



# City Of Seagraves

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## Regular Session

### Seagraves City Council

December 10th , 2019 – 6:00 P.M

City Council Chambers 309 Hill St.

**Guests:** Larry Carlisle, Chad Hallum, Anthony W. Williams, Calvin Sellers, Mickey Kimbrow, Virginia Bellew, Lee Lerma, Dan Reynolds, Barbie Reynolds, Lance Sheets.

- 1) **Call to Order-Announce Quorum:** 06:00PM
- 2) **Pledge of Allegiance:** Dan Grife
- 3) **Invocation:** Charles Evans
- 4) **Roll Call:** Ruben Valles, Shannon Wadzeck, Debra Middleton, Charles Evans, Cindy Durham, (Kendra Sellers-Absent)
- 5) **Swear-In Chief of Police Mickey Kimbrow, Mayor Evans Officiating:** Mayor Evans introduced Mr. Kimbrow and Anthony Williams, Cedar Valley College Chief of Police, Ret. Mr. Williams congratulated the council on choosing Mr. Kimbrow as chief. He commented on Mr. Kimbrow's experience and qualifications. Mayor Evans thanked Mr. Williams for his comments and thanked Interim Chief Hallum for his help during the search for the new chief.
- 6) **Approve the Minutes of the Previous Meetings:** Motion to accept by Alderman Middleton, Second by Alderman Durham. Motion passed by unanimous vote.
- 7) **Audit Report:** Lance Sheets of Davis Ray and Co. presented the annual audit report on behalf of Derek Ray who was absent due to a sudden illness. Mr. Sheets covered the various portions of the audit and explained that the city is in a better financial position than during the past decade. Highlights included a net positive cash position with liquid assets in excess of \$1,000,000.00 and the fact that the enterprise operation was showing a net profit of nearly \$200,000.00, a first in many years. The audit included a qualified opinion of the net position of the city due to the continuing fact that no fixed asset schedule exists. No inventory of real and fixed assets was ever compiled and without that information , it is impossible to assess a value at todays market. The Mayor asked what the city could do to correct this situation and whether doing so would be a cost-effective benefit to the city going forward. Mr. Sheets said that it may be beneficial for bond issuance purposes or to better assess creditworthiness, but due to the costs associated with an appraisal of city assets such as infrastructure it may be better to maintain and inventory movable equipment and materials. No actual inventory of any equipment, supplies, property or fixtures is done by the city and such a practice would be a step forward. Mr. Sheets also pointed out the recent statute passed by the legislature whereby any proposed tax rate above the effective rate will automatically trigger a roll

back election. This will directly affect the ability of the city to manage expenses going forward and this change in the law should be considered whenever budgetary matters are discussed.

- 8) **An Address Concerning Grant Opportunities by Virginia Belew, Regional Services Director of the Permian Basin Regional Planning Commission.** Mayor Evans introduced Ms. Belew to the council. Ms. Belew began by defining the geographic boundaries of the Permian Basin Regional Planning Commission and described the make up of the board. She said the board was comprised of County Judges, Mayors, and other local officials. She explained that the Commission allocated federal and state grant funds to local governments and agencies within the region. The Area Agency on the Aging, for example provides funds for wheelchair ramps where needed and funds Meals on Wheels among other services for Senior Citizens. The Commission also operates the 911 system in the region for all areas except high population municipalities of which, there are few. The Commission works with Homeland Security by providing communications towers in the region. Ms. Belew said that the department she works for at the commission is Economic Development Assistance. The department offers technical advice and assistance to develop new industries, facilities, and infrastructure. Ms. Belew asked if the council had any area of concern that they would like to see addressed. Mayor Evans said that he would like to have more reliable broadband brought to Seagraves and asked if any assistance was available to help develop that. Ms. Belew said that the agency works to bring in the private sector to develop plans for potential providers, and that once the plan is drawn, funding can be obtained. Connected Nation is such a developer. Tom Stevenson is the contact. Alderman Valles said that he would like to seek funding to help to build a community center so that the young people would have a place to gather safely and wondered if there were any limits to the amount of funding for such a project. Ms. Belew said that the USDA is an excellent source for such projects and offered to put the city in touch with the agency. The Mayor thanked Ms. Belew for attending and for sharing the information.
- 9) **Consent Agenda:** Alderman Valles asked to be recognized for a question. Alderman Valles asked the animal control officer why 17 warnings were issued out of 21 calls. Interim Chief Hallum answered that the officer was attempting to educate the public that enforcement of animal ordinance would commence in earnest soon by issuing warnings. Municipal Judge Sellers added that the officer had issued 5 citations which were being followed.  
Motion to accept by Alderman Wadzeck, Second by Alderman Valles. Motion passed by unanimous vote.
- 10) **Discussion:** Acquisition of Real Property for Community Facility, Housing-Police. Alderman Durham reported that the real estate agent had secured sell offers from two of the three lots being considered for the community facility and that the last had not responded. Alderman Wadzeck suggested that the council consider an alternate plan to build on the existing footprint. At this point several individual discussions broke out between various aldermen (not recordable). Mayor Evans gavelled to order. The Mayor reported that the offer for the property on Main Street had been accepted by the Vuicich Estate. Alderman Wadzeck said that it should be recorded that The Alderman was opposed to buying that property and said, “put it on the record that I am against anything that will put us in business with the Vuicich’s”. see addendum The Alderman said that the title would never be transferred because the family was fighting over the estate. The City Secretary reported that the USDA had advanced the application for funding based on the Main Street property and suggested that an offer be made and accepted. Once the contract is signed and submitted to an

abstract company. There, a title search should reveal any issues that would prevent transfer. Alderman Durham looked up the properties on the appraisal district website and reported that the appraised values were significantly lower than the purchase price offered to the Vuicich estate. Alderman Valles motioned to offer between \$20,000.00 and \$30,000.00 for the properties, Second by Alderman Durham. Motion passed by unanimous vote. The acquisition of a residential property was tabled. The City Secretary was directed to seek legal advice regarding the matter. (**Addendum:** Alderman Wadzeck directed that { *and several other aldermen agreed* [Though none voiced that opinion at the time] } be added. Alderman Middleton agreed.

11) **Public Comment:** None.

12) **Set the date for the next Regular Session:** Monday, January 13<sup>th</sup> at 06:00 at City Hall

13) **Motion to Adjourn:** Motion by Alderman Wadzeck, Second by Alderman Valles. Adjournment 07:52PM

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**Charles Evans, Mayor**

**ATTEST:** \_\_\_\_\_

**City Secretary (Dan Grife)**