

# MINUTES OF WORKSHOP MEETING

June 9, 2018

## MONTGOMERY CITY COUNCIL

### CALL TO ORDER

Mayor Sara Countryman declared a quorum was present, and called the meeting to order at 9:00 a.m.

Present: Sara Countryman Mayor  
Jon Bickford City Council Place # 1  
T.J. Wilkerson City Council Place # 3  
Rebecca Huss City Council Place # 4

Absent: John Champagne, Jr. City Council Place # 2  
Dave McCorquodale City Council Place # 5

Also Present: Jack Yates City Administrator  
Susan Hensley City Secretary  
Chris Roznovsky City Engineer

### WORKSHOP:

- ❖ Review of Water and Sewer Master Plans, Texas Water Development board (TWDB) Projects, Capital Improvements intended for the remainder of the year.

Mr. Roznovsky presented the information advising that they had reviewed the item and the projects and projections that were in the plans and updated the projections and historical usage so they could see where they stand at this time.

Mr. Roznovsky advised that they would review the water side first. Jon Bickford said that he would like to get copies of the monthly information for 2014-2016. Mr. Roznovsky advised that he had that information and could send that information out, but the data is questionable at best because of what was reported and logged for that period. Mr.

Roznovsky advised that during most of 2016 they had the flow meter issues at the sewer plant, which showed the sewer flows as really low, but the water side was pretty good. Jon Bickford said that he was more interested in the water information, because they used less water this year than they did last year yet they have more people and more houses and stuff. Mr. Roznovsky said that going month to month it varies, with January being large and then it was relatively consistent. Jon Bickford said that was why he wanted several years versus just two.

Jon Bickford commented regarding borrowing funds and said if they are going to borrow now is the time to do that because the interest rates are going to increase. Mr. Yates said that he felt they should delay as long as possible on the improvement for Well #3. Mr. Yates said they have the funds from TWDB to do the project, but the question is of project management and the need for it. Mr. Yates said they could easily put the project off six months or on the tail end of the TWDB projects because most of those projects will start in August or September. Mr. Roznovsky said the projects are all underway and they are probably at 90 percent on three of the four projects, with the water plant being the farthest out. Mr. Roznovsky said the City will need an elevated storage tank when they get beyond 2,500 connections, with a cost of \$2.8 million dollars for the elevated storage and \$300,000 for a ground storage tank.

Mr. Roznovsky said the two items that are in the Water Plant #3 Improvements that are truly increasing capacity, that are not taking care of an issue, are the hydropneumatic tank and an additional booster pump. Mr. Roznovsky presented a report on the existing demand and projected demands for water. Copies of the reports are attached for reference.

Mr. Roznovsky said he has reached out to Dobbin Plantersville and feels that we should also reach out to Stanley Lake, as to whether they have availability to give the City an interconnect, so if the City has issues during the summer, in an emergency case, the City can open a valve. Mr. Roznovsky said the City would have to have an agreement for use of the interconnect and the cost to run pipe to the connection. Mr. Roznovsky advised that the figures have a 2.4 peaking factor included, so this is running everything at 10 hours a day not 24 hours a day. Mr. Roznovsky said they do not design for an average day, they

design for a peak day, with a peak being 2.5 times the average. Mr. Roznovsky advised there is a drought contingency plan in place, so if needed that could be initiated to restrict water use.

Mr. Roznovsky said currently the City has 498 meters on active homes and 907 platted lots, so there are 500 homes of the 900 lots that are available. Mr. Roznovsky said multi-family is not counted in that figure and is an additional 207 units. Jon Bickford asked how many facilities they have consuming water today and how much larger can it grow. Mr. Roznovsky reviewed the development map, which is included in the presentation materials. Mr. Roznovsky discussed potential new development coming into the City that included Star of Texas Seniors, a residential development at the end of Louisa, and Wendy's. Mr. Roznovsky said that regarding the projected committed volumes that were done in 2015, he feels the information that they have now is completely different. Mr. Roznovsky said now they are projecting in the 470,000 gallons a day range and the same goes for sewer, so they have more time than was in the study.

Jon Bickford asked if they could get a best estimate for water given the way the City is laid out today, within the City limits under the current zoning, if everything is built out. Mr. Roznovsky said if you finalize the total projected volumes plus feasibility you could calculate it but you could not know if they would have a Pizza Shack versus an AT&T Store which would be completely different numbers. Jon Bickford said that it would calculate to 3.2 million gallons of water per day as average use. Jon Bickford asked what it would take to provide that type of capacity and would they have to drill another well. Mr. Roznovsky said that was correct. Jon Bickford asked how many gallons of water the current well would support. Mr. Roznovsky said it would support 1.2 million gallons of water on an average day, with no peaks. Jon Bickford said then they would be looking at two more wells to meet the 3.2 million gallons of water. Mr. Roznovsky said they have had some Catahoula Wells that were able to get 1,500 gallons per minute, so one to two more wells would be required. Rebecca Huss asked about the cost of the Catahoula Well. Mr. Roznovsky said that he thought the cost was around \$2 million dollars. Jon Bickford said that he would like to get everyone some kind of model that shows what happens when they shrink lots and they can see the implications that are made with the decisions that we



are making and we need to make sure the data is clear. Mr. Roznovsky said he could put together a high level pie in the sky, to get 3.2 million gallons of water a day and what that would look like and how many tanks and wells would be required. Jon Bickford said they should be able to get to the point where they see the implication of making their decision and the financial implication of the decision.

T.J. Wilkerson asked about the car washes and their water usage. Mr. Roznovsky said that both of the car washes have recycling systems and they are not using a ton based on their projections and said it is 4,000 – 5,000 gallons a day usage.

Mr. Roznovsky reviewed the Capital Projects List (attached), advising the following:

Project No. 1. – Bid prices were high and the project will be rebid later this year.

Project No. 2. – Waterline across the bridge is under construction.

Project No. 3. – Under design and will be under construction later this year

Project No. 4. – Waterline that goes on Lone Star Parkway east around to Emma's Way is being constructed in pieces.

Project. No. 5. – Lone Star Parkway west, and the next is to connect Plez Morgan and Lone Star Parkway, which is about 400 feet of waterline and creates an additional loop.

Project. No. 6-7- Development driven.

Project No. 8-9 – are being bid as alternates with Project No. 1.

Jon Bickford asked which projects are to be complete in 2018. Mr. Roznovsky said Projects 1, 2, 3, 8 and 9 will all be in the middle in 2018 and under construction in 2018.

Mr. Roznovsky said Projects 4, 5, 6 and 7 will be done in sections and are developer driver.

Mr. Roznovsky said the Plez Morgan rehabilitation project, they can get the waterline under the road while the road is torn up and then they can connect the line.

Mr. Roznovsky said that every fire hydrant has been inspected and has its own identification that is in GIS, so when repairs are done it is tagged and they know what is going on. Mr. Roznovsky said the fire flow issues on the west side of town will be addressed by the waterline. Mr. Roznovsky stated regarding MLK, Baja Road, and

Community Center Drive the CDBG project with the additional hydrants and upsizing the line addresses the fire flow issues there.

Mr. Roznovsky advised another water plant project that is going on with the General Land Office (GLO) funds is a generator at Water Plant #3.

Mr. Roznovsky said that plan also mentions updating the Water Model every five years or a major change in development, so that would put it in the 2020 time frame to update, or if there is a big development at the end of a line that might cause a big change, they might recommend updating. Mr. Roznovsky said the things that are not shown on the attached map is the Hills of Town Creek, Emma's Way, Lone Star Bend are all under construction and some additional waterlines by HEB and Pizza Shack. T.J. Wilkerson asked if there was a waterline for CVS. Mr. Roznovsky advised it would go down FM 2854, where the Peter Hill property is extending the line across SH 105 so if HEB develops they will extend and close out that loop, as well.

Mr. Roznovsky then addressed the Sewer Plant, saying that the main thing to consider is the gallons per day in the Master Plan were very high based on the data that they had. Mr. Roznovsky said the actual current gallons per day at the Sewer Plant averages about 157,000 gallons, and the plan shows 240,000 gallons for 2015 and those numbers were way off. Mr. Roznovsky said that 157,000 is in the projections and based on actuals that they know today.

Mr. Roznovsky said they have to consider what they are going to do with the plants and additional capacity. Mr. Roznovsky said the rule is when you have three consecutive months at 70 percent of your capacity you have to initiate financial and engineering planning for expansion. Mr. Roznovsky said that 70 percent is 300,000 gallons a day for sewer, and based on the projections, that is around 2020. Mr. Roznovsky said he is going to be recommending putting together a price to do that study in the next fiscal year and whether they are going with one plant or two plants, how they are going to split the flows so they can understand how they need to move forward. Mr. Yates said he thought the period of examination should be the life of a lift station.

Mr. Roznovsky said Lift Station #1 relocation is a Water Development Board project, and is developer driven. Mr. Roznovsky said it is easier to make the hole larger today and then size up the pumps later, so they are actually sizing the hole in the ground for 800,000 gallons a day and the plant currently handles 400,000 gallons a day, so if they expand they have well capacity. Mr. Roznovsky said that rule also states that you have to initiate construction approvals at 90%, which is 360,000 gallons a day, which based on conservative numbers looks to be 2021. Mr. Roznovsky said the process from permitting, design, construction is going to be a three-year process, so they need to have a plan and start working that way. Rebecca Huss said if they got two hotels they might not have three years to build and design. Mr. Roznovsky said right now they are at 160,000 of the 400,000 gallons.

Mr. Roznovsky said they have been renewing the permit for the old plant for that reason, so now they just have to apply for an amendment versus applying for a new permit. Mr. Roznovsky said that plant is a complete redo, but Lift Station #2 is one of the heavier used Lift Stations in the City, but until they have a plan he did not want to spend a lot of money on Lift Station #2. Mr. Roznovsky said the sewer line that is being installed is part of The Shoppes, and it is being sized to handle all of it so they won't have to upsize in the future. Mr. Yates asked about having a large clear water well. After discussion, Mr. Roznovsky said that he would check into some more information on the topic.

Mr. Roznovsky reviewed the Capital Projects List, as follows:

Lift Station No. #2 is being addressed with the Water Development Board.

Lift Station No. #3 is being addressed with the GLO Projects.

Item 7 – Emergency Operations, so when Lift Station #1 is relocated, a new generator is being installed to power it and the sewer plant as part of the project. That generator will be salvaged and used on another Lift Station facility, along with some of the controls.

Force Main Reroute Project – is taking Lift Station #3, which is by the bus barn, cut the corner and go down Flagship Boulevard and directly to Lift Station #1, thereby reducing some of the usage in those lines.



Item #11 – this is Lift Station #12, located at CB Stewart and SH 105, as the sewer line gets extended down SH 105 in front of Milestone Properties, they have been required to install it deep enough to extend it all the way out to Lift Station #12, so that the Lift Station can be eliminated.

Mr. Roznovsky said a lot of the other projects are talking about rehabilitation and evaluation of the pipes, so what has been done is the following locations have been looked at:

- All of the pipes and manholes on FM 149;
- All of historic downtown;
- The main line leading to the Town Creek Sewer Plant;
- The line along Plez Morgan; and
- The line from Lake Creek Village to Lift Station #9 and #10.

Mr. Roznovsky said they will have repair recommendations for these items.

Mr. Roznovsky advised the GLO Project has funds to look at all the lines on Community Center Drive, Baja, MLK, and that region and then repair them. Mr. Roznovsky said he spoke to Mr. Mike Muckleroy about putting together a Smoke Testing Plan and a Televising Plan, to find out where they need to focus and do small pieces at a time. Mr. Roznovsky advised that the Mr. Muckleroy and his crews with Gulf will do the repairs, and will prepare a back log pipe rehab until they have a substantial amount to get a good bid price and then bid it out. Mr. Roznovsky said they will present the information to City Council once they have it prepared.

Mr. Roznovsky said one item that is on the plan is a Scata System, which is a remote monitoring and operating system. Mr. Roznovsky said Mr. Yates had an idea of trying to bid out the request for proposals and have companies provide options and they are going through some scenarios to see how they can decide what they want. Rebecca Huss said when they have developers coming in, that will be part of the standard of what they have to install. Mr. Yates said what they are hoping they get out of the GLO or TWDB is the basic receiving unit. Rebecca Huss said a Scata System would save them money,

operationally. Mr. Roznovsky said it is good to have a plan, but it is expensive. Mr. Roznovsky said they are including the information in the new design manual so it will be part of the specifications, and for the Scata System the developers will put all the wiring in that connect to all the pieces so you can plug into them at a later time.

Mr. Yates said that Planning and Zoning Commission could work on a model regarding growth and the needs.

Mr. Roznovsky advised that the Capital Project pack and the updated Schedule of Projects are attached.

Jon Bickford said he thought it would be really great for the citizens and for us, how would they feel about getting some four foot by six foot maps to hang in City Hall, one of the Capital Projects and one of the Developments. Mr. Roznovsky said the GIS system that they are building on the public side will have the Capital Projects link, they won't have the water and sewer lines.

Mr. Roznovsky said that they have done the Mobility Study and are getting the books in for the revisions. Mr. Roznovsky advised the Lone Star Parkway and the TIP Program is still underway and Lone Star Bend is complete. Mr. Roznovsky said that the next big project is Buffalo Springs and SH 105. Mr. Roznovsky said now that the City has adopted the Thoroughfare Plan, the developers on that plan will be required to dedicate the right of way. Mr. Roznovsky said that Baja Road will be paved with FEMA funds after the CDBG. Mr. Roznovsky said GLO is going to be addressing part of the Baja and MLK along with CDBG.

Mr. Roznovsky said they are working with FEMA regarding the issues with Atkins Creek and Town Creek and the last step is to confirm that FEMA pays for it all, and they at least study the entire channel so when we have the basis to put together the improvement, we can determine who has to pay for it and how to stop the erosion. Mr. Roznovsky said they have to take into account what Mr. LeFevre has done, because what he has done might be



enough to prove that there is not going to be an impact so they can upgrade the culverts upstream and allow more water in and reduce the water in the MLK/Baja area.

City Council took a break from 10:39 a.m. to 10:43 a.m.

Jon Bickford commented that while they are putting all the pipes in the ground, they consider installing purple pipe at the same time. Jon Bickford said the cost of putting in the pipe later would be very expensive. Jon Bickford said 20% of the City's water consumption is for irrigation and if they cut that amount off of the usage it could equal a new well. Mr. Roznovsky said people are putting in purple pipe now and not using them. Mr. Roznovsky said they have developers that put the pipe in even if they do not use it. Mr. Roznovsky said that he looked at one study for the Rayford Road area and they only had 10 percent of the residents connect. Jon Bickford said he thought it was something to think about. Mr. Roznovsky said they would have to do a Master Plan to see how much pipe would be required and where it would be used. Mr. Yates said they could require the new subdivisions to have two meters for all their homes, one for water and one for irrigation. Mr. Roznovsky said he had discussed this matter recently and right now, of the 498 homes, only 61 homes have irrigation meters. Jon Bickford said he thought that would be a good action item. Mr. Roznovsky said they could have a development workshop to go through this information.

❖ Discuss proposed City 2017-2018 Budget Amendments and upcoming 2018-2019 City Operating Budget.

Mr. Yates presented budget projections for the current year and what to allow for in 2017. (Copy of documentation attached) Mr. Yates presented an overview of the Milestone figures based on the 380 Agreement and reviewed the projections of what to allow for in 2017, which they have \$25,000 budgeted. Mr. Yates advised the property tax for that property is \$43,118 and sales tax is \$156,000. Mr. Yates said the sales tax is coming in from Kroger every quarter, and for the last three quarters has been approximately \$55,000, \$65,000 and \$75,000. Mr. Yates said that the fuel center was an estimate, and is outside of the agreement. Mr. Yates said there was also Burger King and the other stores, which

he had also estimated. Rebecca Huss stated that MEDC was only  $\frac{1}{4}$  of the sales tax and the information is showing them as a  $\frac{1}{4}$  of the total tax. Rebecca Huss said MEDC does not receive any of the property tax. Jon Bickford asked if this was just to point out the amendments to the 2017-2018 budget.

Rebecca Huss asked if they were to disagree with the number from the Appraisal District and they feel that it is too low, could they advise them. Mr. Yates said yes, anybody can do that. Mr. Yates said he did not know how it would work with a protest from the public, he knew that an individual can protest for their property for a current year. Rebecca Huss said that would be for decreasing the tax, but asked how they would ask to increase the valuation. Jon Bickford advised the assessments have already gone out, it would have to be for 2019.

Mr. Yates advised he went through the budget and said they have \$25,000 budgeted for this column and he has suggestions for adding another \$125,000 to it in the current budget. Mr. Yates said the figure on the last page of \$166,667 needs to have \$125,000 for the difference in what they are going to have to pay. Rebecca Huss said they will only net up around \$40,000. Mr. Yates advised the sales tax rebate needs to include two things, sales tax rebate and property tax rebate. Rebecca Huss said she would still like to show them as a negative revenue all the way up on the front page, rather than on the back page. Mr. Yates said he would check with the auditor on how to handle the figures. Rebecca Huss said that if they do not show the negative revenue it will look like they are doing great on income, which might not necessarily be the case. Rebecca Huss said she felt the same way about building permits because they have fees that go to the building inspector. Mr. Yates said they will not know what the permit fees are going to be so they could not do that. Mr. Yates said they could do the comparison for several of the items to show the revenue and expense. Mr. Yates advised that he would have the budget amendment information for City Council on Tuesday night.

Jon Bickford stepped out of the meeting.

Rebecca Huss asked Mr. Yates to review the big highlights of the budget amendments. Mr. Yates advised the following highlights:

- Court Fines are down about \$90,000, which also means the State Fines, under expenses is down, so it balances out;
- Removed the transfer of the \$15,000 for the Police car replacement from General Fund to Capital Outlay;
- Permits and Licenses will be up \$205,000 this year;
- Inspections and Permits will reach \$120,000. Mr. Yates said that Rick Hanna would be coming with information regarding increasing building permit fees, because they have not been changed in about 15 years.
- Escrow Funds are offsetting engineering costs;
- Payroll costs were saved by the Chief and City Administrator sharing the Administrative Assistant for the year, plus the Chief still has not hired the one officer position for most of this year. Mayor Countryman said that the Chief needs help.
- Audit fees will be increased because the City has just determined we will have to have a Single Audit for this year. The increase will be \$5,000 to \$8,000. Rebecca Huss said Mrs. Cathy Branco had advised her about that and was disappointed that the auditor did not catch that. Mayor Countryman said even if it was a mistake primarily on the auditor's end. Mr. Yates said they will also add \$8,000 on next year's audit cost. Mr. Yates said the price is \$5,000 for major projects, which to him is the bridge or Kroger grant, but this year there will be several. Rebecca Huss asked if they were considering the GLO and Water Development Board projects as major. Mr. Yates said he thought so. Rebecca Huss said that Mrs. Branco is here a lot more than she used to be and she knew that Mr. Yates and Ms. Hensley are working long hours, and asked if they are getting to the point of hiring. Mr. Yates said the person that they just hired as his administrative assistant is planned, at some point, to take over Mrs. Branco's role, but the way that it is working out is that she can reduce Mrs. Branco's hours next year. Mr. Yates said he can split her hours half time with him and half time with Mrs. Branco, thereby reducing Mrs. Branco's hours. Mayor Countryman asked if there were designated days where she would



work for one or the other. Mr. Yates said he needed to organize that better because right now she is primarily entering invoices, but he wants to work her into the QuickBooks. Mayor Countryman said what she has seen with people that have job share with two different duties, one gets ignored over the other. Mayor Countryman said Mr. Yates needs someone full time due to the work load. Mr. Yates said he could split her day in half with morning with one and afternoon with the other. Rebecca Huss said if she is cross training up front that will be difficult. Mr. Yates said if she progresses with finance, we could put her in with Mrs. Branco. Mayor Countryman asked if they could have that person help Mr. Yates out for the next three months and see if he can get caught up and then see if she is ready to move into finance and start slowly incorporating that to see if she could handle both sides. Mr. Yates said he would like to have someone that could also put out a billing if needed. Mayor Countryman said that Mr. Yates needs the help more than Mrs. Branco at this time. Mr. Yates said he agreed. Rebecca Huss said maybe they need one extra person to work with Mr. Yates that he does not share. Mr. Yates said if the person was in with Mrs. Branco she could learn the position and they could send her for training. Mayor Countryman asked if Mrs. Branco's position was a full time position. Mr. Yates said it was about 60-70 percent for about \$90,000 per year. Mr. Yates said that best solution would be for that person to move into finance and for him to get another assistant, which would be \$50,000 to \$60,000 in next year's budget. Rebecca Huss asked Mr. Yates to consider getting another person. After discussion, Mr. Yates said that he would consider adding another person as his executive assistant and adding another person in finance to reduce the municipal accounting costs. Rebecca Huss said Mr. Yates needed to hire somebody that can do some quality work on his part.

- Mayor Countryman discussed her want of capitalizing on the wedding idea, with Montgomery being the wedding mecca. Mayor Countryman said she has found somebody in mind that would be a great representative of the City, has high energy level and is very creative and could head up a whole wedding committee of venues, caterers, bands, transportation, spas, etc. This person would go to all the wedding extravaganzas. Mayor Countryman said they need to capitalize on this idea and

have somebody to bring all of these people together, because a lot of them do not know one another. Mayor Countryman said if they want to be part of the City of Montgomery's wedding coordinator concierge then they pay for the salary and that person would go out and promote all of these people at the bridal extravaganzas. This person could also promote to the wedding planners. Mayor Countryman said there are so many opportunities, and how she felt they will be missing out if they do not capitalize on this.

- Mr. Yates reviewed escrow accounts, explaining that the City is paying the engineer for work that really should have been paid for by the developers. Mr. Yates said that the City did not have any escrow agreements. Mr. Yates said in June of 2017 they had \$43,000 that they paid the engineers, with no escrow agreements. Mr. Yates presented a spreadsheet that showed the breakdown of the accounts. (A copy of the Escrow Spreadsheet is attached.)

Mayor Countryman noted that on the Summit Business Park the City will be crediting \$2,686. Mr. Yates said that was what they owed, but the City credited. Mr. Yates said the accounts that are shown in yellow are the ones that the City Attorney advised they did not have any legal responsibility to pay the City because they had no agreement. Rebecca Huss asked if there was any way to reverse the ones that show credited. Mr. Yates said in the case of Summit Business Park he had sent them a bill over three months ago, and Mr. Ogorchock said that he thought the payment of \$5,000 was all that he had to pay because the City did not tell him that they would bill for engineering time. Rebecca Huss asked whether they could leave the accounts open, so when they come back they can say they owe the City money. Mr. Yates said he felt they should take that position with everybody. Rebecca Huss said that is what she would do and say they are waiting for future leverage.

Mayor Countryman asked why the Hills of Town Creek has not paid \$10,515.12. Mr. Yates said part of that was Bleyl Engineering before they knew what Bleyl did and they had no breakdown of the time, and a lot of it was the plat reviews that they

paid for otherwise and it was also taken off of their account. Mayor Countryman asked if the Hills of Town Creek still owes the City that much money. Mr. Yates said they still owe approximately \$7,200 of that amount. Mayor Countryman asked who the developer was. Mr. Yates said it was Hills of Town Creek Section 3, which started out as Chris Cheatham and then it went to Style Craft Homes. Mr. Yates said that Style Craft Homes agreed to and has paid \$16,500. Mayor Countryman asked if Chris Cheatham should pay for his time. Mr. Yates said you can't tell on the account who is responsible for what amount. Rebecca Huss said when either one of them comes in they could say that they have to work it out among themselves and the City wants their full amount of money. Rebecca Huss said while this is a lot of money, she felt that Mr. Yates is doing a great job now in the peach section of the chart.

Mr. Yates said in the yellow section he wanted to show how far behind they were, and said they were down \$43,000 but they did collect \$85,000. Mayor Countryman said that was a good job by coming back on these accounts. Rebecca Huss said it was better than it started out. Rebecca Huss said again it goes back to Mr. Yates' time and value; this would be something that could be done. Mr. Yates said that Mrs. Branco mentioned this to him twice and he said that he did tell Mrs. Branco that she should have been on him every month. Mr. Yates said that June of 2017 was when he started approving the Jones and Carter bills, but other than that he was signing the check.

Mr. Yates explained the reason that Chris Cheatham is still up in the yellow is because there is still no escrow agreement with him. Rebecca Huss said Chris Cheatham is refusing to sign an escrow agreement. Mayor Countryman said then he gets no permits and gets to move no further without an agreement. Mayor Countryman said the City is moving in a more positive and structured direction and so if you want to do something in the City you need to adhere to our new policies and procedures. After discussion, until the amount due to the City by Chris Cheatham was paid, it was the consensus that the City would not issue certificates of occupancy, plat approvals, etc. Mayor Countryman asked who is watching to



make sure there is no unapproved activity on the site. Mr. Yates said Mr. Roznovsky is watching the development.

Mr. Yates said they were able to get the funds from Bowen by threatening to stop Waterstone Section 2 inspections unless he paid the funds. Mr. Yates said three weeks later they had the funds.

Mayor Countryman asked where they stand with Mr. Cheatham. Mr. Yates said they will be in contact regarding Emma's Way. Mayor Countryman said that the City does not need to meet with Mr. Cheatham until he pays. Mr. Yates said that is a good point; he will not discuss Emma's Way until the fees are paid.

Rebecca Huss asked about Milestone. Mr. Yates said he has not contacted Milestone, mostly because of his theory that half of this Jones and Carter should absorb. Mr. Yates said he has spoken with Mr. Shackelford regarding the information and he will consider it. Mr. Yates said most of the amount was the Friday morning meetings with Glynn Fleming and Milestone.

Mayor Countryman asked about Mia Lago Section 2. Mr. Yates said the reason he did so much there was he got held up by the City and he had to spend extra money because the design of Lone Star Bend got messed up, which was a Jones and Carter deal. Mr. Yates said several thousand dollars of their bill was written off by Jones and Carter. Rebecca Huss asked if they could get Jones and Carter to write off some on the \$19,999.15. Mr. Yates said that he would follow up with them. Mr. Yates said Jones and Carter have taken off around \$1,500 to \$2,000 but that is not near enough. Mr. Yates said what happen was Jones and Carter was the designer of Lone Star Bend for the County, which happened after the City had approved the plat for Villas of Mia Lago. Mr. Yates said when Jones and Carter was talking to the County about how to design Lone Star Bend, the County told Jones and Carter that they did not want to add the cost of fill dirt to the project, so they told Jones and Carter to build the road according to the natural grade. Mr. Yates said that grade was lower than the plat that was already on file. Mr. Yates said Mr. Liberatori

in May of last year came to the City telling the people to get off of his property and so forth, and he talked him down. Mr. Yates said Mr. Liberatori came back in May and pointed out the issue to Mr. Shackelford, Mr. Roznovsky and himself. Mr. Yates said in September Rebecca Huss and he had met with the County and the County agreed that they would pay for the upgrade to get the road level. Mr. Yates said Mr. Liberatori had to spend \$4,000 to \$5,000 in engineering to lower his drainage to get it to the right depth so it would flow on the lower road that was there and he threatened to sue the City, and he thought that he would have probably won. Mr. Yates said that was why he took off as much of the bill as he did. Mr. Yates said that Mr. Liberatori feels that he has paid enough to the City. Mayor Countryman said they need to see if Jones and Carter will absorb some of the costs and then write off the rest, because this sounds terrible. Rebecca Huss said that Mr. Yates saved the City money from being sued. Mayor Countryman said that they need to do the right thing. Mr. Yates said the right thing to do is to write off the costs and get Jones and Carter to absorb costs, because Jones and Carter could have been sued by Mr. Liberatori.

Mr. Yates advised that he would follow up with a letter regarding both the Mabry and Peter Hill escrow accounts.

❖ Lunch Break

12:00 – 12:25 p.m.

❖ City Council Procedures

❖ Department Reports/Discussion by City Administrator

Mr. Yates said he wanted to have Chief Napolitano present to look at the matter of take-home police vehicles. Chief Napolitano said that it would give the officers pride in taking home their shop, keeping their vehicle clean and taking care of the vehicle.

Jon Bickford asked if the officers would be responsible for keeping their vehicle clean on their own. Chief Napolitano said yes, currently they take the vehicles to a local car wash

at no cost. Jon Bickford said the officer gets the vehicle and it is a win for them, what does the City get back. Chief Napolitano said that no one turns in tickets for car washing. The Chief said the maintenance will go down because the vehicles are used more instead of sitting in the parking lot, which is what he heard from Shenandoah, Willis and Conroe. Chief Napolitano said that one of the issues that Mr. Yates brought up was that the minute the officer is in the vehicle they go on duty while they are driving to work. Chief Napolitano said if they see a crime while on their way to work they have to act on that crime. Rebecca Huss asked if the City is paying hourly wages when someone is driving to work in their patrol vehicle. Chief Napolitano said yes. Rebecca Huss said when they drive their personal vehicle the City starts paying them when they get to the building and go on duty. Chief Napolitano said that if they live outside Montgomery County they can't have a take-home vehicle. Jon Bickford said they will be paying extra time for them to be on the clock while they are driving back and forth to work, and when and how does over time come in to play. Chief Napolitano said the supervisors, Lt. Belmares and Lt. Rosario will monitor their 84 hours, and if they are getting close the supervisors will send them home and the supervisors will pick up the calls. Jon Bickford said those two hours when the officers are sent home is time that they are not monitoring the streets.

Jon Bickford asked for the reasons why we should have "take-home" police vehicles.

Chief Napolitano said it makes the cars more visible on the streets, Shenandoah allows them to take home their vehicles.

Jon Bickford asked if any of the officers share vehicles, and if they have a vehicle down what happens. Jon Bickford said it would frustrate him if in the 2018 budget they need more cars because the officers are taking vehicles home. Chief Napolitano said they would need more cars because they are getting rid of the older vehicles that have maintenance problems. Chief Napolitano said they only purchased one vehicle last year. Jon Bickford said today the officer drives in and then gets into a patrol vehicle and goes to work. Chief Napolitano said the officers are not sharing cars currently, they all have an assigned vehicle. Jon Bickford asked to confirm that there would not be a need for more vehicles if they agreed to this policy. Chief Napolitano said no they would not need more vehicles. Jon



Bickford asked about when a vehicle is in the shop. The Chief advised they would have to use another officer's vehicle. Jon Bickford said if the officers take their vehicles home how would that work. Chief Napolitano said they would have to have one extra here or someone would have to bring their vehicle in. Mayor Countryman said two officers could share an additional vehicle. Jon Bickford asked the Chief if his plan would be to have those guys work something out. Chief Napolitano said they would have to work something out. Chief Napolitano said the vehicles are assigned by seniority and their activity. Jon Bickford said there would be a fuel impact to the City, and there is going to be a mileage impact. Jon Bickford said they have 11 full time officers, so every four years they will need to get a new vehicle.

Mayor Countryman asked if the take-home vehicle would affect our insurance. Ms. Susan Hensley, City Secretary, advised that the City's insurance underwriter had advised that the officer should keep their insurance in good standing because sometimes there are gaps; they do allow the officer to drop off their child at school, etc., but if somebody gets injured it could come back on the City. Chief Napolitano said if the officer operates their patrol vehicle on their own time, which they are allowed to do per the City manual, and they have an accident on their own time, then their insurance picks up. Ms. Hensley said that while the officer is on the clock they are also covered for worker's compensation. Jon Bickford asked why the policy talks about take-home vehicles when they are not allowed to take them home. Chief Napolitano said that was in effect before his time, which was probably addressing the three supervisors' take-home. Ms. Hensley stated that the current policy states the mileage for take-home vehicles is 15 miles. Mayor Countryman asked how many officers were hourly. Chief Napolitano said there were nine hourly officers. Jon Bickford asked about the distance, round trip, the officers drive each day. Rebecca Huss discussed the estimated value of the take-home vehicle if you use the maximum of \$500, at the Federal Rate of 53.5 cents per mile would be equivalent to 934 miles per year, which is 78 miles per month and 19 miles per week. Mr. Yates said the \$500 was more an estimated figure.

Jon Bickford said that the Chief would need to tell the officers that if on their 15 days that they work and they have to drop their child off at school, no problem, but on their days off they need to drive their own vehicle.

Chief Napolitano said this was just another way of giving the officers a benefit because we are not paying as high as Shenandoah, Conroe and the Sheriff's Department.

Mr. Yates said he had some questions regarding issues with the "take-home" vehicles.

Ms. Hensley advised that she would check the City Policy and confirm the 15 mile rule. Chief Napolitano advised currently there are three people that have "take-home" vehicles, himself, Lt. Belmares and Lt. Rosario. Jon Bickford asked how many of the 11 officers live within 15 miles. Chief Napolitano advised that only one officer would not get a take-home vehicle due to living too far away.

❖ Boards/Commission Activities by City Administrator

Mr. Yates advised the MEDC Budget process would be different this year and with more involvement with the Board of Directors. Mr. Yates said there will be some economic development planning money spent and some smaller activities. Rebecca Huss said they need to determine what their economic development plan and what are they doing, and then more activities for tourism.

Mayor Countryman asked if they think it is right for the person who is heading up economic development and the Chamber of Commerce to be the same person. Mayor Countryman said that she has not understood the duties or job description of either one, so she does not know what success looks like for either one. Mayor Countryman said it was almost as if two jobs could be a potential. Mr. Yates said he would say that it is time to make the break. Mr. Yates said there is a defined job description for the economic development person aside from the Chamber person. Mr. Yates said for \$32,000 to \$34,000 they could get so much more for their value. Mayor Countryman asked when they were going to make that break. Mr. Yates said when the MEDC works on their budget the decision will be made.

Rebecca Huss said she thought there is a contract with the Chamber, which she believes starts in January or December.

Mr. Yates mentioned the Distrx Program as an item that is working. Mayor Countryman said when they met with Mrs. Reid she mentioned that Corpus Christi was a City in Texas that adopted the Distrx Program. Mayor Countryman said the owner of the company said the only City that is looking at moving forward is Hillsboro, Texas. Mayor Countryman said she mentioned about Corpus Christi, and there are 1,800 cities that are in their application, but if you dig deeper and get historicals on the program and participation, they are mainly in Florida and starting to move west because that is where their headquarters is located. Mayor Countryman said for full disclosure, she feels it is a cool concept, and she is not opposed to trying it out, but right now she does not know how many users are actually there and how many will go through our City with the application. Mayor Countryman said it was a neat concept, she just did not think that it is widely adopted, and therefore the marketing moving forward would have to say that we are a Distrx City, to push people to go to their app to use it. Mayor Countryman said she did not see from a tourism standpoint that she has looked at that the app is widely adopted. Mayor Countryman said it would have to be promoted on our websites and advertisements. Mayor Countryman said she was not opposed to trying it for six months. Rebecca Huss said they have spent \$3,000 for copying and pasting stuff that goes in the contract, then payment of the markers and monthly operating costs. Rebecca Huss said the way that it was sold to her was that it was like a walking tour with the brochure on the app, and on your cell phone. Mr. Yates said once you get it going then businesses can opt in to the app. Mr. Yates said the \$3,000 was to build the whole program. Mayor Countryman said they already have a program, the content just has to be loaded. Mr. Yates said it was getting everyone together and getting the information uploaded. Mr. Yates said they have had some problems with Barbie in getting her to finish up what she said she would do. Mayor Countryman said that she does not seem like a person that works in a timely manner from what she has seen, and the work that is done is not sophisticated, so they might want to rethink using those resources in the future. Rebecca Huss said that she would want the Mayor and Jon Bickford to write all of the City's technology contracts. Rebecca Huss said that seems like the only outstanding thing that Ms. Reid is working on for MEDC. Mr. Yates said that Barbie has a few more



pages left to do. Rebecca Huss said there is a lot more that she could do, links that go nowhere. Mayor Countryman said she has spent quite some time on the page and it is awful. Mayor Countryman said the URL does not tell whether Montgomery is in Alabama, California, Arkansas or Texas. Rebecca Huss said the MEDC is paying for the site and if it is about tourism, there should be more information and be interactive; the calendar has nothing on it. Rebecca Huss said the web page paid for by MEDC has no jobs listed and is not a tool for the City. Mr. Yates said that he has not spent time looking at the MEDC web site. Rebecca Huss said that Mr. Yates does not need to look at the web site, someone else should be doing that. Mayor Countryman said they need to figure out the MEDC's vision.

Discussion on festivals and how the vendors are managed. Rebecca Huss said the center of Montgomery is not what is driving the finances, the heart of Montgomery is downtown and along that corridor. Rebecca Huss said that money is being generated by Kroger, CVS and McCoy's and other businesses out along the periphery.

Mayor Countryman said we have a great City that we need to brag about and talk more about and showcase. Mayor Countryman said they only have 4,200 people that like us on Facebook, and our biggest festival; Wine and Music Festival is 8,000 people. Mayor Countryman said we are not pushing and marketing ourselves. T.J. Wilkerson said he could understand why a Blue Bonnet Festival would attract more, because it is family oriented. Mayor Countryman said she wants to start a Flag Festival next year with the history that we have here, and that would be a good clean family festival. Mayor Countryman said she has heard from the downtown retailers that they would like more festivals. Rebecca Huss said that Amy Brown wants to do the airing of the quilts, so that would be about seven festivals. Rebecca Huss said the Lion's Club has Bingo.

Jon Bickford returned at 1:35 p.m.

Mr. Yates said he thought they should have an Experience Montgomery Weekend, where Thursday night is the play at the school, Friday is the events around Montgomery, bands and First Saturday Market. Mayor Countryman said we have a great stage in the downtown

area that is underutilized; there could be lawn chairs under the trees by the Community Center for listening to music. Mayor Countryman said they could have a Songwriters' Festival or Weekend. T.J. Wilkerson said he would like to see, which is already in progress, the Antique Cars. Rebecca Huss said she would like to see a Gospel Bunch on Sundays; after the Prayer Breakfast she was amazed by the level of talent that happens around Montgomery. Jon Bickford said they need to build an amphitheater on the LeFevre property. Mayor Countryman said she liked the idea of an amphitheater.

Mr. Yates discussed the idea of a Park Board, which they have discussed for several years. Mr. Yates said the Memory Park Board will be coming to City Council on the 26<sup>th</sup> Meeting to present their film and propose their Memorandum of Understanding (MOU), which they have gotten close to signing twice before. Mr. Yates said he did not think there was anything wrong with the agreement, but the last paragraph says something to the effect that the MOU will be in place until the City gets a Park Board. Mr. Yates said the Fernland Board is okay with a Park Board. Mr. Yates said that regarding Sonya Clover, they just need to inform her what is going to happen and get permission. Jon Bickford said that he loves the parks, but the problem is they keep getting parks that have got enormous expenses associated with them. Jon Bickford said they have not been spending money on Fernland; some of buildings are rotting, the timbers and stuff, and we have to replace them. Mr. Yates said no, they are on loan from Sam Houston Museum.

Mr. Yates said the Park Board would be appointed by City Council with 1-2 from Memory Park, 2-Homecoming Park area, 1-2 Fernland and then a representative for Cedar Brake Park. Rebecca Huss said that she would hate to lose the Rotarians' interest in Memory Park. Jon Bickford said the volunteers that are taking care of the parks are aging; the donations are going to Fernland. Jon Bickford said the problem is people are aging and they are not getting as many volunteers, so who is going to keep the parks up. Mayor Countryman said there are people moving into the City, and when you campaign you see a lot of people that say they would volunteer. Jon Bickford asked why they don't. Mayor Countryman said it is because they don't know where to go or what to do, but if they are given an opportunity, she knows where the houses are and she would be happy to visit with them. Jon Bickford said they could put the information in their water bill asking for

volunteers. Mr. Yates said just because you have a Park Board does not mean that people can't volunteer. The consensus was to put the Park Board on the Agenda.

Jon Bickford asked how much money they set aside for Fernland and all the parks. Mr. Yates advised they have \$40,000 for maintenance of parks, and \$30,000 for utilities. Mr. Yates said they spent a large fee on Fernland, \$10,000 for sidewalks. Jon Bickford said that they are paying \$60 per person on the parks, and said that the City was not spending enough money on the parks. Mr. Yates said Memory Park maintenance would be scary if it weren't for Don Carter and his group.

Mr. Yates said the Planning and Zoning Commission was a good group and they are willing to work, and if City Council will do the Community Resiliency Collaborative Program, they could assign that to the Commission to run it. Rebecca Huss said she thought they were going to do the downtown plan instead of the whole Comprehensive Plan. Mr. Yates said it could be either way, but said he was not as much for the downtown as he was for the Community Plan, but he thinks it could still be the middle man for the downtown. Mr. Yates said the downtown group could work with the HMBA. Mr. Yates said he had not really thought how they would organize the Resiliency Group if they focus on downtown. Rebecca Huss said she thought it was a great idea for Planning and Zoning to spearhead if they are looking at a downtown plan, because it would take out some of the personal feelings and removes the MEDC versus Chamber drama.

Jon Bickford asked about the Chamber. Mr. Yates said they would be taking Ms. Reid off of the MEDC budget, and she will be funded by the Chamber. Mr. Yates said it almost came about last year. Jon Bickford said the MEDC helped them get started. Jon Bickford asked about the festivals and whether they would be coming back to the City. Rebecca Huss said the Wine and Music Festival has belonged to the Chamber, even though it originally belonged to HMBA, which is a City function. Rebecca Huss said overall the Chamber uses the Wine Festival as their big fund raiser. Mayor Countryman said she went through all 173 businesses that are listed on the Chamber, and of those there are three businesses in downtown.



Jon Bickford said the City is famous for the Wine Festival and he just did not want anything to happen to it. Rebecca Huss said she did not think anything would happen to it, because she did not think they could afford to not have it, and if they decide to take it somewhere else, we could do our own. Mr. Yates said MEDC contributes to the festival. Mayor Countryman said she thought it was good for MEDC to do \$10,000 for seed money for the new festivals, but maybe put a timeline on them and maybe in five years they should be able to do them on their own, then the \$10,000 could go to something else to seed. Mayor Countryman said if the festival makes a profit, then they should be able to pay back some of the funds. Mr. Yates said MEDC has had that discussion, which he is fine with, but he thinks there is another side to it; you contribute to it regardless of whether it makes money. Rebecca Huss said it might depend on what type of festival or event it is because the Texian Festival does not make money, and they don't charge admission or sell alcohol. Rebecca Huss said with Amy Brown doing the airing of the quilts, unless she has a really big retail component, she does not see how she is going to make money. Mayor Countryman said maybe they have contracts for a period of time, such as up to five years, then they provide a detailed financial report at the end of each year and submit, prior to funding for the next year.

Jon Bickford said he felt that anything they can do to draw people to the City on a weekend to help the local businesses is worth the money, as long as we are not spending a fortune; to him, people come in and see what a great place it is and they come back and shop. Jon Bickford said they are missing out on the whole pets theme, they have a Halloween Contest in Spring with the pets and it is packed. Jon Bickford said they could say "build your business here that is going to pay \$15 to \$20 hour jobs. Jon Bickford said they could get some light manufacturing here, he doubted they could get heavy manufacturing because they are not near a railroad or interstate. Mayor Countryman said they could have a BBQ Festival. Jon Bickford said there are people that work from home and there is a lot of that in the area, a lot of retired people, teachers. Rebecca Huss said whatever it takes to hunt a Cancer Treatment of America or something similar and get a giant campus, and it would not be sales tax money; then put a nursing campus next to it, and the jobs that would come along with that would be astronomical. Jon Bickford said you would have to hire someone to do that and pursue development. Jon Bickford said that he did not know how practical

it would be to pursue, and they would have to spend a lot of money to pursue that, but you won't know unless you try. Rebecca Huss said that you would have to consider how much you would get back. Mr. Yates said someone that needs a lot of land will find the City anyway, because where else can you go and find 500 empty acres. Mayor Countryman said Hermann Memorial started their own cancer center, so why not here because there is the draw for the surrounding areas. Rebecca Huss said those would be good quality primary jobs that she is always talking about, then the retail jobs that follow those create the sales tax. Jon Bickford said if that is what they want to do, then they need to pursue someone that knows what they are doing. Rebecca Huss said the City is a country retreat to heal, get married and/or shop. Mayor Countryman said they need a nice boutique hotel. Rebecca Huss said they have to promote the weddings, festivals and tourism. Jon Bickford said the City might be interested in building a venue. Mayor Countryman discussed all the different wedding venues in the Montgomery area.

❖ City Council comments regarding policies and procedures and inquiries regarding City projects.

Mr. Yates advised they have not adopted any rules and procedures for City Council regarding placing items on the agenda and conducting the meetings, and have been operating using some rules that are several years old. Mr. Yates said Mrs. McCorquodale would be hear around 2 p.m. to discuss Roberts Rules of Order. Mayor Countryman advised that Mrs. McCorquodale would be going out of town and would not be able to attend.

Jon Bickford asked if Mr. Yates was having any problem with items that are being placed on the agenda. Mr. Yates said that he has had only one, from Mr. Linton, who felt like he got shut out of the Homecoming Celebration. Mayor Countryman said Homecoming was a non-City event that was organized by Arnette Easley. Mayor Countryman said Mr. Linton felt that since Mr. Easley received funds from the City, why couldn't he receive funds from the City. Mayor Countryman said she did not know if Mr. Linton had ever asked. Mr. Yates said Mr. Linton called and said he wanted to be put on the agenda, and Mr. Yates advised him that he was not sure that was an item to be put on the agenda since



City Council has told him to handle the administrative issues. Mr. Yates said he spoke to Mr. Easley and T.J. Wilkerson and the Mayor. Mr. Yates said after speaking with Mr. Easley and T.J. Wilkerson, they both said they thought that it was between Mr. Linton and the Homecoming people, and certainly was not the City's business, and the Mayor said the same thing. Mr. Yates said he told Mr. Linton that he was welcome to come and speak during the open portion of the Council Meeting. T.J. Wilkerson said Mr. Linton will probably have some other people with him to voice their rebuttal. T.J. Wilkerson advised he was asked to provide the history of the Homecoming Celebration, so he gave them some information on the history of the event. T.J. Wilkerson advised there was a lot of history in this area that people just do not know about. Mayor Countryman said they need to have that information in a centralized location, because everyone needs to be able to have access to the history and understand the importance. T.J. Wilkerson said the building across from Jim's Hardware was a school house that he believed was in the back portion of the building. Mayor Countryman said they could take the building over to Fernland. Mr. Yates said they could tear down the front portion and move the historical portion. Jon Bickford said that would be great.

Mayor Countryman talked about the logo that was paid for by MEDC in 2013 and said that she asked Mrs. Reid why it has never been used, and said that there was no real explanation so she asked for it so she could use it. Mayor Countryman said moving forward she would like to ask City Council to adopt this logo as the City's brand, as what goes on the web site and letterhead and related documents that the City uses for business. Jon Bickford said he would make it a Consent Agenda Item. Mayor Countryman said they could put a darker border around the logo so that it would show up better. Mayor Countryman said that she would get all the information from the printer regarding the color palette. Mr. Yates said from what he was told by Ms. Reid a couple years ago, City Council turned down the new logo design when it was presented several years ago.

Mr. Yates advised the City would probably go up to \$240 million in property tax this year from \$200 million this past year. Mr. Yates said they could easily go down to one cent and possible two cents in the tax rate and still come out ahead because the assessment value is



so much more. Rebecca Huss said she would like the rate to go to \$.4000. Jon Bickford said it is important to let everyone know that the City is managing their money.

Mr. Yates said they were getting ready to start the budget process for the City, with staff budgets due to him by July 6. Mr. Yates said following receipt of the departmental budgets, he will send out a preliminary budget to City Council on July 15<sup>th</sup>. Mr. Yates said July 19, 2018 is scheduled to be the first budget workshop and July 31, 2018 the second workshop. Rebecca Huss said she would not be able to make the July 31, 2018 meeting. Mayor Countryman said she would be absent the first Council Meeting in July 2018.

Jon Bickford asked Mr. Yates if he felt they were going to have to add more people next year. Mr. Yates said there will be an Assistant to the City Administrator and probably one police officer. Jon Bickford said he looked at Willis, Shenandoah, Navasota and two other police departments, along with the City of Houston, and what their percentage of the budget goes to the police department versus the annual budget, and the City of Montgomery is right in there. Mr. Yates said the Montgomery Police budget is 31-32% of the total City Budget. Mayor Countryman said she felt that the Police Department is shorthanded. Rebecca Huss said they bought a pickup truck after they spent \$20,000 upgrading the seized truck, which they do not even own, so now they have two pickup trucks. Rebecca Huss said they spent money on a seized vehicle that they rarely use and does not belong to the City. Mayor Countryman said the vehicle is being used and driven. Rebecca Huss said there was a two month period when the vehicle never left the lot.

Mayor Countryman said none of the Police vehicles are consistent and she did not understand that concept, because you have all different colored vehicles and she never knows who is driving down the road. Rebecca Huss said the money is not being spent smartly, you could spend the money on personnel. Rebecca Huss said the Chargers never leave the lot, but yet we have them; they don't start. Rebecca Huss said she signed a check for \$1,300 in uniform expenses and when she checked it was badges and awards. Rebecca Huss said she does not understand why they have tactical helmets now, and why are they looking at a policy for take-home vehicles when they are already paying gas and maintenance on cars that people take home. Rebecca Huss said the Police Department is

asking permission to do something that they are already allowing people to do. Jon Bickford asked if they were already allowing people to take home vehicles. Jon Bickford said if somebody took their vehicle home and they were not supposed to take it home, they need to know. Rebecca Huss said they could check that information by running the data for Memorial Day weekend. Mr. Yates said he would check on that information. Rebecca Huss said there were only two patrol vehicles on the lot at 9:00 p.m. at night. Mayor Countryman said they might have had extra officers on the street. Jon Bickford said they can debate this at City Council. Jon Bickford said he agreed with that and if they need to change the policy, then change the policy. Rebecca Huss said overall she would like to spend more money in cash than give a benefit that she can't and does not know the cost. Jon Bickford asked which funds could only be used by the Police Department. Mr. Yates advised Police Assets and Forfeitures can only be spent by the Police Department, and the rest of their budget is out of the general fund. Jon Bickford said he thought the 15 mile limit was reasonable, and said it was interesting that they have 11 officers and 13 vehicles. Jon Bickford said he does not know how they spend \$20,000 on a vehicle that is not a City vehicle.

Mayor Countryman said she has looked up articles to support the take-home vehicles and every article that she has read states that it really is a deficit to the City and is considered a perk and no upside in saving money, as the Chief had stated. Mayor Countryman said that when DPS officers were going to work in south Texas for a year, they underestimated \$18 million dollars in car expenses for the officers. Jon Bickford said the City did that six or seven years ago and there was a horrible mess. Mayor Countryman said if our driving record is not that strong, it costs more money and if they are on 12 hour shifts and they have to drive home and then they drive up on an accident that they have to work for three hours, there is room for abuse. Jon Bickford said some data could be gathered to say whether this makes sense or not. Mayor Countryman said it would be all but one officer that would be taking their vehicle home from work. Mr. Yates said it would cost the City \$1,669 per month for the officers to take the vehicles home. Jon Bickford said it will be 36,000 miles per year that will retire a vehicle a year to two early. Rebecca Huss said she did not like the fact that they get paid as soon as they get in their vehicles. Jon Bickford said he was not convinced on how this story is really working, and he has a problem with



the fact that they are getting paid to drive to work, because none of us get paid to drive to work.

Mr. Yates said they also had a couple problems with high speed pursuits, which he knew of three of them. Mr. Yates said he asked the Chief if an officer was out on a call and they needed someone on the scene to back them up as quick as they could, would that mean that they have four vehicles coming here at 105 miles an hour down SH 105 or FM 3083. Mr. Yates said the Chief advised him that would rarely happen. Mr. Yates said they don't have a good record for enforcement of our high speed pursuits, and it is not hard to imagine an officer turning on their lights outside the City limits and coming down one of those roads.

Mayor Countryman asked if having the patrol vehicle at the officer's home would serve as a crime deterrent or a target. Mr. Yates said he felt that they would get more vandalism sitting somewhere else other than at City Hall. Jon Bickford said that he has spoken to an officer from another agency who hates taking his vehicle home because they do not want people to know they are a police officer when they are off duty. Mayor Countryman said the person that she knows feels they are a bigger target when they are off duty with the vehicle.

Jon Bickford said one officer would drive 30 minutes a day times 15 days per month, which would be 450 minutes times seven officers would equal 3,164 minutes that works out to 53 hours per month. Jon Bickford said when you multiply that times 12 months, it would be 600 hours a year, which is  $\frac{1}{4}$  of a person. Mr. Yates said that would be approximately \$12,980. Mayor Countryman said that was just man hours and does not include maintenance on the vehicle. Jon Bickford said in defense of this posture, if it is hard to find and keep people; if he goes to work for Shenandoah, those 52 hours a year are his. Rebecca Huss said then you pay more for the officer. Jon Bickford said we don't pay more. Rebecca Huss said we should. Mayor Countryman said they should consider that versus the take-home vehicle. Jon Bickford said it would probably be less to pay the officers more than it is to let them take the vehicle home. Mayor Countryman said she agreed. Rebecca Huss said they could pay more and have better control, rather than have this benefit that has more wear and tear on the vehicle and fewer hours in the City. Mayor Countryman



said she knows people that have corporate vehicles, and everyone that she knows that has one abuses them. Jon Bickford said it is a little harder to goof off when you are driving a marked patrol vehicle and you are not going to take the vehicle on vacation. Rebecca Huss said if they are having a hard time keeping officers, specifically related to money, she felt they should pay cash and include it in the budget as a number, rather than have to include it as a budget amendment later on. Mayor Countryman asked what the turnover is right now due to pay. Rebecca Huss said they could have some leaving, but she did not think it was due to money. Mayor Countryman asked if they were going to fill the vacant police officer position; has it been easy or hard to fill, and why has the position not been filled.

T.J. Wilkerson asked if the patrol vehicles have a GPS on them. Mayor Countryman said they do have a GPS on the vehicles, but asked who mans the GPS.

Rebecca Huss asked what was going on with Mr. Muckleroy's addition to the Public Works trucks, because Mr. Yates had mentioned two times ago at the Council Meeting that he had put a GPS tracker on, which is related to maintenance tags, but it could also do these other things. Mr. Yates said he would check with Mr. Muckleroy about that information. Rebecca Huss said Mr. Muckleroy put the system on his vehicle to protect himself, so that no one could say he was driving the vehicle in a way that he was not supposed to be doing, but it serves as a reminder to perform maintenance on the vehicles, which is a good thing.

Jon Bickford said the math on the take-home patrol vehicles would be a very interesting thing to do. Rebecca Huss said she thought it was crazy if you do the math. Jon Bickford said there was hours, mileage, the bigger problem of retiring vehicles sooner, insurance and possible accidents.

### **ADJOURNMENT**

Mayor Countryman adjourned the workshop at 3:00 p.m.

Submitted by: *Susan Hensley* Date Approved: 09/25/18  
Susan Hensley, City Secretary

*Sara Countryman*  
Mayor Sara Countryman

