeck updated Council on a high-profile assault case in the City. There being no further business to come before the Council, the Council adjourned by consent at 9:02 P.M.

ADJOURNMENT

ATTEST:

Mayor

City Secretary

Date Approved