



City Of Seagraves

Regular Session

Seagraves City Council

Monday, June 10th , 2019 – 7:00 P.M

City Council Chambers 309 Hill St.

Guest: Larry Carlisle, Kevin Jefferson, Brent Grundstrom, Barbie Reynolds, Renee Goodger, Calvin Sellers.

- 1) **Call to Order-Announce Quorum:** 07:00
- 2) **Pledge of Allegiance:** Dan Grife
- 3) **Invocation:** Ruben Valles
- 4) **Conduct the Official Canvas of the Election Results and Swear in Aldermen:** The City Secretary acknowledged the mistake of having this item on the agenda for tonight's session.
- 5) **Roll Call:** Debra Middleton, Charles Evans, Kendra Sellers, Cindy Durham, Shannon Wadzeck, Ruben Valles
- 6) **Approve Minutes:** Motion to Accept by Alderman Middleton, Second by Cindy Durham. Motion passed by unanimous vote.
- 7) **Consider and Discuss Uses for Real Property Owned by the City:** Mayor Evans recognized Alderman Valles. Alderman Valles presented The Council with preliminary renderings of plans for the development of the rodeo grounds. The Alderman proposed a community building and recreation areas (see map). The Alderman said that the facility could be used for traveling attractions such as circus or carnival and as a music venue with the addition of a stage. Alderman Valles said that the City has needs community building for use by the citizens. The Alderman said that the youth of the City have nowhere to gather. Recreation facilities might include a skate park, basketball and volleyball courts and a horseshoe pit. Mayor Evans thanked Alderman Valles for the suggestions and said that Seagraves could use a facility that the City could operate. Alderman Wadzeck asked the Chief if patrolling the site would be a problem. The Chief said it would not present any difficulty. Mayor Evans reported that the same party was still interested in using the grounds to board horses.
- 8) **Discussion and Possible Action, Acquisition of Real Property for Waste Water Improvement Project:** Mayor Evans reported he made an offer and that the offer has been accepted by the owners of the property adjacent to the existing waste water plant. The Mayor said the location of this property is ideal for the purpose. The offer is for \$250,000. The Mayor said that the offer is above market value, but that the cost of locating the facility elsewhere would easily exceed this cost, and that expediting the process is vital. The Mayor said that the City was at a stand-still with the USDA until property for the waste water plant and City hall was acquired. The Mayor reported that he has spoken with Chase Vuicich and made an offer for the three buildings adjacent to the Police

Department on Main Street. The Mayor said that an original offer of \$37,000 was turned down but that Mr. Vuicich agreed to sell the properties for \$75,000. Alderman Durham said she had spoken with the Kubecas and that they may be interested in selling but she had not heard back. Director Goodger agreed with Mayor Evans and said that the Mahler property is the best suited for the project. Director Goodger said that the City has about seven years to do something to get into compliance with TCEQ regulations because the permit the City managed to get will expire by then, and that another permit for the existing facility will not be issued. The City Secretary asked The Council to read the draft contract and comments from the City Attorney for the sale and title transfer. The Secretary told The Council that the City Attorney had listed 10 matters that must be decided or completed before the final contract could be drawn up. The Secretary said that some of those will need to be by Council action or provided by Council members. The Secretary said that the purchase of the property may be contained in the grant and loan funding for the project but that if needed the City could buy the land outright. The Secretary said that it would be better for the City to finance the purchase as part of the overall project. Alderman Durham asked if the acreage would be enough at 50 acres. The Director said that at least 90 acres would be needed but that the property in question is 130 acres. Alderman Valles asked who would be building the facility. The Director said that West Texas Consultants would design the project and would hire the contractor. The Director said the project would be completed according to state regulations. Alderman Middleton asked if the City had another option. The Director said the City did not. Alderman Sellers made a motion to proceed with the acquisition of the Mahler property for use in the Waste Water Treatment Project. Alderman Valles second the motion. Motion passed by unanimous vote.

- 9) **Discussion of Budget Process and Tax Rate for F/Y 2019-2020:** Alderman Middleton said that it was nice to have the statutes regarding budget cycle and ad-valorem tax rates as a reference. The City Secretary explained the process for the budget cycle this year and said that once the Department Heads had submitted budget requests to the Secretary, a Department Requested Budget would be sent via email to The Council so that Aldermen could consider the requested amounts before a session was called for Budget Workshop. Alderman Middleton suggested June 24th as a deadline to have the requests to The City Secretary. The City Secretary agreed and said that the Department Requested Budget would be distributed to the Council by the 26th.
- 10) **Municipal Court Report:** Judge Sellers asked if The Council had any questions about the report. Alderman Middleton Motion to accept the report, Second by alderman Sellers. Motion passed by unanimous vote.
- 11) **Police Report:** Alderman Middleton asked if The Chief had any applications or new hires to report. Chief Grundstrom said that a rehire Joe Mendoza would be starting part-time or three-quarter time provided his psychiatric evaluation was good. Alderman Middleton asked if The Chief was looking for two officers. Chief Grundstrom said that he was considering a recent graduate of the academy. The Chief said that he had many inquiries but that the salary the City offered was an obstacle. Lieutenant Jefferson addressed The Council. The Lieutenant said that most departments paid certification bonuses to incentivize officers to gain knowledge and expertise and to offer higher wages to qualified individuals. The Lieutenant said that it usually amounted to about \$1,500.00 per year in bonuses which were paid on a monthly allocation. Alderman Middleton thanked The Lieutenant for the information and that it would be useful when the budget was being discussed. Chief Grundstrom reported that the cruiser that was wrecked during a pursuit in New Mexico was

taken to a body shop in Brownfield, but no estimate had been received. The Chief also reported that Officer Zalewski has some nerve damage and it may be permanent. The Chief said that Officer Zalewski had been referred to a neurosurgeon and it appears he will be on workman's comp for a minimum of six months. The City Secretary reported on the arrangement that was agreed to during a meeting between Officer Zalewski, Chief Grundstrom, Mayor Evans, The Secretary and Mr. Gary Ward of TMLIRP Worker's Compensation Claims. The agreement is that the City will classify Officer Zalewski as on paid leave and continue to pay him based on his 86 hour per period base schedule and provide employee health and retirement thereby keeping The Officer whole while he convalesces. Workman's Comp will pay Mr. Zalewski at 70% of the average gross pay he had received in the 14 weeks prior to the incident. Officer Zalewski will then sign over those checks to the City to offset the costs. The City Secretary said the difference between the net pay from the City and the payment from workman's comp was in the range of \$180 per pay period, but the contributions to retirement and employee health will be unaffected. Alderman Durham voiced concern that the officer would be liable for both payments at tax time. Alderman Middleton asked the City Secretary to check with The City Attorney and with TMRS to see what the best option for the City may be. Mayor Evans asked The Chief what his schedule is like with so few officers. The Chief said that his schedule has been somewhat chaotic. The Chief said that he has not been working a Monday Through Friday schedule but is on more of a flex. The Chief said that Officer Resendez worked most night shifts while he and Lieutenant Jefferson worked days but that schedules are fluid. Mayor Evans asked if the Sheriff's Department can help. Chief Grundstrom said that the Sheriff was providing coverage one night per week. Alderman Sellers said that The Council knew that the Chief was doing his best. Alderman Wadzeck asked if the administrative aide is being utilized. Chief Grundstrom said that the aide is. Chief Grundstrom said that Mr. Mendoza should be starting within two weeks. The Mayor said that he would like to meet with The Chief to review the schedule. Alderman Durham Motion to accept the report, Second by Alderman Middleton. Motion passed by unanimous vote.

- 12) **Public Works Report:** Weeds and junk cars are still a problem. Director Goodger said that the City will need a full-time dedicated Code Enforcement Officer to adequately deal with the problem. Ordinances are in place, but the City lacks a structure to enforce them. Alderman Valles asked what had happened to the door hanger that The City Secretary had suggested to communicate with the citizens that the ordinances will soon be enforced. The City Secretary said that it would simply be a matter of ordering the hangers, but it was never decided exactly what the message would be. The Mayor said that The Council would meet in Special Session to review the ordinances and set up a process for enforcement. Several separate conversations began, discussing various issues including vicious dogs and illegally parked trucks. The Chief of Police said that he would handle the issue of vicious dogs right away. Alderman Middleton suggested June 17th at 05:30 for a Special Session to discuss weeds and junk cars. A consensus agreement followed, and the Mayor directed the City Secretary to prepare an agenda and schedule the meeting. Alderman Middleton said that a utility customer had approached her to discuss an unusually high water bill. The Public Works Director said that the issue was brought to that office by the customer and that after bench testing the meter, it was determined that the billing and water usage were correct. The customer was offered and agreed to a payment plan and the customer had chosen to use the meter that was installed while the bench

test was conducted. Alderman Sellers Motion to accept the report, Second by Alderman Durham. Motion Passed by unanimous vote.

13) **Administrative Report:** Alderman Middleton suggested the regular session meetings be moved from 07:00PM to 06:00PM and a consensus agreement followed. Alderman Durham Motion to accept the report as written, Second by Alderman Sellers. Motion passed by unanimous vote.

14) **Public Comment: No public comments were offered.**

15) **Set a Date for the Next Regular Session:** July 8th 6:00PM in Council Chambers.

16) **Motion to Adjourn:** Motion to adjourn by Alderman Sellers, Second by Alderman Valles. Motion passed by unanimous vote. Adjournment 09:36PM

Charles Evans, Mayor

ATTEST: _____

City Secretary (Dan Grife)