

MINUTES OF THE REGULAR CITY COUNCIL MEETING

March 14, 2016

MEMBERS PRESENT: Mayor Pro tem Sherrie Williams
Councilwomen Lori Shierry and Stephanie Wooten
Councilmen Keith Dyer and Tim Sheppard

MEMBERS ABSENT: Mayor Ray Schultz

PERSONNEL: Jerry Flemming, City Manager
David Sherrill, Public Works Director
Robert Johnson, Chief of Police
Robbie Matthews, Parks and Recreation Director
David Owen, Economic Development Director
Andy Payne, Fire Chief
Taylor Yager, Police Officer
Jeff Lisec, Police Officer
Charles Dudley, Code Enforcement Officer
Karla Neal, Municipal Court Clerk/Admin. Assist.
James Horn, Water & Sewer Maintenance Supervisor
Mike McCarty, Water & Sewer Maintenance Operator
Teresa Tubbs, Customer Service Clerk
Sara Rangel, Customer Service Clerk
Janice Newman, City Secretary

VISITORS:

Dolores Hamilton	John Campbell
Judy Reams	Wade Reams
Maggie Sykes	Mark Temple
Vicki Johnson	Phil Johnson
Darrell Hale	Barry Mahler
Randy Catlin	Johnny Crawford
H. C. Johnson	Alex Achton
Regina Perez	Jose Perez
Matt McCulloch	Miguel Jaime
Judy Gilmour	Jeanette Bitner
Brenda Jolly	Harm Jolly
Ronald Baker	Gretchen Fuhrman
Barbara Padgett	David Padgett
Nancy Gregory	Mary Helen Schell
Jennifer Simmons	Shane Simmons
Cortney Hoyt	Cary Waters
Tami Ligon	Steve Smith

AGENDA ITEM NO. 1: Call to Order.

The Mayor Pro tem called the meeting to order at 7:00 p.m.

AGENDA ITEM NO. 2: Invocation.

The Chief of Police gave the invocation.

AGENDA ITEM NO. 3: Recognition of Special Guest(s)/Action(s).

There were no recognitions of special guest(s)/action(s).

AGENDA ITEM NO. 4: Citizens' Input.

No individuals registered to participate in the Citizens' Input.

AGENDA ITEM NO. 5: General Consent.

- A. Acceptance and Approval of the Minutes of the Regular City Council Meeting of February 22, 2016.
- B. Acceptance of the Minutes of the Iowa Park Economic Development Corporation's Board of Directors' Meeting of March 1, 2016.
- C. Approve an Annual Request From the Chamber of Commerce to Allow the Use of Public Rights-of-Way and City-Owned Property and Equipment for the ParkFest Event to be Held on Saturday, May 7, 2016.
- D. Approve an Annual Request From City Staff to Use Public Rights-of-Way and City-Owned Property and Equipment for a Cruise and Movie and to Conduct a Burn-Out Event in the 800 Block of North Fourth and the 800 Block of West Texas Streets in Conjunction With the Taillights and Tailgates Cruise to be Held on Saturday, May 7, 2016.

Motion was made by Councilwoman Wooten and seconded by Councilman Sheppard accepting and approving the general consent agenda as presented. Motion carried with four ayes. (Unanimous)

AGENDA ITEM NO. 6: Public Appearance.

- A. A Public Appearance by Concerned Citizens to Discuss Affordable Housing in Iowa Park.

The City Manager explained that this is the sixth year Iowa Park has been in the running for an affordable housing apartment complex with little to no input from the citizens. He had heard from citizens that feel they were not given a chance to speak, so even though it is after the fact, this item was added to the agenda to allow the citizens to voice their concerns and ask questions.

Mr. Ronald Baker was concerned about additional taxes being imposed for any needed infrastructure to the proposed apartments as well as what additional students would do to the school. The City Manager explained that any infrastructure cost would be at the developers' expense.

Ms. Mary Helen Schell stated she is concerned about her property values decreasing and crime rate increasing if the apartments are built.

Ms. Courtney Hoyt said her home is an investment and does not want the apartment complex near her. She feels it would be a burden to the school district since there is not enough tax benefit to pay a teacher's salary. She stated the apartments might look nice at first but what about five years down the road.

Mr. Randy Catlin said that some citizens own rental property and this is not fair to them since they do not receive any type of subsidies. He was also concerned about what impact this would cause the school district.

Mrs. Barbara Padgett voiced her concerns on the possible impact to the teachers and school system. She stated she researched Iowa Park and found several \$200.00 a month rentals.

Mr. Harm Jolly was concerned about property values declining if the apartment complex is built. He wanted to know why it couldn't be built south of the expressway.

Mr. Johnny Crawford felt this apartment complex would compete with the existing apartments. He was also worried about the sewer infrastructure.

Mrs. Gretchen Fuhrman lives on Johnson Road directly across from the proposed apartments. She does not want to look at apartments across the street. She feels the neighborhood will not be as nice.

Ms. Judy Gilmore also lives directly across Johnson Road from the proposed apartments and she is worried about traffic and getting in and out of her driveway.

Mr. Darrell Hale wanted to know why the proposed apartments chose this location. He is worried about low income affecting the property values.

Mrs. Brenda Jolly was concerned about traffic along Johnson Road and property values.

Mr. James Horn stated he has worked for the City of Iowa Park for thirteen years and has put in many eighty hour weeks keeping the infrastructure running in Iowa Park. He said if it was not for his wife's salary, they would qualify for affordable housing. He feels the low income talk is not fair after putting thirteen years of his life here.

Mr. Wade Reams was concerned about maintenance of the apartments since most apartments are not maintained well after five to ten years.

Mrs. Judy Reams said Iowa Park does need housing for low income people but is also concerned about the ongoing maintenance of the complex.

Mrs. Karla Neal stated she has worked for the City of Iowa Park for twenty-seven years. She has been low income and lived in Colonial Heights Apartments for five years. She now lives and owns an affordable income house built by Bill Swan. She said that just because someone is low income does not mean they are low class. She feels affordable housing is needed and wants others to have the same opportunity she had.

Mr. Mark Temple of Casa Tierra said he has been in the affordable housing business for thirty years. There is much research done prior to selecting a location. They spend between \$50,000.00

and \$100,000.00 before the application is even submitted to the State. He explained that they do not build subsidized housing. Casa Tierra will own the property in fifteen years. The proposed six million dollar apartments are income based. A full background check is done on each tenant. It will be a gated complex with playground, sports court and a swimming pool. They are planning on building the apartments close to the water tower. He said after hearing several remarks about traffic on Johnson Road, they will do further studies to possibly alleviate traffic on Johnson Road. He listed other apartments they have built in the Wichita Falls area including Greenbriar and Parkstone Senior Living.

B. A Public Appearance by Mr. Jose Perez Requesting Permission to Provide Concession Services at the Iowa Park Municipal Pool & Spray Park for the 2016 Swim Season.

Mr. Jose Perez requested permission to provide concession services through his food truck at the City owned pool. He will pay the City \$250.00 to cover electricity costs. The food truck will be parked inside the fence for the pool customers. He will also take food orders over the phone and will take out to non-pool customers in the parking lot.

(i) Action as a result of public appearance.

Motion was made by Councilwoman Shierry and seconded by Councilman Sheppard granting permission to Mr. Jose Perez to provide concession services at the Iowa Park Municipal Pool & Spray Park for the 2016 swim season. Motion carried with four ayes. (Unanimous)

AGENDA ITEM NO. 7: Appointment.

A. Approve the Reappointment of Ms. Dana Ross to the Wichita-Wilbarger 9-1-1 District's Board of Managers.

Ms. Dana Ross has served as one of the "cities appointees" to the Wichita-Wilbarger 9-1-1 District Board of Managers. Her term expires May 15, 2016. She has expressed her interest and willingness to be re-appointed to the board. Motion was made by Councilman Sheppard and seconded by Councilwoman Wooten approving the reappointment of Ms. Dana Ross to the Wichita-Wilbarger 9-1-1 District's Board of Managers. Motion carried with four ayes. (Unanimous)

AGENDA ITEM NO. 8: Bid Action.

A. Accept, Review and Consider Bids Received From Parties Interested in Purchasing Surplus Properties Under the City's Trusteeship.

Three bids were received for three different properties as follows:

<u>Name of Bidder</u>	<u>Address</u>	<u>Minimum Bid</u>	<u>Amount of Bid</u>
Linda Hogue	203 W Emerald	\$2,406.42	\$3,507.00
Bennie Brashear	308 N Hawthorne	\$3,883.90	\$1,500.00

David Sherrill 509 E Washington \$9,739.99 \$100.00

If the City were to accept the two bids that did not meet the minimum bid requirement, it would be contingent upon the approval of both the School Board and County Commissioner's Court.

Motion was made by Councilwoman Shierry and seconded by Councilwoman Wooten accepting the bid received from Linda Hogue for 203 West Emerald in the amount of \$3,507.00. Motion carried with four ayes. (Unanimous)

Motion was made by Councilman Dyer and seconded by Councilwoman Shierry accepting the bid received from Bennie Brashear for 308 North Hawthorne in the amount of \$1,500.00. Motion carried with four ayes. (Unanimous)

Motion was made by Councilwoman Wooten and seconded by Councilman Sheppard accepting the bid received from David Sherrill for 509 East Washington in the amount of \$100.00. Councilwoman Shierry voted nay. Motion carried with three ayes.

AGENDA ITEM NO. 9: City Manager's Report.

- A. Discuss and Consider Approving Opening and Closing Dates, Operation Times, User Fees and Rules and Regulations for the 2016 Swim Season at the Iowa Park Municipal Pool & Spray Park.

The opening date for the pool will be Saturday, May 28, 2106 with closing date on Sunday, August 21, 2016. The pool hours and fees will remain unchanged from last year. The staff prepared rules and regulations for the pool which includes all children 11 years of age and younger must be accompanied and supervised by a responsible patron sixteen years old or older. Motion was made by Councilman Sheppard and seconded by Councilman Dyer approving the opening and closing dates, operations times, user fees and rules and regulations for the 2016 swim season at the Iowa Park Municipal Pool & Spray Park. Motion carried with four ayes. (Unanimous)

- B. Discuss and Consider Approving the Streets to be Constructed, Rebuilt or Slurried for Fiscal Year 2015/2016.

The staff had prepared a list of slurry seal projects and asphalt resurface projects as follows:

Slurry seal

- 400 – 500 blocks of North Alcott - \$3,500.00
- 400 – 500 blocks of North Penn - \$3,500.00
- 400 block of North Saratoga - \$2,800.00
- 400 – 1000 blocks of East Bank - \$14,500.00
- 700 block of West Manes - \$3,640.00
- 200 – 300 block North Saratoga (plus base work) - \$3,655.00
- 900 – 1000 blocks East Park (plus base work) – \$3,100.00
- RAC/Optimist Club/Friendly Door parking lot - \$15,300.00
- West Magnolia from Johnson Road east to Loop 370 - \$16,000.00
- Lincoln from 4th Street to Access Road - \$10,100.00
- East Garden east from Wall to Richland - \$7,300.00

Total slurry seal projects - \$83,395.00

Asphalt resurface

Westridge rebuild - \$43,880.00

Total amount for all street work is \$127,275.00. Motion was made by Councilman Dyer and seconded by Councilwoman Wooten approving the streets to be constructed, rebuilt or slurried for fiscal year 2015/2016 as presented by staff. Motion carried with four ayes. (Unanimous)

The meeting adjourned at 9:00 p.m.

PASSED, APPROVED AND ADOPTED this 28th day of March, 2016.

Mayor Ray Schultz

ATTEST:

City Secretary Janice Newman