Minutes of Regular Meeting held October 13, 2003

Regular meeting with the following present: Mayor Horace Fincher; Aldermen Gerry Elias, Mark Bowen, A.Jay Frausto, Louis Trouarf, Erik Dahler; City Secretary Josie Campa; Police Chief Richard Priest; City Attorney Tom Cate.


APPROVE MINUTES AND APPROVE PAYMENT OF BILLS

Alderman Elias made the motion that Council approve the minutes of the public hearing and regular meeting held September 8th and payment of the bills, as presented. Seconded by Alderman Frausto. Passed unanimously.

HEAR FROM CITIZENS

David Harrell told Council that the contractor for the City tore up the parking lot of the First Baptist Church. Mr. Harrell says the contractor denies knowledge of this, and that the city is ultimately responsible. Mayor Fincher told Mr. Harrell that he agrees that the contractor is responsible as well as the city and assured him the city will take care of it. The Mayor said he would try his best to get this fixed.

Ernest Davila gave Council a sketch of the proposed baseball complex and reviewed the plans with Council. He told Council they are looking for grants for this project. He told Council that a professional grant writer has volunteered his services to this project. Mr. Davila told Council they hope to get grant submitted by the end of the year.

CONSIDER APPROVAL OF FINAL PLAT ON COTTAGE STREET SUBDIVISION—JIM YOUNG

City Secretary Josie Campa told Council that Jim Young had corrected the two items listed by the city's engineer on the preliminary plat. Alderman Bowen made the motion that Council approve the final corrected plat of Cottage Street Subdivision. Seconded by Alderman Trouart. Passed unanimously.

CONSIDER UTILITY AVAILABILITY FOR 104 ACRES TO BE DEVELOPED ESPECIALLY WATER AND SEWER CAPACITY RESERVATIONS—ANDREW JOHNSTON—VENTANA COMMUNITIES

Andrew Johnston told Council that Ventana Communities is in the process of buying the 104 acres from Jack Brown and that they may ask to have commercial zoning extended at later date. Steve Brown from Brown Engineering told Council that he is looking into the feasibility for development on said land for Ventana Communities. He requested a commitment from the city to provide services to the 104 acres. Mayor Fincher told Mr. Brown that the city has never committed to anyone for utilities, and said the city is in the process of developing impact fees. The Mayor suggested to Council that nothing be done on this request at this time until the impact study is completed. Alan Ghormley, owner of Ventana addressed the Council and said an assessment of utilities is needed for the lenders and asked Council to consider their request.

CONSIDER UTILITY AVAILABILITY FOR 104 ACRES TO BE DEVELOPED ESPECIALLY WATER AND SEWER CAPACITY RESERVATIONS—ANDREW JOHNSTON—VENTANA COMMUNITIES (CONT.)

After more discussion, the Mayor again recommended Council wait to discuss this request when impact fees are in place. Mr. Gormley agreed to work with Council. No action was taken on this item.

CONSIDER WATER LEASE WITH GIDLEY FARMS

Mayor Fincher announced at 7:35 p.m. that Council would go into closed session as allowed in Chapter 551.071, Subchapter D of the Government Code. The meeting was reopened at 7:50 p.m. Mayor Fincher announced that the City Attorney had discussed the water lease with Gidley Farms with the Council. Alderman Dahler made the motion that Council authorize the Mayor to negotiate with Mr. Gidley to resolve any issues pertaining to the water lease. Seconded by Alderman Elias. Passed unanimously.

Council took a short break at 7:52 p.m. and reopened the meeting at 8:05 p.m.

CONSIDER ADOPTION OF REVISED ANTI-DRUG PLAN AND ALCOHOL MISUSE PREVENTION PLAN

City Secretary Josie Campa asked Council to have the City Attorney review these plans. Alderman Elias made the motion that Council have the City Attorney review the two plans. Seconded by Alderman Bowen. Passed unanimously.
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CONSIDER PROPOSAL FROM GAS SAFETY TRAINING INSTITUTE FOR PREPARATION OF OPERATOR QUALIFICATION PLAN
Alderman Bowen made the motion that Council accept the proposal from the Gas Safety Training Institute on preparing the Operator Qualification Plan for the city, contingent on the Railroad Commission's approval. Seconded by Alderman Dahler. Passed unanimously.

CONSIDER CITY'S OFFICIAL NEWSPAPER
City Secretary Josie Campa recommended to Council that the city keep the Leader News as its official newspaper. Alderman Bowen made the motion that the Leader News be the city's official newspaper. Seconded by Alderman Frausto. Passed unanimously.

CONSIDER ADVERTISING FOR BIDS ON BOBCAT OR EQUIVALENT
Mayor Fincher asked Council for permission to go out for bids on a Bobcat or its equivalent. Alderman Elias made the motion that the city advertise for bids on a Bobcat or its equivalent. Seconded by Alderman Bowen. Passed unanimously.

CONSIDER CONTRACT FOR HAULING CATTLE OFF OF CITY PROPERTY
Mayor Fincher explained the problem the city is having with stray cattle at the sewer plant and said he has filed a complaint with Atascosa County. The Mayor explained the procedure for having cattle hauled off and said the person he has talked to about hauling the cattle wants a contract in case he doesn't get paid for this service after cattle are retrieved by the owner. After discussion, Alderman Dahler made the motion that Council enter into a contract for hauling off cattle on a trial basis and that the contract be non-exclusive and/or only after good effort has been made to collect from owner. Seconded by Alderman Bowen. Passed unanimously.

CONSIDER PURCHASE OF TWO TEN FOOT TRAILERS
Mayor Fincher told Council he would like permission to purchase two ten foot trailers and explained how he intends to use the trailers. After discussion, on whether the ten foot trailers would be able to hold all the weight, Alderman Dahler made the motion to purchase a sixteen (16) foot trailer for a maximum of $2,000.00. Seconded by Alderman Elias. Passed unanimously.

CONSIDER PURCHASE OF NEW RADIO SYSTEMS FOR PUBLIC WORKS' DEPARTMENT
Mayor Fincher recommended the city purchase a new radio system for the Public Works Department. Chief Priest told Council he had checked on prices for the radios and said the city could get five (5) portables radios and five (5) radios installed in vehicles for about $3,690.00 and installation of the radios would be $100.00 per unit, for a total of about $4,190.00. Alderman Bowen made the motion that Council approve the purchase of the new radio system for the Public Works department and that the price not exceed $5,000.00. Seconded by Alderman Trouart. Passed unanimously.

CONSIDER SALARY INCREASES FOR CITY EMPLOYEES
City Secretary Josie Campa told Council she had evaluated the office staff and Police Chief and recommended to Council that all the girls in the office and Police Chief Richard Priest be given a 5% salary increase. Mayor Fincher recommended the following salary increases based on his evaluation for the Public Works' department: Henry Soto-5%; Pete Billalobos-3%; Robert Hernandez-3%; and Johnny Stevens-2%. Chief Priest told Council he had evaluated his officers and recommended that the following salary increases be given to his officers: Frank Reyes and Santos Ramirez-5% and Matt Dear and Daniel Gamez-8%. Alderman Dahler made the motion that Council accept the salary increases as recommended by the supervisors. Seconded by Alderman Trouart. Passed unanimously.

Council discussed the City Secretary's evaluation and Alderman Bowen made the motion that Council have the Mayor evaluate the City Secretary. Seconded by Alderman Dahler. Discussion. Mayor Fincher told Council he would put a copy of the City Secretary's evaluation in their boxes and if they have a question they can come by and discuss it with him. The Mayor told Council he would recommend a 5% increase for Ms. Campa. Motion passed unanimously.
CONSIDER HIRING PUBLIC WORKS' DIRECTOR
City Secretary Josie Campa recommended to Council that the city get a good job description for a Public Works' Director before advertising for this position. She said she has gotten a job description from TML to go with what the city already has and she can get more from other cities. The City Secretary said she could have a better job description ready for the November meeting. Alderman Elias made the motion that a job description for the Public Works' Director be written and approved before hiring a Public Works' Director. Seconded by Alderman Trouart. Passed unanimously.

POLICE CHIEF'S REPORT
Police Chief Richard Priest reviewed his written report with Council. The Chief also reported on the following:

1-a new computer, program and printer were purchased for the Police department;
2-Mark Montgomery made a felony arrest after a robbery;
3-Roger Foz is being processed to fill reserve officer slot; and
4-police vehicle damaged in accident on September 17th is presently being repaired at Joe's Automotive.

CITY SECRETARY'S REPORT
The City Secretary asked Council if they had questions on the written report with the agenda packet and added that the new employee in Public Works had not been to work since October 3rd and the City would be advertising to fill this position.

MAYOR'S REPORT
Mayor Fincher reported on the following items:

1-park sign dedication went very well on October 11th and thanked Council for attending;
2-gas line repairs are being made and equipment being fixed;
3-TXDOT looked over N. Prairie Street to see if city control traffic better. Also, Alderman Dahler has given a sketch to try and solve problem and TXDOT will be shown this sketch; and
4-he will be talking to the School Board about a parking lot for the teachers at the Primary School being paved where the bus barn used to be to try to eliminate the traffic problems at the Primary School.

Meeting adjourned at 9:12 p.m.