

MINUTES
CITY OF TEAGUE
BOARD OF ALDERMEN
REGULAR CALLED MEETING
NOVEMBER 18, 2019 6:00 P.M.

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT:** *The meeting was called to order at 6:00 P.M. by Mayor Pro Tempore Jerry Ballew and a Quorum was announced with all present Aldermen seated at their respective places.*
2. **INVOCATION:** *Alderman Mathison*
3. **PLEDGE TO THE FLAG:** *Alderman Jones*
4. **ROLL CALL:** *Present: Jerry Ballew, Mayor Pro Tempore / Alderman Place I, Rhonda Jones, Alderman Place II, Chris Nickleberry, Alderman Place IV and Ryan Mathison, Alderman Place V Absent: James Monks, Mayor and Marie Hertenberger, Alderman Place III*
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. None*
6. **CONSENT AGENDA:**
 - a. Approve Minutes from the October 21, 2019 Meeting of the Board of Aldermen
 - b. Approve the Accounts Payable and Payroll Check Registers for the month of October 2019
 - c. Accept and Approve the Financial Statement for October 2019
Alderman Nickleberry made a motion to approve the Consent Agenda, seconded by Alderman Jones. Motion carried 3-0.
7. **OLD BUSINESS:**
 - a. Discussion and possible action on a Go Texan Event at the 8th Avenue City Park.
Alderman Nickleberry made a motion to table Agenda Item 7 A until the next meeting, seconded by Alderman Mathison. Motion carried 3-0.
8. **NEW BUSINESS:**
 - a. Discussion and possible action on approving the Proposed 2020 Holiday Schedule.
Alderman Nickleberry made a motion to approve Agenda Item 8 A as written, seconded by Alderman Jones. Motion carried 3-0.
 - b. Discussion and possible action on approving Resolution No. 2019-11-18 approving an engagement agreement relating to bond counsel services with Bracewell LLP.
Alderman Mathison made a motion to approve Agenda Item 8 B as written, seconded by Alderman Nickleberry. Motion carried 3-0.
 - c. Discussion and possible action on authorizing the City Administrator / City Secretary to draft and seek Request for Qualifications for a financial advisor for the City of Teague as recommended by bond counsel.
Alderman Jones made a motion to approve Agenda Item 8 C as written, seconded by Alderman Mathison. Motion carried 3-0.
 - d. Discussion and possible action on approving the Contract for Management Services with Traylor & Associates, Inc. for the pending 2019 Texas Community Development Block Grant Program Sewer Improvement Project.
Alderman Nickleberry made a motion to approve Agenda Item 8 D as written, seconded by

Alderman Mathison. Motion carried 3-0.

- e. Discussion and possible action on approving a monthly tie down fee for airplanes at the Teague Municipal Airport.
Alderman Nickleberry made a motion to establish a \$50 per month tie down fee for airplanes at the Teague Municipal Airport, seconded by Alderman Jones. Motion carried 3-0.
- f. Discussion and possible action on approving the hangar proposal from Mike Steward.
Alderman Nickleberry made a motion to table Agenda Item 8 F until the next meeting, seconded by Alderman Jones. Motion carried 3-0.
- g. Discussion and possible action on approving how to cast the City of Teague's 107 votes for the Board of Director of the Freestone Central Appraisal District; and approving the resolution of the votes cast for Board of Director Members of the Freestone Central Appraisal District.
Alderman Nickleberry made a motion to approve the resolution for casting the City of Teague's 107 votes for Lovie Whyte, seconded by Alderman Mathison. Motion carried 3-0.

Mayor Pro Tempore Ballew stated for the recorded, I abstained from this item.
- h. Discussion and possible action on approving the list of surplus items to sale.
Alderman Mathison made a motion to approve Agenda Item 8 H as written, seconded by Alderman Jones. Motion carried 3-0.
- i. Discussion and possible action on approving the payment of invoice number 62158, dated July 2, 2019 from TRC Lockbox in the amount of \$12,000; and appropriating the funds from the Fund Reserve in the amount of \$12,000.
Alderman Jones made a motion to approve Agenda Item 8 I as written and appropriating the \$12,000 from the Fund Reserve, seconded by Alderman Mathison. Motion carried 3-0.
- j. Discussion and possible action on approving the updated service agreement with First Check Applicant Screening.
Alderman Mathison made a motion to approve Agenda Item 8 J as written, seconded by Alderman Jones. Motion carried 3-0.
- k. Discussion and possible action on approving the request from Braun Intertec to drill a well and install a monitoring well, MW-7, at the southwest corner of the intersection of Cedar Street and 4th Avenue in the City Right-of-Way; and authorizing the Mayor to execute Texas Commission on Environmental Quality's Consent for Access to Property.
Alderman Nickleberry made a motion to approve Agenda Item 8 K as written, seconded by Alderman Jones. Motion carried 3-0.
- l. Discussion and possible action on approving the Structural Engineering Services Proposal from TRC for the Old Power Plant Building located on Magnolia Street.
Public Works Director Cowling and City Administrator Prasil explained the issues with the roof, floor and buried fuel tank to the Board of Aldermen. They explained that due to safety issues all staff were given a directive to not enter the building for any reason. They also explained that due to the pavilion incident we felt it was necessary to contact a structure engineer to give the City an analysis of the structure.
Aldermen Nickleberry, Mathison and Jones all expressed their disagreement with spending \$6,900 to be told the building needs to be torn down. They expressed the need to begin the process of obtaining estimates to have the building taken down.

Alderman Nickleberry made a motion to deny the approval of Agenda Item 8 L, seconded by



Alderman Mathison. Motion carried 3-0.

- m. Discussion and possible action on approving repairs to the Library and appropriating the necessary funds.

Librarian Willis presented the proposals to the Board of Aldermen, explaining that the main concern at this time is that water is getting behind the thick plaster on the west wall and it is pulling apart with the fear of it falling off and into the roadway.

Alderman Nickleberry commented, there was controversy regarding the mural painted on the wall and we need to consider having someone come in and repaint the parts that have to be repaired.

City Administrator Prasil commented, thanks to Mrs. Ballew we have the artist's contact information so that we can obtain his permission before we make any changes.

Alderman Nickleberry suggested we contact the school's art department to see if they would be interested in repainting the repaired areas of the wall.

Alderman Mathison made a motion to approve the repairs to the wall in the amount of \$4,974.62 and approve painting the three inserts and in the amount of \$1,215.00 and look into the High School doing the painting after the fact and appropriate the funds from the Fund Reserve, seconded by Alderman Jones. Motion carried 3-0.

Librarian Willis stated, I would like to come back after the wall is repaired to discuss the awnings.

At 6:57 P.M. Open Session convened into Executive Session

9. **EXECUTIVE SESSION** – In accordance with Texas Government Code, Section 551.001, et seq., the Board of Aldermen will recess into Executive Session (closed meeting) to discuss the following:

- a. § 551.074: Conduct an executive session as authorized by Texas Government Code, Section 551.074(a) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee: Employment: James Powell Public Works Department
- b. § 551.074: Conduct an executive session as authorized by Texas Government Code, Section 551.074(a) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee: Employment/Promotion: Robert Remaley, to Police Sergeant
- c. § 551.071: Consultation with Attorney regarding pending or contemplated litigation re: City of Teague v. City of Fairfield.
- d. § 551.071: Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter re: Facilities Agreement between the City of Teague, City of Fairfield, and Texas Department of Criminal Justice; Interlocal Definitive Agreement Between the City of Teague and the City of Fairfield; and Agreement Between the City of Teague and City of Fairfield regarding Record Retention.

At 7:18 P.M. Executive Session convened into Open Session

10. **RECONVENE INTO OPEN SESSION** - In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.



Alderman Mathison made a motion to hire James Powell as an Operator at \$13.50 per hour, seconded by Alderman Jones. Motion carried 3-0.

Alderman Mathison made a motion to promote Robert Remaley to the position of Police Sergeant at a rate of pay of \$21.00 per hour, seconded by Alderman Nickleberry. Motion carried 3-0.

Alderman Mathison made a motion to authorize the Mayor, City Administrator / City Secretary and the two newest council members to set up a meeting with the City of Fairfield to attempt to resolve our legal issues, seconded by Alderman Nickleberry. Motion carried 3-0.

11. PRESENTATION AND DISCUSSION OF DEPARTMENT HEAD REPORTS:

- Administration – Theresa Prasil, City Administrator
- Courts – Theresa Prasil, City Administrator
- Public Works – Jacob Cowling, Public Works Director
- Police Department – DeWayne Philpott, Chief of Police
- Library – Diane Willis. Librarian
- EDC

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


12. ANNOUNCEMENTS:

Alderman Mathison requested that Ms. Hodge's request to lower the utility deposit for renters be placed on the next agenda.

13. ADJOURN: *Mayor Pro Tempore Ballew adjourned the meeting at 7:30 P.M.*

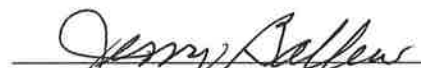
The meeting adjourned.

The City of Teague,



Theresa Prasil, City Secretary / Adm





Jerry Ballew, Mayor Pro Tempore