

**THE CITY OF CISCO  
CITY COUNCIL, REGULAR CALLED MEETING  
May 23, 2016**

**CISCO, TEXAS §  
EASTLAND, COUNTY §**

The City Council of the City of Cisco met in a regular called *session* at the Cisco City Hall in Cisco as scheduled, and notice was posted 72 hours in advance and prior to the meeting.

**MEMBERS PRESENT:**

<b>MAYOR</b>	<b>JAMES KING</b>
<b>COUNCILMEMBER PLACE I</b>	<b>JASON WEGER</b>
<b>COUNCILMEMBER PLACE II</b>	<b>DENNIS CAMPBELL</b>
<b>COUNCILMEMBER PLACE III</b>	<b>WILLARD JOHNSON</b>
<b>COUNCILMEMBER PLACE IV</b>	<b>RANDY BOLES</b>
<b>COUNCILMEMBER PLACE V</b>	<b>TAMMY DOUGLAS</b>
<b>COUNCILMEMBER PLACE VI</b>	<b>PHILIP GREEN</b>

**PERSONNEL PRESENT:**

<b>CITY MANAGER</b>	<b>DARWIN ARCHER</b>
<b>CITY SECRETARY</b>	<b>TAMMY OSBORNE</b>

**PERSONNEL ABSENT:**

Guests: Sam Guthrie, Stephen Forrester, Cheryl Ramirez, Walter Fairbanks, Kris Goff, Dusty Schaefer, John Diers, Crystal Jaimes

**I. MEETING CALLED TO ORDER:**

Mayor King called the meeting to order at 6:01 p.m.

**II. PLEDGES**

- A. Pledge of Allegiance
- B. Pledge to the Texas Flag

**III. INVOCATION:**

Councilmember Green gave the invocation.

**IV. CITIZEN-VISITOR COMMENTS:**

Mr. Diers thanked the Council and Mr. Archer for work done on North Shore Drive.

**V. SWEAR IN NEWLY ELECTED COUNCIL MEMBERS.—Judge Cheryl Ramirez**

Judge Ramirez swore in the newly elected Councilmembers.

**VI. APPROVE THE MINUTES OF THE MEETING CONDUCTED:**

**May 9, 2016**

Motion was made by Councilmember Douglas to accept the minutes as presented, second was made by Councilmember Boles. Motion prevailed by the following vote:

Ayes: Councilmembers: Weger, Campbell, Johnson, Boles, Douglas, Green, King  
Nays: None/Motion Carries  
Voted: 7 to 0  
Absent:

**VII. THE CITY COUNCIL MAY DISCUSS AND/OR TAKE ACTION ON ANY OF THE FOLLOWING AGENDA ITEMS:**

**A. Consider and Discuss Ordinance No. 0-2016-04**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CISCO, TEXAS APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2016 RATE REVIEW MECHANISM FILINGS; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.—*Second Reading.***

Motion was made by Councilmember Weger to accept the ordinance as presented, second was made by Councilmember Boles. Motion prevailed by the following vote:

Ayes: Councilmembers: Weger, Campbell, Johnson, Boles, Douglas, Green, King  
Nays: None/Motion Carries  
Voted: 7 to 0  
Absent:

**B. Consider and Discuss Appointing Mayor Pro-Tem.**

Motion was made by Councilmember Campbell to appoint Councilmember Weger as Mayor Pro Tem, second was made by Councilmember Douglas. Motion prevailed by the following vote:

Ayes: Councilmembers: Weger, Campbell, Johnson, Boles, Douglas, Green, King  
Nays: None/Motion Carries  
Voted: 7 to 0  
Absent:

**C. Consider and Discuss Closing Avenue F for the Four Parish Catholic Festival.**

Crystal Jaimes from the Catholic Church spoke to the Council about the festival and the desire to close Ave. F in front of the church in the interest of safety.

Motion was made by Councilmember Boles to allow the road closure, second was made by Councilmember Weger. Motion prevailed by the following vote:

Ayes: Councilmembers: Weger, Campbell, Johnson, Boles, Douglas, Green, King  
Nays: None/Motion Carries  
Voted: 7 to 0  
Absent:

**D. Consider and Discuss Municipal Court Judge Job Description.**

Motion was made by Councilmember Weger to accept the job description with the edit of “the ability to obtain knowledge” added to the qualifications, second was made by Councilmember Boles. Motion prevailed by the following vote:

Ayes: Councilmembers: Weger, Campbell, Johnson, Boles, Douglas, Green, King  
Nays: None/Motion Carries  
Voted: 7 to 0  
Absent:

**E. Consider and Discuss Request from Dustin Schaefer for a Temporary Exemption Regarding Article III, Division 1, Section 13-37 of the Code of Ordinances.**

Dustin Schaefer addressed the Council regarding a building he is renovating at 109 E. 9<sup>th</sup> St. He has parked an eighteen wheel trailer at the location and would like to leave it in place until the renovation is complete, however, he has been contacted by Code Enforcement that the Parking Ordinance prohibits parking such trailers on the street. He is requesting an exemption for the duration of the clean-up which he estimates to be 90 days.

Motion was made by Councilmember Green to allow the exemption for 90 days, second was made by Councilmember Douglas. Motion prevailed by the following vote:

Ayes: Councilmembers: Weger, Campbell, Johnson, Boles, Douglas, Green, King  
Nays: None/Motion Carries  
Voted: 7 to 0  
Absent:

**F. Consider and Discuss Airport Hangar Leases.**

Mr. Archer explained that there are several hangars occupied without current leases and he would like to see those leases brought up to date. Furthermore, he is wanting to re-number the hangars in a more logical way if expansion of the airport ever becomes a viability. Councilmember Douglas asked about the length of leases to which Mr. Archer replied that they vary in length and terms. Councilmember Green suggested pricing by square footage. Councilmember Douglas further inquired of Mr. Diers the status of the tenant in the EDC hangar. Mr. Diers commented that the tenant had moved out of the hangar and the EDC was actively pursuing a new tenant to take over that space. The Council discussed leasing whole hangars versus spaces, electricity costs, and the possibility of providing fuel. No action was taken on this item.

**G. Consider and Discuss Sale of Property Located on North Highway 6 West of the Water Shop.**

Mr. Archer was contacted by Sequoia Fossil Fuels asking if the city would consider selling a piece of property near the Water Shop on North Highway 6. Sequoia is looking for a place to build an office building with parking and was interested in this piece of property. Mr. Archer commented that the property is approximately 1.75 acres and if the Council was interested in selling we would have to go out for bids. Councilmember Weger asked Mr. Archer to see if Sequoia would be interested in leasing the property as opposed to buying.

Motion was made by Councilmember Johnson to get an appraisal of the property and then take bids on the property, second was made by Councilmember Douglas. Motion prevailed by the following vote:

Ayes: Councilmembers: Weger, Campbell, Johnson, Boles, Douglas, Green, King  
Nays: None/Motion Carries  
Voted: 7 to 0  
Absent:

**H. Consider and Discuss Property Tax Agreement with Wilks Brothers Corporation on Property Located on East 18<sup>th</sup> Street.**

Mayor King informed the Council that discussion had been initiated about an opportunity for the former Frac-Tec building on East 18<sup>th</sup> Street presented by Wilks Brothers Corporation. He met today with representatives from Wilks Brothers Corporation where he was told that they would not request a tax abatement from the city, however they would like to look at alternative tax uses. They are looking to purchase that property and operate a business out of it. The Wilks Brothers Corporation is very interested in finding ways to invest money into street repairs. Mayor King suggested a monetary donation, but there would be legal restrictions on the corporation dictating how those monies are spent, but it could still be a viable option. More information will be forthcoming.

**I. Consider and Discuss TEAM Building and Long Range Planning.**

Mayor King told the Council about information Mr. Archer had gathered from attending an annexation workshop. He learned that in order to annex property, the city must be able to provide every service to those affected by the annexation that are provided to citizens already in the city limits within 4 ½ years. The consensus of the Council that this would make annexing the lake properties cost prohibitive and it would make the most sense to continue to lease those properties.

The Council went on to discuss whether or not Frac-Tec will value their rolling stock within the city limits this year. Mayor King responded that they would value that property here, but the property itself had been de-valued from approximately \$220,000,000.00 to approximately \$119,000,000.00 so our tax rate will still be affected.

Councilmember Johnson inquired about the sales tax due to the city from Flying J and was told that they were currently reporting accurately, but the back sales tax owed was still tied up in litigation and there was no way to know when it would be remitted.

Councilmember Green commented that he would still like to see a list of city owned property made with a plan outlining how to place those properties back on the tax roll. Mr. Archer countered that the list was already compiled and he felt that there were four properties that could be sold after a title search was completed. All other properties owned by the city are either in use by the city or in trust properties.

Mr. Archer mentioned that the new trash receptacles had been delivered courtesy of Keep Cisco Beautiful.

He further commented that he had been invited to speak at the newly elected officials training conference hosted by West Central Texas Council of Governments and sit on their panel in July.

Councilmember Weger asked if the city was emptying the trash receptacles for Keep Cisco Beautiful. Councilmembers Douglas and Campbell both informed the Council that the cans were currently taking on water and they were looking to procure covers for them.

Councilmember Green asked about the Street Department making multiple trips with buckets of material when doing street repair. He felt that it would be more effective to haul a large load of material to the location of the repair and save on fuel and time. Mr. Archer commented that he wasn't aware of that situation so he couldn't provide an adequate response, but he felt a shortage of employees with a CDL license capable of driving the large trucks could be to blame. The Council discussed the merits of requiring street department employees to have a CDL. Mr. Archer responded by saying that he was in the process of making job requirements for all departments so this could be an ongoing conversation.

**VIII. ADJOURNMENT**

Motion was made by Councilmember Boles to adjourn, second made by Councilmember Campbell. Motion passed unanimously and the meeting adjourned at 7:26 p.m.

**ATTEST:**

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**Tammy Osborne, City Secretary**

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**James King, Mayor**

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