

MARCH 9, 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, March 9, 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 Wipperman; Absent: None. Staff Present: City Administrator Neal Welch, City Secretary Tim Houston, Chief of Police Conny Clay, Water Superintendent Michael Jacoba, and City Attorney William Myers. All agenda items were subject to action.

Mayor Jeske called the meeting to order at 6:02 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 February 24, 2020 Regular Meeting as written. Councilmember Wipperman made said motion, and Mayor Pro-Tem Rogers seconded. Council voted unanimously to approve the minutes.

CONSIDER APPROVAL
OF MINUTES FROM
PREVIOUS MEETING(S)

Mr. Welch explained that he found an inspector who worked for the City of Burkburnett who was certified to do inspections and would conduct them for \$150 each. Also, Mr. Carrell would be willing to do inspections for new construction, but not repairs. He further stated it was preferable to have someone do the plumbing and electrical inspections rather than repeal the City codes. Councilmember Kimbro stated that people would do the inspections without the City's knowledge if the cost was too high. Council discussed the possibility of a contract. No action was taken.

CONSIDER AGREEMENT
WITH BOB CARRELL FOR
CITY INSPECTIONS

Mallory Keeter appeared before Council to make a proposal and justification for purchasing the certifications for the pool lifeguards this year, which cost \$85 each, raise the minimum age to be unsupervised to 13, and increase pool prices to cover some of the costs. Mrs. Keeter detailed why the \$85 lifeguard certification was a burden to the pool employees who were often teenagers hired to perform seasonal work. She explained that she had 5 who would need to be certified. She also stated that there was an issue with parents dropping children off to be unsupervised who were young and being supervised by children who had yet to make it even to middle school. She proposed making 13 the minimum unsupervised age to supervise young kids. Further, she proposed increasing the pool fees to offset costs by increasing the price for kids from \$1.00 to \$2.00 and the adult price from \$1.50 to \$3.00. Council briefly discussed the issues. Mayor Jeske entertained a motion to pay for the lifeguard certifications, increase the unsupervised child age to 13 years old, and increase the pool entrance fee from \$1.00 for children and \$1.50 for adults to \$2.00 for children and \$3.00 for adults. Mayor Pro-Tem Rogers made said motion and Councilmember Wellman seconded. Council voted unanimously to approve the motion.

HEAR PROPOSAL FROM
POOL MANAGER
REGARDING POOL GATE
PRICES AND STAFFING

The owners of 101 E Church Street appeared before Council to explain how they were working to redo the siding on the house, haul off junk and debris, and repair other violations. They inquired about temporary electrical access. Mayor Jeske said they would need to contact the electric company regarding that. No action was taken.

CONSIDER PLAN TO
REPAIR AND ABATE
CODE VIOLATIONS AT
101 E CHURCH ST

Mr. Houston explained that the property located at 806 W Payne Street had been deeded over to the City instead of proceeding through the normal tax resale process after a sheriff's sale. Since the property was deeded over the original taxes were due before it came into the ownership of the City. Therefore, the original bid by Andy Jones in the amount of \$1,050 would result in \$712.90 going to pay off the lien for back taxes, and \$337.10 would come directly to the City. The City would take a share of the \$712.90, but it was likely to only bring the total to around \$400 to \$450. Council expressed that the City should not have accepted the deed originally, and decided that a bid in the amount of \$1,000 plus the back owed taxes would be required to purchase the lot.

CONSIDER PROPERTY
BID(S)

Mr. Welch stated that he had secured an agreement with the City of Wichita Falls Public Works and Utility Directors to allow Olney to begin pumping water from Lake Kickapoo once our lake reached 65%, which was a 15% increase. Further, in the event of a water emergency Olney would be allowed to pump water at any lake level. Mr. Welch also explained there was an edit to the rate system whereby rate increases would be determined by the average cost over the past three years. This would even out years in which a lot of water was pulled from Lake Kickapoo. Councilmember Kimbro asked what would be a lot of water. Mr. Welch said that would be in a high demand year such as an ongoing drought. Mayor Jeske asked how the peaking factor worked. Mr. Welch said that he would need to find out. Council discussed this. Councilmember Wellman made a motion to approve the amendment to the Wichita Falls raw water contract. Councilmember Kimbro seconded same. Council voted unanimously to pass the amendment.

CONSIDER AMENDMENT
TO WICHITA FALLS RAW
WATER CONTRACT

Mr. Houston explained that Waste Connections had requested an 2.25% increase in their rates because of a consumer price index (CPI) adjustment. As the contract with Waste Connections granted up to a cumulative 7% increase over 5 years and Waste Connections had already requested 4% in the previous two years the Council would need to approve the increase, which would leave Waste Connections with an automatic 0.75% remaining. Mayor Jeske entertained a motion to approve the CPI increase. Mayor Pro-Tem Rogers made said motion and Councilmember Wipperman seconded. Council voted unanimously to grant the increase.

CONSIDER REQUEST
FOR CPI INCREASE
FROM WASTE
CONNECTIONS

Mr. Houston presented Ordinance O6-20 to Council with the intent to increase rates in the garbage fees to account for the CPI increase requested by Waste Connections. Four options were presented. The first option would be to leave the rates alone and reject the ordinance, which would have an estimated net negative revenue impact of \$10,908.83. Option 2 would raise rates to exactly cover the 2.5% increase granted Waste Connections, leading to an estimated net neutral revenue impact. Option 3 would increase rates by 2.25% and round up to the nearest half dollar which would have an estimated net positive revenue impact of \$6,782.40. Option 4 would account for the 2.25% and round up to the nearest whole dollar, which would lead to an estimate net positive revenue impact of \$15,914.40. Council discussed container counts, and their position on the rates. Councilmember Wipperman made motion to select Option 4 to account for the 2.25% CPI increase and round up to the nearest whole dollar. Mayor Pro-Tem Rogers seconded. Council voted unanimously to approve Ordinance O6-20.

CONSIDER ORDINANCE
O6-20 TO AMEND SOLID
WASTE RATE CHARGES
IN ACCORDANCE WITH
REQUEST FROM WASTE
CONNECTIONS FOR A
CONSUMER PRICE
INDEX INCREASE

Mr. Welch explained to Council that there were older versions of the City wage scale that were not approved floating around, but that the City had recently had an employee achieve their A water license. In order to compensate the employee properly, Council would need to raise the maximum limit on Grade III Water Superintendent by \$1.00 an hour, which would take the per hours total from \$19.50 to \$20.50 per hour. Council discussed the issue. Councilmember Wipperman made motion to raise the Grade III Superintendent wage from a max of \$19.50 per hour to \$20.50 per hour. Mayor Pro-Tem Rogers seconded. Council voted unanimously to pass the motion.

CONSIDER AMENDING
CITY WAGE SCALES

Mr. Houston gave the monthly financial report. Councilmember Wellman inquired why certain numbers from the Budget Performance Report and the Monthly Cash Flow Statement did not match. Mayor Jeske asked if the Budget Performance Report reflected all billed utility amounts, instead of strictly received utility accounts. Mr. Houston replied that it did. Mayor Jeske explained that because the system only recorded billed amounts instead of received that the two amounts would not match.

MONTHLY
DEPARTMENTAL
REPORTS

Council discussed what to do with the surplus funds in the City's accounts. Mayor Jeske asked Mr. Houston to place an agenda item for the next meeting to authorize payment to retire the 1997 Series Certificate of Obligation.

Council received an update from Mr. Myers on the easement for the reuse pipeline project and asked that the easement be secured.

Council asked that an update and plan to abate code violations at 204 S Avenue G appear on the next agenda.

Council reviewed the Municipal Court, Police Department, and Public Works Department reports.

There being no further business to come before the Council, the Council adjourned by consent ADJOURNMENT at 6:56 P.M.

ATTEST:

Mayor

City Secretary

Date Approved