

JUNE 8, 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, June 8, 2020, at 6:00 P.M. Those present were: Mayor Phil Jeske, Mayor Pro-Tem Rue Rogers, Councilmembers Tommy Kimbro, Chuck Stennett, Harrison Wellman, and Terri Whipperman. Absent: None. Staff Present: City Administrator Neal Welch, City Secretary Tim Houston, Public Works Director K.C. Blasingame, City Clerk Arpegea Pagsuberon, City Attorney William Myers, and Officer Dustin Hudson. 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 Jeske called the meeting to order at 6:01 P.M.

CALL TO ORDER

Mr. Myers gave the invocation.

INVOCATION

No citizens appeared before the Council to comment.

CITIZEN COMMENT
PERIOD

Mayor Jeske entertained a motion to adopt the minutes from May 26, 2020 Regular Meeting as written. Mayor Pro-Tem Rogers made said motion, and Councilmember Stennett seconded. Council voted unanimously to approve the minutes.

CONSIDER APPROVAL
OF MINUTES FROM
PREVIOUS MEETING(S)

Mayor Jeske announced the City would present a 5-year longevity award to Johnny Harrison, who was unable to be present that evening. Mayor Jeske asked that Mr. Welch present the award when possible.

PRESENT EMPLOYEE
LONGEVITY AWARD

Randy Wills and George Rash appeared before Council to discuss the possibility of assisting the City in building a water plant, upgrading lighting, and installing new water meters, among other items. Ameresco connects engineers, end product manufacturers, and financing to produce results for cities as authorized under state law. The savings generated by the upgrades would fund the loan repayment. A discussion of replacing the manually read displacement meters with ultrasonic meters ensued with discussions of the City's water loss being upwards of 35-40%. The meters would produce a significant reduction in their opinion of 12-15% and would be guaranteed to function with at least a 98.5% accuracy rating for 20 years. The meters would wirelessly report readings to City Hall by radio frequency. Water loss was coming in large part from system leaks, billing errors, and issues with meters. Council discussed the possibilities and consequences of the plan. A cancellation "backout" fee was discussed if engineering went forward, though a firm number was not arrived at such a fee would not be charged if the City went forward with any part of the plan produced by Ameresco and its engineers. Councilmember Wellman inquired about the gains the City could see and what the base Ameresco was using for its data. Mayor Jeske stated the program would run on the savings, and the representatives from Ameresco stated they were using data from similar entities that had done improvements. Mr. Wills and Mr. Rash wrapped up by stating the next step would be an investment grade engineering audit if the City wanted to move forward. The audits and work completed provided savings of \$45,000 in Seymour and \$160,000 in McAlister.

HEAR PRESENTATION
FROM AMERESCO

Mayor Jeske stated that since he would be going off the Council soon that he wished for members who would continue serving to serve on the committee. Council briefly discussed the matter. Mayor Pro-Tem Rogers and Councilmember Wellman volunteered. Mayor Jeske entertained a motion to appoint Mayor Pro-Tem Rogers, Councilmember Wellman, and Mr. Welch to the search committee. Councilmember Kimbro made said motion, and Councilmember Stennett seconded. Council voted unanimously to approve the appointments.

CONSIDER
ESTABLISHING AND
APPOINTING MEMBERS
OF A SEARCH
COMMITTEE FOR CHIEF
OF POLICE

Mr. Houston explained that he and Lori Cox, Library Director, had discussed what to do with the delay of the May election due to COVID-19 and wish of Clifton Key to step away from the Library Board. The two had developed a plan to ask Mayor Jeske to continue to serve on the Library Board, and ask Mayor Pro-Tem Rogers to start a term on the board since he would have been Mayor since he was running unopposed for the position. Mayor Jeske and Mayor Pro-Tem Rogers had agreed to serve. Mayor Jeske stated all Council needed to do was appoint Mayor Pro-Tem Rogers to a term on the Library Board. Mayor Jeske entertained a

CONSIDER LIBRARY
BOARD APPOINTMENT

motion to appoint Rue Rogers to the Library Board for a three-year term beginning July 1, 2020 and ending June 30, 2023. Councilmember Wellman made said motion, and Councilmember Kimbro seconded. Council voted unanimously to approve the appointment.

Mr. Welch explained that the City currently maintained 30 tax resale lots, which they were lucky to be able to mow once a month. The House of Mercy had stepped forward for the next 5 months with an offer to perform a twice a month mowing and trimming of each lot for \$25 per lot per month. Normally, the fee would have been \$50 per month, but the House of Mercy and Justin Piegot had secured community funding for 50% of the costs. The total cost to the City would be approximately \$3750, or \$750 monthly. Costs would change in the events lots were sold or added to the list. Mayor Jeske suggest an indemnity. Council briefly discussed the plan. Mr. Blasingame stated it would free his people up to perform other tasks and would be a huge benefit. Mayor Jeske entertained a motion to authorize the City Administrator to enter into contract with the House of Mercy for regular maintenance of the tax resale lots following the approval of a simple contract with an indemnity by Mr. Myers. Mayor Pro-Tem Rogers made said motion, and Councilmember Wellman seconded. Council voted unanimously to approve the motion.

CONSIDER
AUTHORIZING CITY
ADMINISTRATOR TO
ENTER INTO AN
AGREEMENT WITH THE
HOUSE OF MERCY FOR
REGULAR
MAINTENANCE OF TAX
RESALE LOTS

Mr. Myers stated no agreement or contract was necessary as the Olney Cemetery Association (OCA) was an entity authorized under the auspices of the City, and wholly controlled and appointed by the City Council. Mr. Welch explained that the OCA wanted to contract with someone to provide regular maintenance for both cemeteries to replace the City's maintenance activities. OCA had stated they required \$600 monthly in order to provide these services. Mayor Jeske inquired where the rest of the funding would come from and asked that this be looked into so that the City did not wind up in a position of taking maintenance over again in a short- or medium-term length of time. Council briefly discussed the matter and where the funds would come from. Mr. Houston stated that he and Mr. Welch would have to review the budget. Mayor Jeske entertained a motion to repurpose the employee tasked with cemetery maintenance and to approve budgeting \$600 monthly, or \$7,200 yearly, for regular cemetery maintenance to be paid to the Olney Cemetery Association. Councilmember Kimbro made said motion and Mayor Pro-Tem Rogers seconded. Council voted unanimously to pass the motion.

CONSIDER
AUTHORIZING CITY
ADMINISTRATOR TO
ENTER INTO AN
AGREEMENT WITH THE
OLNEY CEMETERY
ASSOCIATION FOR
REGULAR CEMETERY
MAINTENANCE

Mr. Houston inquired if Council would be amenable to assigning funds to expend to complete updates at City Hall and move computers to Windows 10 and get them all networked together, and to also to purchase Windows 10 computers for the police department. Council discussed this and stated they would like to see quotes first.

DISCUSS UPDATES TO
INFORMATION
TECHNOLOGY AT CITY
HALL AND POLICE
DEPARTMENT

Mr. Houston stated that he had been working with the financial advisor, Hilltop Securities, and bond counsel, McCall Parkhurst & Horton Legal. The USDA held the bond notes. In order to accomplish retiring the 1993 and 1997 Series Revenue Bonds would take an additional expenditure of funds to pay the previous six-months accrued interest in the following amounts:

1993 Series Principal: \$491,000.00	1997 Series Principal: \$128,000.00
1993 Series Interest: \$12,664.36	1997 Series Interest: \$3,094.47

Total: \$634,758.83

CONSIDER RESOLUTION
R7-20 AUTHORIZING
DEFEASANCE AND
REDEMPTION OF
CERTAIN OUTSTANDING
CITY BONDS AND
OTHER RELATED
MATTERS

Mayor Jeske stated Resolution R7-20 was necessary to ensure all conditions of the retirement of the 1993 and 1997 Series Revenue Bonds were met. Mayor Jeske entertained a motion to approve Resolution R7-20. Councilmember Kimbro made said motion and Councilmember Wellman seconded. Council voted unanimously to pass the resolution.

Mr. Houston stated it was necessary to pass a resolution to remove Conny Clay as a signatory on the accounts managed by the Police Department. These accounts were the Asset Forfeiture, LEOSE Funds, and National Night Out accounts. Mayor Jeske entertained a motion to approve Resolution R8-20. Mayor Pro-Tem Rogers made said motion and Councilmember Wipperman seconded. Council voted unanimously to pass the resolution.

CONSIDER RESOLUTION
R8-20 TO CHANGE
SIGNATORIES OF
CERTAIN ACCOUNTS
HELD AT OLNEY
INTERBANK

Mayor Jeske entertained a motion to appoint Neal Welch the Civilian Administrative Officer for the Olney Police Department. Councilmember Wellman made said motion and Councilmember Kimbro seconded. Council voted unanimously to pass the motion.

CONSIDER
APPOINTMENT OF
CIVILIAN
ADMINISTRATIVE
OFFICER FOR THE
OLNEY POLICE
DEPARTMENT

Mr. Houston gave the financial report for the month ended May 31, 2020. He stated that no new sales tax figures were available for June as of yet. Further, utility sales were up for June 1 billings compared with June 1 billings the previous year. Garbage remained steady, wastewater was up slight by about 1%, and water was up over 10%. Mr. Houston attributed this mostly to people watering lawns and gardens, and filling up swimming pools for the summer. Industrial water usage was still down significantly by about 45-50%. Councilmember Wellman asked Mr. Houston if he had a projection of expenditures through the end of the fiscal year. Mr. Houston replied that he was working on one to be included with the first draft of the City's FY 2020-2021 Budget to be released at the next regular meeting. The municipal court, police, and public works reports were attached for review.

MONTHLY
DEPARTMENTAL
REPORTS

Mayor Pro-Tem Rogers briefly updated Council the Keep Olney Beautiful was interested in helping provide a facelift and certain renovations for the Civic Center.

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

Mr. Welch informed Council that it was necessary for Council to take the Cybersecurity Awareness training like the employees. All elected officials were specifically required by HB 3834 to complete said training.

Officer Hudson informed Council he was getting complaints on the alleyways and wanted to pull together groups to help clear vegetation from the alleys so that there would be less opportunity to hide.

There being no further business to come before the Council, the Council adjourned by consent at 7:35 P.M.

ADJOURNMENT

ATTEST:

Mayor

City Secretary

Date Approved