

OCTOBER 14, 2019

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, October 14, 2019, at 6:00 P.M. Those present were: Mayor Phil Jeske, Councilmembers Tommy Kimbro, Chuck Stennett, and Terri Wipperman; Absent: Mayor Pro-Tem Rue Rogers and Councilmember Harrison Wellman. Staff Present: City Administrator Neal Welch, City Secretary Tim Houston, Chief of Police Conny Clay, Public Works Director K.C. Blassingame, City Attorney William Myers, City Clerk Arpegea Pagsuberon, Officer Bill Achey, Officer Dustin Hudson, Animal Control Officer Krystal Barnhardt, and OI DC Director Wylie Hughey. All agenda items were subject to action.

Mayor Jeske called the meeting to order at 6:00 P.M. Mr. Myers gave the invocation.

CALL TO ORDER

No citizens appeared before the Council to comment.

CITIZEN COMMENT  
PERIOD

Mayor Jeske entertained a motion to adopt the minutes from the September 23, 2019 Regular Meeting as written. Councilmember Wipperman made said motion and Councilmember Kimbro seconded. Council voted unanimously to approve the minutes.

CONSIDER APPROVAL  
OF MINUTES FROM  
PREVIOUS MEETING(S)

Mr. Houston stated the City had received various complaints from citizens who received a letter and a copy of Ordinance O11-18 to warn residences that had a sex offender residing there that they needed to place a sign next to their door stating "NOTICE: SEX OFFENDER IN RESIDENCE" on October 30 and 31 each year. This was to alert parents and children not to approach said houses. Mr. Houston stated that as a courtesy the City also sent a regular letter sheet of paper with compliant notice language. The City had received multiple comments opposing the requirement to post a sign and at least one of the citizens had requested to speak on the agenda. However, no citizens appeared to make a comment on the ordinance or sign. Mayor Jeske stated that he understood that posting the sign would be a hard thing to do.

HEAR AND DISCUSS  
CITIZEN COMMENTS ON  
SEX OFFENDER  
ORDINANCE

The City received tax resale bids on six properties from John D. Cumpton of Garden City, Texas who had intentions to move to Olney. Mr. Cumpton bid \$1,001.00 on each of the six properties for a total of \$6,006.00. The properties were located at 905 S. Ave C, 203 E. York, 205 E. Cherry, 207 E. Cherry, 1011 W. Elm, and 602 S. Ave B. Mayor Jeske entertained a motion to accept each of the bids from Mr. Cumpton. Councilmember Wipperman made said motion and Councilmember Kimbro seconded. Council voted unanimously to accept each of the bids for the properties listed.

CONSIDER TAX RESALE  
BIDS

Mr. Welch explained that the Cemetery Farm Lease had expired, and that the City needed to start the process to lease the property. The term of the lease was set for three years with the property be 18 acres more or less as was standard. Mayor Jeske entertained to advertise for the Cemetery Farm Lease with those terms. Councilmember Kimbro made said motion and Councilmember Wipperman seconded. Council voted unanimously to approve the motion.

CONSIDER ACTION TO  
ADVERTISE FOR  
SEALED BIDS FOR  
CEMETERY FARM LEASE

Mr. Houston explained that the City had received an engagement letter from Edgin Parkman Fleming & Fleming in the amount of \$14,000 to perform the City's annual financial audit. Mayor Jeske inquired whether three bids had been taken. Mr. Houston replied that a bid from MWH Group, Edgin Parkman Fleming & Fleming, and Freemon Shapard & Story had been sought. However, Freemon Shapard & Story had failed to return a bid and the Council by action of passing the budget had set a budget of \$14,000 as proposed by Edgin Parkman Fleming & Fleming and that the firm came very highly recommended from surrounding cities. Mayor Jeske entertained a motion to award the contract to Edgin Parkman Fleming & Fleming. Councilmember Wipperman made said motion and Councilmember Stennett seconded. Council voted unanimously to approve the motion.

CONSIDER ACTION ON  
ANNUAL ACCOUNTING  
CONTRACT WITH EDGIN  
PARKMAN FLEMING &  
FLEMING

Mr. Hughey was present to discuss the sale of the New Hypertec Building at 302 E Elm St to Derek Choat since his business was thriving and they need the space outside the building to do further construction to expand parking and business activity for Brazos Truck & Auto. Tim Choat would be assisting in the purchase. Mayor Jeske asked if it would just formalize the lease payment already being made by Mr. Choat and simply award him the property at the conclusion of the payments and whether the OI DC Board had approved the capital lease. Mr. Hughey

CONSIDER ACTION ON  
SALE OF NEW  
HYPERTEC BUILDING  
(302 E ELM ST) TO  
DEREK CHOAT

replied in the affirmative on both questions. Mayor Jeske entertained a motion to approve a capital lease contract to sell the property to Mr. Choat for his business. Councilmember Kimbro made said motion and Councilmember Wipperman seconded. Council voted unanimously to approve the capital lease contract.

Mr. Houston explained that Resolution R12-19 would create a Utility Reinvestment Fund Account to satisfy the conditions set out in Ordinance O12-19. The account must be established at this date so that it can be established before November 1 for the first deposits. The account would be created as interest-bearing with signatories set as Neal Welch, Tim Houston, Kari Blair, and KC Blassingame. The same resolution would also remove Corporal Robert Clark from each of the police department accounts since he is retiring on October 31, 2019. Mayor Jeske entertained a motion to approve Resolution R12-19. Councilmember Stennett made said motion and Councilmember Kimbro seconded. Council voted unanimously to approve Resolution R12-19.

CONSIDER RESOLUTION R12-19 TO CREATE AN INTEREST-BEARING UTILITY REINVESTMENT FUND ACCOUNT AT OLNEY INTERBANK

Mr. Houston explained that the Utility Debt Services Agreement would satisfy conditions set forth in Ordinance O12-19 that the City must hold an agreement approved by majority vote of the Council before utility debt collection services are rendered to the City by a vendor. Further, since Perdue Brandon already conducts court and property tax collections on behalf of the City this would seem a natural extension for these services. Mayor Jeske entertained a motion to approve the agreement. Councilmember Wipperman made said motion and Councilmember Stennett seconded. Council voted unanimously to approve the capital lease contract.

CONSIDER AGREEMENT WITH PERDUE BRANDON FIELDER COLLINS & MOTT FOR UTILITY DEBT COLLECTION SERVICES

Mr. Welch approached Council with a request from Olney Hamilton Hospital Administrator George Huff. He had requested the City's assistance in tearing down the old white clinic on the eastern side of the 100 Block of S Ave M. Specifically, he was hoping the City could tear it down for them and donate the dumpsters. Mayor Jeske suggested that the dumpsters could be donated if the City had enough to do so. However, as the Hospital was separate district, he was not comfortable expending City funds to benefit another government entity. Mr. Blassingame said the City was getting close to using all of its dumpsters for the current year and would not receive a new allotment until March. Council agreed with the Mayor's thoughts. No action was taken.

CONSIDER ACTION ON REQUEST TO DEMOLISH DILAPIDATED STRUCTURE FOR OLNEY HAMILTON HOSPITAL DISTRICT

Officer Dustin Hudson gave a presentation to the Council on the City code violations at 402 W Hamilton St. He noted that he had first written a letter on February 1, 2019 and that structure had no running water since mid-2018 or electricity since mid-2017. Furthermore, the structure had severe structural and electrical deficiencies along with mold which caused Officer Hudson to seek medical treatment at the hospital. He recommended an order to repair, remove or demolish the structure.

COUNCIL ACTING AS BUILDING COMMISSION – HEAR REPORT & RECOMMENDATION FROM CODE ENFORCEMENT OFFICER CONCERNING CODE VIOLATIONS AT 402 W HAMILTON ST

Mayor Jeske opened the Public Hearing on the code violations at 6:40 P.M. With no individuals present to speak about the property Mayor Jeske announced that the Public Hearing would close at 6:41 P.M.

PUBLIC HEARING: CODE VIOLATIONS AT 402 W HAMILTON ST

Mayor Jeske entertained a motion to issue an order to repair, remove or demolish the structures at 402 W Hamilton St by the expiration of 30 days. Councilmember Stennett made said motion and Councilmember Kimbro seconded. Council voted unanimously to pass the motion to issue said order.

COUNCIL ACTING AS BUILDING COMMISSION – CONSIDER ISSUANCE OF ORDER TO ABATE CODE VIOLATIONS AT 402 W OAK ST

Mr. Houston gave the monthly financial report and reported on a working theory he had for the financial software issues. Chief Clay gave the police report. Council read the monthly reports for both the Municipal Court and Public Works.

MONTHLY DEPARTMENTAL REPORTS

There being no further business to come before the Council, the Council adjourned by consent ADJOURNMENT  
at 6:52 P.M.

ATTEST:

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Mayor

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Date Approved