

MEETING MINUTES
City Council, City Of Quitman

Thursday, February 16, 2012 – 7:00 PM
City Council Chambers, City Hall – 401 E. Goode Street, Quitman, TX

COUNCIL PRESENT: Jerry Edwards, Mayor; Sam Lange, Mayor Pro-Tem; Toni Cole, Alderman; Larry Crow, Alderman; Richard Kleebauer, Alderman; and Randy Dunn, Alderman

STAFF PRESENT: Mike Hall, City Secretary / Administrator; Scott Wheeler, Fire Chief; Kelly Cole, Police Chief; Dee Gilbreath, Utilities Director; Walter Lutonsky, Streets & Maint Director; Delene Allen, Civic Services Director, Meri Joy Brightwell, Assistant City Secretary; and Jim McLeroy, City Attorney.

Edwards called the meeting to order at 7:00 PM.

At Edwards request, Hall led an invocation. Edwards led the pledge.

At 7:01 PM, without objection Edwards convened a public hearing on a zoning change request; Lots 1,2,&3 of Block 54 of Quitman Townsites Addition from Various Zoning Classes to Planned Development Medical Facilities District One

No comments were made during the public hearing.

At 7:02 PM, without objection Edwards closed the Public Hearing.

Item 1 – Citizen Comments (COMMENT ONLY)

Frank Robertson spoke in favor of the property tax freeze for seniors and disabled persons.

There were no other comments.

Item 2 – January 19, 2012 City Council Meeting Minutes

Crow made a motion to approve the minutes, Kleebauer seconded the motion. The motion passed unanimously.

Item 3 – January Financial Report

Crow made a motion to approve the report, Kleebauer seconded the motion. The motion passed unanimously.

Item 4 – January Budget Report

Kleebauer made a motion to approve the report, Crow seconded the motion. The motion passed unanimously.

Item 5 – January Departmental Reports

Hall noted the Wood County Co-op garage building project was underway with the second phase of an administration building expected for permitting soon. He also noted the new Hospital was in pre-submittal with permit issuance expected in mid-March.

Kleebauer made a motion to approve the reports, Crow seconded the motion. The motion passed unanimously.

Item 6 – Zoning Change Request; Lots 1, 2, & 3 of Block 54 of Quitman Townsites Addition from Various Zoning Classes to Planned Development Medical Facilities District One.

Edwards introduced the ordinance and recommended passage noting it would change the zoning on three properties owned by Wood County Central Hospital District (WCCHD) as they had requested and negotiated with City officials. The property would be changed from various zoning types to a newly defined Planned Development specified as Medical Facilities District One.

Jack Dickerson of the WCCHD was present to speak about the new hospital facility along with Bob Hampton of East Texas Medical Center (ETMC), Don Craig with Adams Engineering, and Warran Robicheaux, ETMC Hospital Administrator. Dickerson said the hospital district was issuing up to \$40 million in revenue bonds to build the new hospital. He noted he wanted to make clear that the WCCHD taxpayers would not have to pay for the new facility as the bonds were completely backed by ETMC. He also announced the ground breaking ceremony to be held on February 24th at 11:00 AM on the site of the new hospital.

Kleebauer made a motion to pass the Ordinance, Crow seconded the motion. The motion passed unanimously.

Item 7 – Property Tax Freeze for Over 65 and Disabled Property Owners

Edwards yielded to Cole and Crow who had requested placement of this item on the agenda. Cole explained that she felt that this community was a retirement community in its make-up and that those over 65 & disabled citizens should at least be provided some consideration through this tax freeze. She recommended passage. Crow expressed his desire to have the freeze passed to provide some relief to Seniors and disabled citizens and his belief that the economic development of the community would provide ample resources for operation of City services.

There was general discussion about the nature and particulars of tax freezes. Hall explained that the freeze would be effective on the 2012 values. He also discussed an analysis model provided to members in their packets noting based on variable increases in value and assumed life expectancies that the variable difference of tax burden between the freeze affected populations and other populations, such as commercial and under 65, could be as much as 10%.

Crow made a motion to pass the Ordinance, Kleebauer seconded the motion. The motion passed unanimously.

Item 8 – Hotel / Motel Tax Allocation

Edwards introduced the ordinance and suggested passage, explaining such would limit the funds provided to the Chamber of Commerce to \$5,000 per year with all remaining fund being directly administered by the City at the direction of the Council.

Kleebauer made a motion to pass the Ordinance, Crow seconded the motion. The motion passed unanimously with Cole abstaining.

Item 9 – Private Beverage Club Regulation & Permitting Revision

Edwards introduced the ordinance explaining it would remove the proximity limitations related to public parks for private beverage clubs. There was no further discussion.

Kleebauer made a motion to pass the Ordinance, Crow seconded the motion. The motion passed unanimously.

Item 10 – May 12, 2012 City General Election Order

Edwards introduced the order and recommended passage noting such would provide for the calling of the general election for three alderman positions for full two year terms on the uniform election date.

Crow made a motion to pass the Order, Kleebauer seconded the motion. The motion passed unanimously.

Item 11 – Combined Election Agreement with Quitman ISD and Wood County Central Hospital District
Edwards introduced the resolution noting this would provide stability and consistency in local elections by setting agreement between the entities and recommended approval.
Kleebauer made a motion to approve the Resolution, Crow seconded the motion. The motion passed unanimously.

Item 12 – Election Equipment & Services Agreement with Wood County
Edwards introduced the resolution and recommended approval stating the agreement was standard as in the past.
Kleebauer made a motion to approve the Resolution, Crow seconded the motion. The motion passed unanimously.

Item 13 – ATMOS Energy Rate Change Effective Date Suspension
Edwards introduced the resolution stating he was not pleased with the new rate calculation which had substantially changed the rate in the base fee. He stated the resolution would allow the City to postpone the change for 90 days which would give time to discuss these changes with Atmos and recommended passage. There was general discussion about the City's relationship with ATMOS and the Atmos Cities Steering Committee, which is a group of cities that Quitman belongs to that negotiates and acts collectively with regard to ATMOS rates.
Kleebauer made a motion to approve the Resolution, Crow seconded the motion. The motion passed unanimously.

Item 14 – Property Use Agreement with Upper Sabine Valley Solid Waste Management District
Edwards introduced the resolution explaining the Waste District had requested access to the property for assistance in handling their operational issues. He noted that he felt the terms were reasonable and recommended passage.
Crow made a motion to approve the Resolution, Kleebauer seconded the motion. The motion passed unanimously.

Item 15 – Chamber of Commerce Hotel / Motel Tax Budget Calendar Year 2012
Edwards introduced the resolution noting it would approve the budget submitted by the Chamber with the removal of \$1,500 of revenue due to the change in Hotel/Motel Tax funding, as well as a coordinate \$1,500 expenditure for the 'Expo Center Feasibility Study'.
Kleebauer made a motion to approve the Resolution, Crow seconded the motion. The motion passed unanimously with Cole abstaining.

Item 16 – Investment Policy
Edwards introduced the resolution noting this was an annual review of the policy and recommended approval as no changes had been made or needed to be made to the policy.
Kleebauer made a motion to approve the Resolution, Crow seconded the motion. The motion passed unanimously.

Adjournment
Kleebauer made a motion to adjourn, Crow seconded the motion. The motion passed unanimously.

The meeting was adjourned at 7:45 PM.

I HEREBY CERTIFY THAT THESE MINUTES ARE A TRUE AND CORRECT RECORD OF THE ITEMS CONSIDERED AND ACTION TAKEN AT THIS MEETING AND THAT THESE MINUTES HAVE BEEN APPROVED AS TRUE AND CORRECT AND THAT AN EXECUTED COPY IS ON FILE WITH THIS OFFICE.



**MICHAEL E. HALL
CITY SECRETARY-ADMINISTRATOR**