

**THE CITY OF CISCO
CITY COUNCIL, REGULAR CALLED MEETING
June 13, 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:

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

PERSONNEL PRESENT:

CITY MANAGER	DARWIN ARCHER
CITY SECRETARY	TAMMY OSBORNE

PERSONNEL ABSENT:

Guests: Randy Johnson, Peggy Ledbetter, Liz Murphy, John Adling, James Graham, Miki Bartram, Les Lanier, Stephen Forester, Penny Mercer, Sam Guthrie, John Diers, Dustin Schaefer, Connie McAlister, Dixie Courtney, Greg Grymko, Ricky Hudson, Tami Hudson, Lloyd Houghton, Vickie Johnson, Sergio Vinales, Helen Boles, Jon Carroll, Norman Adams, Jess Phillips, Helen Phillips, Tom Terry, Marilyn Preston, Carolyn Elmore, Keith Kindle, Jordan Hibbs, Walter Fairbanks, Daniel Young, Butch Petree, Gary Hendricks, Weezie Ferguson, Pierce Shackelford, Linda Shackelford

I. MEETING CALLED TO ORDER:

Mayor King called the meeting to order at 6:00 p.m.

II. PLEDGES

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

III. INVOCATION:

Mayor King gave the invocation.

IV. CITIZEN-VISITOR COMMENTS:

Jess Phillips presented a list of questions to which he requested written answers. Mayor King said they would be answered.

Tom Terry asked if the city knew how many septic systems are currently under water. He feels that the longer the septic systems stay under water the less likely they will be salvageable once the waters recede.

Lloyd Houghton inquired if any help would be given to lake residents whose homes have been flooded.

Les Lanier was concerned about not having access to his property on Oak Tree Ln. which is still impassable due to high water. He asked the Council to make the road passable for him.

V. APPROVE THE MINUTES OF THE MEETING CONDUCTED:

May 23, 2016

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

Ayes: Councilmembers: Weger, Campbell, Johnson, Boles, Douglas, King
Nays: None/Motion Carries
Voted: 6 to 0
Absent: Green

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

A. Consider and Discuss Emergency Actions Taken in Response to Recent Flooding.

Mayor King explained that items A and B would be skipped until Mr. Archer returned from the college Board of Regents meeting.

B. Consider and Discuss Status Update on Flooding and Water Treatment Plant.

C. Consider and Discuss CMAR Agreement with Enprotec/Hibbs & Todd for Construction of New Water Treatment Plant.

Jordan Hibbs and Keith Kindle made presentation to the Council regarding the process, timeline, and funding options available for the new Water Treatment Plant.

Motion was made by Councilmember Boles to proceed with the CMAR process, second was made by Councilmember Weger. Motion prevailed by the following vote:

Ayes: Councilmembers: Weger, Campbell, Johnson, Boles, Douglas, King
Nays: None/Motion Carries
Voted: 6 to 0
Absent: Green

Motion was made by Councilmember Weger to authorize City Manager to procure Bond Counsel, Financial Advisor, Grant Consultants, and Engineering services, and submit applications for funding, second was made by Councilmember Douglas. Motion prevailed by the following vote:

Ayes: Councilmembers: Weger, Campbell, Johnson, Boles, Douglas, King
Nays: None/Motion Carries
Voted: 6 to 0
Absent: Green

D. Consider and Discuss Texas Water Development Board Funding for New Water Treatment Plant.

Mayor King explained that this item would be skipped until the City Manager was available as well.

E. Consider and Discuss Approval of Texas Capital Fund Grant Application Through Langford Community Management Services to Pave, Curb, and Gutter Approximately 40 Plus Feet by 2350 Running Feet of East 18th Street.—John Diers

Mr. Diers explained that this item would allow for paving of E. 18th St. at no cost to the city or the CDC and would cost around \$500,000.00 to complete.

Motion was made by Councilmember Campbell to approve application, second was made by Councilmember Boles. Motion prevailed by the following vote:

Ayes: Councilmembers: Weger, Campbell, Johnson, Boles, Douglas, King
Nays: None/Motion Carries
Voted: 6 to 0
Absent: Green

F. Consider and Discuss Approval of the CDC Selling Real Property Located at 608, 705, and 709 Conrad Hilton Blvd. to Cisco Real Estate Holding, LLC for a Future Branch Law Office and Future Development.—John Diers

Mr. Diers continued with a description of this project saying he had so far only received a letter of interest from a party interested in these three properties.

Motion was made by Councilmember Weger to approve the sale of the property, second was made by Councilmember Campbell. Motion prevailed by the following vote:

Ayes: Councilmembers: Weger, Campbell, Johnson, Boles, Douglas, King
Nays: None/Motion Carries
Voted: 6 to 0
Absent: Green

G. Consider and Discuss Approval of a \$100,000.00 Grant and a \$400,000.00 Loan from the CDC to NSC Beef Processing, LLC for the Purpose of Developing a Beef Processing Facility in Cisco and Secondly to Approve an Application for a Texas Capital Fund Grant through LCMS to Pave Approximately 30 ‘ by 1600 Linear Feet of Road from Highway 6 West on Franklin Ave. and Thirdly to Approve the CDC Borrowing Funds to Facilitate the Previous Action.—John Diers

Mr. Diers again addressed the Council regarding NSC Beef and the actions needed to allow them to open a meat processing plant in Cisco. The Council asked several questions of Mr. Hendricks, the owner of NSC Beef Processing, LLC, regarding the processes the plant will follow.

Motion was made by Councilmember Campbell to approve all three items to secure NSC Beef Processing, LLC, second was made by Councilmember Douglas. Motion prevailed by the following vote:

Ayes: Councilmembers: Weger, Campbell, Johnson, Boles, Douglas, King
Nays: None/Motion Carries
Voted: 6 to 0
Absent: Green

H. Consider and Discuss Approval of the Purchase of the Building at 701 Conrad Hilton Blvd. for CDC Inventory and Possible New Office Location.—John Diers

Mr. Diers brought this item as a possible new location for the CDC office since their current location is of interest to another party. He said the CDC Board had approved a purchase price between \$65,000.00-75,000.00.

Motion was made by Councilmember Boles to approve the purchase, second was made by Councilmember Johnson. Motion prevailed by the following vote:

Ayes: Councilmembers: Weger, Campbell, Johnson, Boles, Douglas, King
Nays: None/Motion Carries
Voted: 6 to 0
Absent: Green

I. Consider and Discuss Approval of Renovation and Repairs to 508 Conrad Hilton Blvd.—John Diers

Mr. Diers discussed the project at the above address. The CDC has almost reached their limit for spending on this project, but they would like to move forward with the rehabilitation of the structure.

Motion was made by Councilmember Douglas to approve expenditure, second was made by Councilmember Campbell. Motion prevailed by the following vote:

Ayes: Councilmembers: Weger, Campbell, Johnson, Boles, Douglas, King
Nays: None/Motion Carries
Voted: 6 to 0
Absent: Green

The Council recessed for a short break at 7:18 p.m.

The Council reconvened at 7:36 p.m.

Mr. Archer arrived at 7:36 p.m.

The Council returned to item A.

A. Consider and Discuss Update on Emergency Actions Taken in Response to Recent Flooding.

Mr. Archer updated by the Council on various items. The contract work on North Shore Dr. has begun. The contractor will work on the areas of the road not currently under water first and will move to those areas as receding waters make them more accessible. Mayor King interjected that he had contacted the State Emergency Response Center inquiring about pumps large enough to effectively lower lake levels, but he was told they had never heard of a pump with that capability. Mr. Archer continued saying that representatives from FEMA had been in town on Friday as had the insurance adjusters, but there was no new information available on that yet.

Councilmember Campbell asked if the Water Data website was an accurate representation of the spillway height and Mayor King explained that all the construction data on the dam showed that the spillway was at 1520 ft., but he has requested the County Surveyor to do a manual measurement of the dam to ensure height accuracy.

Councilmember Campbell also asked about the potential for a diversion valve to let some water out of the lake, but the Water Plant Supervisor, Randy Johnson, said he did not currently have any information on that.

J. Consider and Discuss Property Taxes.

Mayor King began discussion by saying that a third public meeting had been held on this subject earlier in the day on the impact of Frac-Tec closing on property taxes. Information from the Appraisal District indicates that the rolling stock belonging to Frac-Tec will be valued in the city limits, but it has decreased in value around 100 million dollars. All this would raise the city's property taxes from .34 to approximately .50. Pro-Frac is buying that location, but that will not affect taxes until the next tax year. The only concern now will be whether or not FTSI files bankruptcy after our tax rate is set for the next budget year. If that were to happen, we will lose that portion of our budgeted funds that will be unrecoverable. The city is advising residents to compensate in the form of setting money aside in escrow accounts to compensate for the rise in taxes next year. Mr. Archer added that some property values in town were being contested and that is why we do not have firm numbers to base calculations upon.

K. Consider and Discuss TEAM Building and Long Range Planning.

Mayor King commented that discussions had begun regarding a plan of action for long term dam rehabilitation. The dam is old and bearing the stress of recent events may have caused weak points that will need to be addressed.

Councilmember Douglas thanked all the city employees, the Mayor, the City Manager, and the Police and Fire Departments for all their hard work during this difficult and stressful time.

VII. ADJOURNMENT

Motion was made by Councilmember Boles to adjourn, second made by Councilmember Douglas. Motion passed unanimously and the meeting adjourned at 7:59 p.m.

ATTEST:

Tammy Osborne, City Secretary

James King, Mayor
