

**MINUTES  
CITY OF TEAGUE  
BOARD OF ALDERMEN  
REGULAR MEETING  
OCTOBER 16, 2017 6:00 P.M.**

1. CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT: *The meeting was called to order at 6:00 PM by Marilyn Michaud, Mayor Pro Tempore and Quorum was announced with all the Aldermen seated at their respective places with Mayor Earnest G. Pack, Alderman Mims and Alderman Hertenberger absent.*

2. INVOCATION: *Alderman Nickleberry*

*Alderman Hertenberger entered the meeting at 6:02 PM.*

3. PLEDGE TO THE FLAG: *Jacob Cowling, Public Works Director*

4. VISITORS/CITIZENS COMMENTS: At this time, any person with business before the Council not scheduled on the Agenda may speak to the Council for a maximum of three (3) minutes. No formal action can be taken on these items at this meeting. *None*

5. CONSENT AGENDA:

- a. Approve Minutes from the September 18, 2017 Regular Meeting of the Board of Aldermen
- b. Approve the check register for the month of September 2017
- c. Approve Financial Statement for September 2017
- d. Accept the Quarterly Investment Report for the 3rd Quarter of 2017

*Motion to approve the September 18, 2017 Meeting Minutes, approve the check register for September 2017, approve the September 2017 Financial Statement and accept the 3<sup>rd</sup> Quarter of 2017 Investment Report was made by Alderman Hertenberger, seconded by Alderman Rasbeary. Motion carried 4-0.*

6. OLD BUSINESS: *none*

7. NEW BUSINESS:

- a. DISCUSSION AND POSSIBLE ACTION ON APPROVING RESOLUTION NO: 2017-10-16 WHICH AUTHORIZES THE SUBMISSION OF A GRANT FOR FLOOD MITIGATION ASSISTANCE FOR 28 MIMOSA TEAGUE TEXAS ON BEHALF OF OWNER RICKY SIMS; AND AUTHORIZING THE MAYOR TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE GRANT:

*Ricky Sims, owner of 28 Mimosa, explained that the Mitigation Grant application was for his home that has incurred two different flooding events. He explained that the two flooding events in his home has FEMA encouraging him as the home owner to do something to help prevent any further incidents of flooding. He also notified the Board of Aldermen that he had given the City Administrator, Theresa Prasil, an agreement letter that he would reimburse the City of Teague for any expenses incurred regarding said Grant and the he privately would provide the 10% cost share for the grant requirement.*

*Motion to approve Resolution No. 2017-10-16 and authorize the submission of a grant for flood mitigation assistance for 28 Mimosa Teague, Texas on behalf of owners Ricky & Jo Ann Sims; and authorizing the Mayor to act as the City's Executive Officer and Authorized representative in all*

Minutes: \_\_\_\_\_



*matters pertaining to the City's participation in the grant was made by Alderman Rasbeary, seconded by Alderman Hertenberger. Motion carried 4-0.*

*Mayor Pro Tempore Michaud stated that the Board of Aldermen is going to skip to number 8 on the Agenda next.*

*At 6:10 PM Open Session convened into Executive Session*

8. ADJOURN INTO EXECUTIVE SESSION: The Board of Aldermen will adjourn into executive session to consider the following items:
  - a. **Personnel Matters:** Conduct an executive session as authorized by Texas Government Code, Section 551.074(a)(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Douglas Allen, Applicant for Public Works position
  - b. **Personnel Matters:** Conduct an executive session as authorized by Texas Government Code, Section 551.074(a)(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Steven Posey, Water and Waste Water Operator
  - c. **Personnel Matters:** Conduct an executive session as authorized by Texas Government Code, Section 551.074(a)(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Theresa Prasil, City Administrator / City Secretary
  - d. **Deliberation and Real Property:** Conduct an executive session as authorized by Texas Government Code, Section 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person: Old City Hall, 521 Main Street Teague, Texas

9. OPEN SESSION: *At 6:43 PM Executive Session Adjourned into Open Session.*

10. RECONVENE INTO REGULAR SESSION AND TAKE ACTION AS NECESSARY ON ITEMS DISCUSSED IN EXECUTIVE SESSION:

*Motion to hire Douglas Allen as a full time Public Works employee at \$12/hour and to be placed on 6 months' probation was made by Alderman Rasbeary, seconded by Alderman Hertenberger. Motion carried 4-0.*

*Motion to promote Steven Posey as the Assistant Public Works Director at \$17/hour and to be placed on a 6 months' probation and upon successful completion of probation and obtaining his Class C Wastewater License to increase his payrate to \$18/ hour was made by Alderman Hertenberger, seconded by Alderman Rasbeary. Motion carried 4-0.*

*Motion to approve the agreement between the City of Teague and Teague Economic Development Corporation for the property conveyance of Old City Hall, 521 Main Street Teague, Texas; and approve the execution of necessary documents was made by Alderman Nickleberry, seconded by Alderman Hertenberger. Motion carried 4-0.*

11. CONTINUATION OF NEW BUSINESS:

- b. DISCUSSION AND POSSIBLE ACTION ON APPROVING BUDGET AMENDMENT ORDINANCE NO. 2017-10-16 FOR THE FISCAL YEAR OF 2016-2017:

Minutes:



*City Administrator Theresa Prasil presented the Budget Amendments and Ordinance to the Board of Aldermen noting that all approved and requested amendments would not require any additional funds be pulled from the Fund Reserve and the ending 2017 Fiscal Year Budget the City would be adding approximately \$100,000 to the Fund Reserve balance for the City.*

*Motion to approve the 2016-2017 Fiscal Year Budget Amendments and Ordinance No. 2017-10-16 was made by Alderman Rasbeary, seconded by Alderman Nickleberry. Motion carried 4-0.*

- c. DISCUSSION AND POSSIBLE ACTION ON APPROVING THE CLOSURE OF THE WAR ON DRUGS BANK ACCOUNT, ACCOUNT NUMBER \*\*\*4492, WITH PROSPERITY BANK:  
*Motion to approve the closure of the War on Drugs Bank Account, Account Number \*\*\*4492 with Prosperity Bank was made by Alderman Rasbeary, seconded by Alderman Hertenberger. Motion carried 4-0.*

- d. DISCUSSION AND POSSIBLE ACTION ON AUTHORIZING THE MAYOR TO EXECUTE A RENEWAL CONTRACT BETWEEN THE CITY OF TEAGUE, TEXAS AND TXU ELECTRIC COMPANY FOR A TERM OF UP THROUGH 2027 BEGINNING WITH JUNE 2019 AND CONTINUING CONSECUTIVELY UNTIL THE CONTRACT EXPIRATION DATE:  
*City Administrator Prasil explained that due to upcoming sales of power plants and distributors the energy industry is expecting the price of electricity will continue to rise and at this time the current rates are lower than our current contract by approximately \$.67 a kilowatt, she proposed that the Board of Aldermen consider renewing the current contract for June 2019 for 48 months which would could potentially save the City \$40,000 dollars over the life time of the contract compared to the City's current rate.*

*Motion to authorize the Mayor to execute a renewal contract between the City of Teague, Texas and TXU Electric Company for a term of 48 months beginning with June 2019 and continuing consecutively until the contract expiration date was made by Alderman Rasbeary, seconded by Alderman Nickleberry. Motion carried 4-0.*

- e. DISCUSSION AND POSSIBLE ACTION ON OUTSOURCING MOWING SERVICES FOR THE CITY OF TEAGUE; AND AUTHORIZING THE CITY ADMINISTRATOR TO ADVERTISE FOR BIDS FOR SAID SERVICES:  
*Jacob Cowling, Public Works Director, explained that mowing takes up two full time employees and due to staffing issues, he pulls the two parks employees to help with water leaks and other emergency projects neglecting the mowing of City owned properties.*  
*City Administrator Prasil noted that the City could potentially save at least \$13,000 and decrease the wear and tear and need to purchase a new vehicle and equipment.*  
*Alderman Nickleberry asked if the City could sell some of the mowing equipment once services are outsourced. City Administrator Prasil replied yes, the City would sell some of the equipment but would keep some for emergency use.*

*Motion to approve outsourcing mowing services for the City of Teague; and authorize the City Administrator to advertise for bids for said services was made by Alderman Rasbeary, seconded by Alderman Hertenberger. Motion carried 4-0.*

- f. DISCUSSION AND POSSIBLE ACTION ON DISCONTINUING CURRENT CONTRACTED JANITORIAL SERVICES; AND AUTHORIZING THE CITY ADMINISTRATOR TO ADVERTISE FOR SAID SERVICES:

*City Administrator Prasil noted that many employees and members of the community have expressed their dissatisfaction with the quality of work the current janitorial contractor is providing to the City and City properties.*

*Alderman Rasbeary stated that we need a new company because the current ones are not doing their job I am in favor of getting rid of them and finding someone new as soon as possible.*

*Motion to discontinue current contracted janitorial services; and authorize the City Administrator to advertise for said services was made by Alderman Nickleberry, seconded by Alderman Hertenberger. Motion carried 4-0.*

g. DISCUSSION AND POSSIBLE ACTION ON REESTABLISHING A FULL TIME POSITION TO BE RESPONSIBLE FOR ANIMAL CONTROL, CODE ENFORCEMENT AND 911 COORDINATOR:

*City Administrator Prasil explained that at the time Matt Stentz resigned from this position he made a recommendation to the City that a full-time employee for this position was not needed. Prior to resigning Mr. Stentz and the prior Chief of Police met with and discussed the benefits of contracting the Animal Control services to Sharon Lopes and the Police Officers performing the duties of Code Enforcement and 911 Coordinating. She also commented that at the time we all agreed that this would be the best choice, but due to the increased issues with animals at large the City needs to reconsider this decision and look at other options.*

*Alderman Nickleberry agreed the City needs to hire someone because he felt bad about calling the Police over a skunk he had at the school.*

*Mayor Pro Tempore Michaud expressed the need to keep Code Enforcement responsibility with the Police Officers due to the effectiveness and response a Police Officer in uniform gets compared to an employee in just a blue uniform as the previous employee wore.*

*Alderman Hertenberger expressed her concern of this position having down time and asked if part time would be sufficient and what hours they would be needed.*

*City Administrator Prasil explained that animal calls come in sporadically and just like today Officer Morgan had 3 calls and then tomorrow they may not have any calls.*

*City Administrator Prasil explained to the Board that in most Cities this position falls under the Police Department but was aware that a few of the Aldermen were concerned about this. She also stated that recreating this position would require approximately an additional \$60,000 - \$80,000 that would need to be appropriated from the fund reserve. Also stating that an option would be the position could require the person to be TCOLE certified and would allow in emergency situations for the Police Department to utilize this employee as a Police Officer.*

*Alderman Rasbeary stated he does not like this idea because this would be taking advantage of and using a Police Officer more than necessary.*

*City Administrator Prasil ask that the Board specify the qualification and specific duties they want for this position due to the conflicting opinions in qualifications, such as already licensed or someone the City will have to train and assist in obtaining necessary licenses.*

*Motion to reestablish the position and hire a full-time employee to be responsible for Animal Control, Code Enforcement and 911 Coordinating with licenses not required but preferred and the pay negotiable depending on experience was made by Alderman Rasbeary, seconded by Alderman Nickleberry. Motion carried 4-0.*

h. DISCUSSION AND POSSIBLE ACTION ON GIVING THE CITY ADMINISTRATOR A PLAN OF DIRECTION ON FILLING THE POSITION OF CHIEF OF POLICE:

*Alderman Nickleberry expressed the need to start advertising for the position of Police Chief as soon as possible. He stated the department needed a permanent established leadership structure.*

*City Administrator Prasil agreed commenting that applications needed to be accepted for a minimum of 60-90 days and that a detailed background investigation would need to be completed on each applicant.*

*Alderman Hertenberger asked why this was being discussed as it was in last month's minutes. City Administrator Prasil replied the information and the Aldermen's statements included on last month's minutes were general statements and not an official Agenda item that was discussed and decided upon.*

*Mayor Pro Tempore Michaud expressed the need to accept applications for at least 90 days which would take us into January.*

*Motion to begin advertising for the Police Chief's position for 90 days was made by Mayor Pro Tempore Michaud, seconded by Alderman Rasbeary. Motion carried 4-0.*

i. DISCUSSION AND POSSIBLE ACTION ON COMPLETING THE CONSTRUCTION OF THE NEW POLICE DEPARTMENT:

*City Administrator Prasil informed the Board that the lab results were negative for mold in the building and that we currently have invested \$48,000 in the building and we have put too much into the building not to finish but ask that a contractor be brought in to finish the project.*

*Alderman Nickleberry asked what the \$48,000 was spent on.*

*City Administrator Prasil replied the camera system, outside lights, mainly purchase of aesthetic items and the shower.*

*Alderman Rasbeary stated that he tried to get them to hire a contractor from the beginning and that there is probably about \$40,000 additional work left to do and fix.*

*Motion to go out for bids for the remaining repairs for the building was made by Alderman Rasbeary, seconded by Alderman Hertenberger. Motion carried 4-0.*

j. DISCUSSION AND POSSIBLE ACTION ON SELECTING AND APPROVING CONTRACTOR FOR THE SOUTH FM 80 WATER PROJECT; AND APPROPRIATING THE NECESSARY FUNDS FROM THE FUND RESERVE AND AMENDING EXPENSE LINE ITEM 05-43-5923 S FM 80 PROJECT:

*City Administrator Prasil explained that the new figures are significantly higher than what they were presented with in April 2016 due to the fact that the first set of plans were not completed per engineered guidelines as mandated by law.*

*Mr. Lindsey, resident of 930 S FM 80, spoke to the council stating he was promised by the Board of Aldermen and Mayor Pack, 13 years ago, that the City would install fire hydrants for fire protection as long as he would not fight being annexed into the City limits. He expressed his frustrations of being lied to and how he pays City taxes and higher insurance rates due to the lack of fire protection from fire hydrants.*

*Alderman Rasbeary confirmed Mr. Lindsey, statement by commenting that he remembers this because he was on the Board of Aldermen when he was promised the installation of fire hydrants.*

*Motion to approve FH Management Group, Inc as the contractor for the South FM 80 Water Project; and appropriate \$282,630 from the Fund Reserve; and amend expense line item 05-43-5923 S FM 80 Project was made by Alderman Rasbeary, seconded by Alderman Hertenberger. Motion carried 4-0.*

k. DISCUSSION AND POSSIBLE ACTION ON APPROVING WATER INFRASTRUCTURE PROJECT ON NORTHLINE ROAD AND PARKWOOD STREET; AND AUTHORIZING THE CITY ADMINISTRATOR TO ADVERTISE FOR BIDS FOR SAID PROJECT:

*Public Works Director Cowling described the project and the issues of not currently having the appropriate size water lines in the Northline area. He also stated that the TRC estimate that was provided in the Board of Aldermen's packets was based on the going rate of increased prices of products/supplies as noted in the FM 80 bids. He explained that the second page was just for the supplies and that he and City Administrator Prasil had figured savings of approximately \$45,000 by using some of the original products purchased for the South FM 80 Project.*

*Alderman Rasbeary ask if the \$184,000 was just for the materials.*

*City Administrator Prasil replied this also includes \$60,000 for engineering fees.*

*Alderman Rasbeary asked if the City was going to put the line in themselves and if the \$184,000 included installations.*

*City Administrator Prasil replied no, please refer to the first page that indicated the cost to be \$477,000.*

*Alderman Rasbeary replied we cannot afford \$477,000, that it would strip everything out of Reserve.*

*City Administrator Prasil stated that this project would make a huge impact on the Reserve and that Mr. Cowling and she are actively looking into grants and loans to help with this and other projects. Also commenting that there are now 2 homes pending to be built but cannot because the City cannot provide water for any additional connection to this water line and that the City is a public utility provider and is legally responsible to provide the ability to connect to the City's water services.*

*Alderman Rasbeary commenting I know but we cannot afford it at this time.*

*Public Works Director Cowling explained that not only does the City have to maintain a 35 PSI and certain residual on the water line but also to those connected to that line outside the City limits.*

*Alderman Rasbeary stated he cannot see how this project is costing more than the current water line we are putting in on FM 80 when this project is not as long as the FM 80 project water line.*

*Public Works Director. Cowling replied keep in mind the original estimate on South FM 80 came in higher than what the contractors actually bid and the figures the engineer used is an estimate.*

*Alderman Rasbeary commented that we have got to figure out some way to get water out there somehow unless we can come from Parkwood.*

*Public Works Director Cowling commented that unless he can find the Parkwood additions plans that the City will have to dig this line up to see what size line it actually is because there are no plans to be found that include the water line on Parkwood.*

*Alderman Rasbeary stated he was told by the previous Director Gus Ramirez told him that there is a 6" water line out there this is why there are fire hydrants out there.*

*Public Works Director Cowling confirmed that if there is a 6" line then they can tie into that line and save \$10,000.*

*Alderman Rasbeary stated he does not understand why this project is costing so much because he spoke with Bobby Brown and he uses cheaper engineers out at the TXU plant and we can bore the road for \$15,000 to include the engineering fees. He also stated that we could hire someone to operate the backhoe and hire helpers to do the project cheaper. He stated we need to go out for Bids on a new contractor because TRC is overcharging the City.*

*Mayor Pro Tempore Michaud stated we could table this and go out for bids for a new engineer.*

*Motion to go out for engineering bids for the Northline Project was made by Alderman Rasbeary.*

*Alderman Rasbeary stated that there is no way this project cost is \$477,000 and this water line is not as big as the FM 80 Water project.*

*City Administrator Prasil explained to Alderman Rasbeary that this line is longer than FM 80 and goes from FM 553 to the City limits which goes past Parkwood St.*

*Alderman Rasbeary stated can we do the work and save money.*

*City Administrator Prasil replied with yes, we could if we had additional workers. We are still playing catch up for the last couple of years lack of maintenance.*

*Alderman Rasbeary stated we can hire our own contractor to do the work cheaper.*


*Public Works Director Cowling replied yes, we can hire someone but the work of past contractor has had to be repaired multiple times.*

*Motion to go out for engineering bids for the Northline Project was made by Alderman Rasbeary, seconded by Alderman Nickleberry. Motion carried 4-0.*

12. ADJOURNMENT: *At 7:40 PM motion to adjourn was made by Alderman Rasbeary, seconded by Alderman Hertenberger. Motion carried 4-0.*

*The meeting adjourned.*

The City of Teague,

  
Theresa Prasil, City Secretary / Administrator

  
Marilyn Michaud, Mayor Pro Tempore

Minutes:

