

MINUTES OF THE REGULAR CITY COUNCIL MEETING

October 25, 2021

MEMBERS PRESENT: Mayor Ray Schultz
Mayor Pro tem Lori Shierry
Councilmen Jeffrey Pogatshnik and Brad Wynn
Councilwoman Stephanie Wooten
Councilwoman Sherrie Williams (via Zoom)

MEMBERS ABSENT: None

PERSONNEL: Jerry Flemming, City Manager
David Sherrill, Public Works Director
Steve Davis, Chief of Police
David Owen, Economic Development Director
Jason Griffin, Parks and Recreation Director
Andy Payne, Fire Chief
David Mauldwin, Police Lieutenant
Becky Ferguson, Director of Finance
Amie Schultz, Library Director
Janice Newman, City Secretary

VISITORS: Dolores Hamilton Cynthia J Witherspoon
Beth Tate Barry Tate
Analisa Allison Randy Catlin

AGENDA ITEM NO. 1: Call to Order.

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

AGENDA ITEM NO. 2: Invocation.

The City Manager gave the invocation.

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

There were no recognitions at this time.

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 October 11, 2021.

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

AGENDA ITEM NO. 6: Public Appearance.

A. A Public Appearance by Randy Catlin, Chair of the Public Safety Facilities Committee, to Provide recommendations to the City Council on Behalf of the Committee.

Mr. Randy Catlin briefed the Council on the recommendations from the Public Safety Facilities Committee. The Committee recommended the City resolves to allocate \$1,000,000.00 of existing funds in the General Fund Money Market Account for the design and construction of a new stand-alone fire station to be located between the existing fire facility and the post office. This allocation would include solicit competitive proposals for the design and construction of the fire station with at least three double drive-through bays for modern apparatus, increase office, meeting, maintenance and storage space for existing equipment. The contract would be awarded to the proposal that meets the needs and which overall fee, including contingency, does not exceed \$1,000,000.00. The proposed structure should be approximately 4,000 square foot, with parking, ability to add a fourth bay to the east and future office space to the west. The design and construction of the fire station is to commence upon award of contract by the City Council.

The Committee recommends the City Council resolve to issue \$4,000,000.00 in Certificates of Obligation for the design and construction of a new Police Station to be located on City property on East Highway between North Victoria and North Texowa Avenues. The City has a S & P Rating of AA- and there has never been a better time to take on debt. Based on historically low interest rates, a thirty year term, callable after ten years, is recommended by the Committee. It was explained a 45 day waiting period will be required after publication of notice to issue certificates in which 220 (5%) of the 4,400 registered voters can call for a bond election. If a Bond Election is called, include the Bond Election in the municipal general elections on May 7, 2022. Annual debt service on \$4,000,000.00 not to exceed \$200,000.00 per year, for a term of thirty years with estimated 2.50% true interest cost. Interest and sinking tax rate, based on current property evaluation, is approximately \$0.09 per \$100.00 valuation, or \$90.00 per year on a \$100,000.00 property. After forty-five days, or voter approval if bond election is called, solicit competitive proposals for the design and construction of a secure police station with communication facilities and tower. The proposed structure is estimated at 7,500 square feet, with tower, parking and space to add a new City Hall on site in the future.

Upon completion of new fire station and new police station, the Committee recommends that the Iowa Park Community Development (4B) Corporation discuss and consider the demolition of the existing police and fire facilities for City Hall Park improvements.

- (i) Action as Result of Public Appearance.

Motion was made by Councilwoman Williams and seconded by Councilwoman Shierry approving the recommendations from the Public Safety Facilities Committee for the design and construction of a new fire and police station. Motion carried with five ayes. (Unanimous)

AGENDA ITEM NO. 7: Public Hearing.

- A. A Public Hearing in Accordance With Section 13.03.002 of the Iowa Park Code of Ordinances to Determine if it is in the Best Interests of the City to Allow Public Water Services at 2554 NW Access Road, Outside of the Corporate City Limits.

The public hearing opened at 7:14 p.m. Ms. Cindy Witherspoon stated her mother is selling her property and the potential buyers are wanted to open a RV park there. This 11.92 acres property is adjacent to the city limits on two sides. Corlett, Probst & Boyd has provided a professional opinion on capacity of the existing water system and determined there is enough volume for either a single family home or a 100 space RV Park. Councilwoman Williams stated she will vote against allowing water outside the city limits. The potential buyers indicated they are willing to annex in order to receive water. The public hearing closed at 7:21 p.m.

- (i) Action as a Result of Public Hearing.

Motion was made by Councilman Pogatshnik and seconded by Councilwoman Williams denying the request to allow public water services at 2554 NW Access Road, outside of the corporate city limits. Motion carried with five ayes. (Unanimous)

AGENDA ITEM NO. 8: Resolution.

- A. A Resolution of the City Council of the City of Iowa Park, Texas Authorizing the Mayor to Execute a Special Warranty Deed for 1.57 Acres out of E 1/2 Block 21, Texas Addition of the City of Iowa Park, Wichita County, Texas.

The City Manager stated the sole bidder, Mr. Jim Dooley, has indicated he is no longer interested in the property. City staff will repost the invitation to bid.

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

- A. Discuss and Consider Contract for Election Services With Wichita County.

This contract is for the November 2, 2021 election and cost will be prorated based on each entity's number of registered voters. Motion was made by Councilman Wynn and seconded by Councilwoman Wooten approving the contract for election services with Wichita County. Motion carried with five ayes. (Unanimous)

B. Receive a Report on the City’s Current Financial Condition and Future Needs as Dictated by the Home Rule Charter.

The City Manager presented the fourth quarter financials to the Council. The General Fund balance on September 30, 2021 was \$1,290,252.00 while the Water and Sewer Fund balance was \$2,206,462.00. Total of all funds balances, including 4A and 4B Corporations were \$5,205,457.00. Total investments as of September 30, 2021 were \$1,643,019 in General Fund and \$663,853.00 in the Utility Fund.

C. Discuss and Consider Employee Health Benefits.

The City Manager briefed the Council on the upcoming open enrollment for the employee’s health benefit through TML Health Benefits Pool. TML has partnered with Blue Cross and Blue Shield of Texas. Plan year will start January 1, 2022 with open enrollment November 1 – 15, 2021. The new plan will have four plans to choose from ranging from \$811.14 to \$1,175.10 per employee per month and \$2,147.62 to \$3,111.28 per month for family coverage. There is a decrease in the lowest priced plan of \$47.38 per month, however the deductibles on all plans are considerably higher. Staff proposed the City Council increase the City’s contributions as follows:

<u>Employees hired after 07/15/2014</u>		<u>Employees hire before 07/15/2014</u>	
Old rate	proposed rate	Old rate	proposed rate
\$865.00	\$1,000.00	\$1,560.00	\$1,800.00 (employee only)
		\$1,900.00	\$2,200.00 (family)

Motion was made by Councilwoman Shierry and seconded by Councilwoman Williams increasing the City’s contribution rate to the employee health benefits effective January 1, 2022 as proposed. Motion carried with five ayes. (Unanimous)

D. Discuss and Consider the Local State of Disaster for Public Health Emergency Adopted by City Council on March 23, 2020.

The City Manager stated the numbers are continuing to decline. There are currently 790 active cases with 56 in the 76367 zip code.

The meeting adjourned at 7:56 p.m.

PASSED, APPROVED AND ADOPTED this 8th day of November, 2021.

Mayor Ray Schultz

ATTEST:

City Secretary Janice Newman