

**MINUTES
CITY OF TEAGUE
BOARD OF ALDERMEN
REGULAR CALLED MEETING
JUNE 18, 2018 6:00 P.M.**

1. CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT: *The meeting was called to order at 6:05 P.M. by Mayor James Monks and Quorum was announced with all present Aldermen seated at their respective places.*
2. INVOCATION: *Mayor Monks*
3. PLEDGE TO THE FLAG: *Alderman Hertenberger*
4. ROLL CALL: *Present: Alderman Place 1, Alderman Place 2, Alderman Place 3, Alderman Place 5 and Mayor Absent: Alderman Place 4*
5. 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.
*Jack Hansel requested that the City move the two speed limit signs near the train track on Main Street to the other side closer to Mexia to make it safer.
Mayor Monks informed Mr. Hansel that he would need to contact TxDOT.*

Brenda Ballew, representative from the Teague Historical Society's Thrift Store, asked that the Board of Aldermen please consider removing the limit of the number of trips to the Collection Center for the Thrift Store. She stated that the Thrift Store does many things for the community and on occasions people drop off large furniture that they are unable to sell and must be discarded. She also stated that they try to plan and coordinate just two trips but at times they need more. She asked that they be allowed unlimited trips and promised that they would not take advantage of the Collection Center.

6. CONSENT AGENDA:
 - a. Approve Minutes from the May 15, 2018 Special Called Meeting of the Board of Aldermen
 - b. Approve Minutes from the May 18, 2018 Special Called Meeting of the Board of Aldermen
 - c. Approve the check register for the month of May 2018
 - d. Approve Financial Statement for May 2018*Motion to approve the Consent Agenda was made by Alderman Rasbeary, seconded by Alderman Ballew. Motion carried 4-0.*
7. OLD BUSINESS:
 - a. NONE
8. NEW BUSINESS:
 - a. DISCUSSION AND POSSIBLE ACTION ON APPROVING THE 2016-2017 FISCAL YEAR END AUDIT AND FINDINGS FROM FRANK STEELE, CPA, REPRESENTATIVE FROM ANDERSON, MARX AND BOHL, CERTIFIED PUBLIC ACCOUNTANTS:
*Frank Steele, CPA, representative from Anderson, Marx and Bohl, Certified Public Accountants presented the 2016-2017 Fiscal Year End audit findings referencing pages 1, 10, 15, 18, 19, 28, 35 and 45. He also stated that he gave the City adjusting entries that need to be entered.
Alderman Rasbeary asked how does the City stand?
Mr. Steele replied the City stands in good shape.*

Motion to approve the 2016-2017 Fiscal Year End Audit and Findings was made by Alderman Rasbeary, seconded by Alderman Ballew. Motion carried 4-0.

b. DISCUSSION AND POSSIBLE ACTION ON APPROVING TEXPOOL RESOLUTION AMENDING THE AUTHORIZED REPRESENTATIVES FOR THE CITY OF TEAGUE'S TEXPOOL INVESTMENT ACCOUNT:

City Administrator Prasil explained that TEXPOOL requires the presented resolution to change the authorized representatives for the City's account. She stated that this resolution would add Mayor Monks, Mayor Pro Tempore Rasbeary and her name to the account.

Motion to approve TEXPOOL Resolution amending the authorized representatives for the City of Teague's TEXPOOL Investment account was made by Alderman Ballew, seconded by Alderman Rasbeary. Motion carried 4-0.

c. DISCUSSION AND POSSIBLE ACTION ON APPROVING THE FOLLOWING ECONOMIC DEVELOPMENT CORPORATION BOARD APPROVED PROJECTS:

- \$2,400 to Ben and Charlie's Woodworking for facade
- \$20,000 to Sprout's Learning Center
- Letter of Intent for 4-acres of land on Highway 84 owned by the EDC to IMow Texas.
- \$10,600 to the EDC for repairs to the alley way located behind their future office building at 411 Main Street.

Economic Development Corporation (EDC) Director Bill Elliot explained that Ben and Charlie's Woodworking's facade project totals \$4,800 and the EDC Board approved \$2,400 as part of their facade programs 50% match.

Motion to approve \$2,400 to Ben and Charlie's Woodworking for facade was made by Alderman Rasbeary, seconded by Alderman Ballew. Motion carried 4-0.

EDC Director Bill Elliot explained that Sprout's Learning Center is a daycare owned by Margie Reed and Shane Dawson and will be located at 811 North 4th Avenue. He also stated that they will employ five employees once opened. He stated that the EDC Board approved \$20,000 with \$10,000 to be awarded upon receiving their LLC and the remaining \$10,000 to be awarded upon opening. He also stated that a performance contract with a 20% decrease for 5 years will be executed.

Alderman Rasbeary asked if they have received their LLC?

Mr. Dawson stated yes, we now have the LLC.

Motion to approve \$20,000 to Sprout's Learning Center was made by Alderman Rasbeary, seconded by Aldermen Hertenberger. Motion carried 4-0.

EDC Director Bill Elliot explained that IMow Texas is an established contracting mowing service and the owner has the opportunity to become an equipment distributor. He also informed the Board of Aldermen that the owner Joni Nevil's is currently working with Amy Freeman at Navarro College SBDC and HOTED. Mr. Elliot also explained that Mr. Nevil's is in the process of applying for a few small business loans. He also stated that once Mr. Nevil's receives funding, the EDC Board has approved giving the 4-acres of land, located on Highway 84 to him for his new business.

Alderman Rasbeary asked if the land would go to the lender?

Mr. Elliot replied yes, and then stated that this is a projected \$500,000 business. Mr. Elliot presented the Board of Aldermen with IMow Texas's business plan.

Alderman Rasbeary asked if they are going to be doing rental, repair and sales?

Mr. Elliot replied yes, it is all in the book.

Alderman Rasbeary asked what kind of equipment will he be selling?

Mr. Elliot replied mowing equipment that is made in the U.S. and that this equipment is made to go up hill.

Alderman Rasbeary asked riding and push lawn mowers?

Mr. Elliot replied yes, both.

Alderman Hertenberger asked how long have they been in business?

Mr. Elliot replied 3 years.

Alderman Rasbeary asked how big is the building going to be?

Mr. Elliot stated that they would be coming back at a later date with more information, but at this time all they are asking for is approval for a Letter of Intent for the 4-acres of land on Highway 84.

Alderman Rasbeary questioned 100' X 70' building?

Mr. Elliot responded yes.

Motion to approve the Letter of Intent for 4-acres of land on Highway 84 owned by the EDC to IMow Texas with the approval of the HOTED and SBA loan was made by Alderman Ballew, seconded by Alderman Rasbeary. Motion carried 4-0.

EDC Director Bill Elliot explained that the \$10,600 to the EDC would go to fix the drainage issue behind the EDC's new office building, Rachel Anderson Real-estate and the green café building.

Alderman Rasbeary asked if the repairs would cause an issue with TxDOT on 4th Avenue.

Mr. Elliot replied no, it will be the same amount of rain.

Alderman Rasbeary asked Public Works Director Cowling what he thought about the repairs?

Public Works Director Cowling replied that the repairs would be ok.

Motion to approve \$10,600 to the EDC for repairs to the alley way located behind their future office building at 411 Main Street was made by Alderman Rasbeary, seconded by Alderman Hertenberger. Motion carried 4-0.

At 6:30 P.M. Open Session convened into Executive Session

9. 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: **Conduct interviews with the responding law firms from the Request for Qualifications-Contract Attorney**

- Akers & Akers, LLP
- Messer, Rockefeller, Fort, PPLC
- Buenger & Associates, Attorney at Law

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: **Appointment of Municipal Judge**

10. OPEN SESSION: *At 8:08 P.M Executive Session Adjourned into Open Session*

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

Motion to hire Messer, Rockefeller, Fort, PPLC at \$185 per hour as the Contract City Attorney was made by Alderman Rasbeary, seconded by Alderman Ballew. Motion carried 4-0.

Motion to table the appointment of Municipal Judge for 90 days was made by Alderman Ballew, seconded by Alderman Rasbeary.

Alderman Rasbeary asked that Mayor Monks please talk with the Municipal Judge during the 90-days.

Motion carried 4-0.

12. PRESENTATION AND DISCUSSION OF DEPARTMENT HEAD REPORTS:

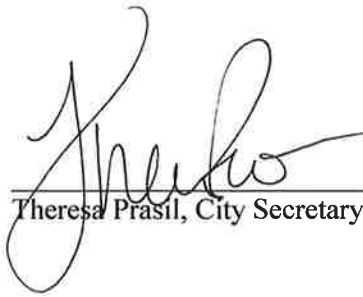
City Administrator Prasil presented the Administrator's report followed by department reports presented by Public Works Director Cowling, Police Chief Philpott and Librarian Willis.

13. ANNOUNCEMENTS: *None*

14. ADJOURNMENT: *At 8:27 P.M. 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 / Adm



James Monks, Mayor