

**MINUTES
OF
CITY OF WHARTON
SPECIAL CITY COUNCIL MEETING
JUNE 14, 2008**

Mayor David W. Samuelson declared a Special Meeting duly open for the transaction of business at 7:35 a.m.

Councilmembers present were: Mayor David W. Samuelson, Councilmembers V. L. Wiley, Jr., Lewis Fortenberry, Jr., Ken Freese, Don Mueller, and Domingo Montalvo, Jr.

Councilmember absent was: Jeff Gubbels.

Staff members present were: City Manager Andres Garza, Jr., Finance Director Joyce Vasut, City Secretary Lisa Olmeda, Assistant to City Manager Jackie Jansky, Community Services Director Jo Knezek, Police Chief Tim Guin, EMS Director John Kowalik, Public Works Director Carter Miska, Emergency Management Coordinator Jim Cooper, Airport Manager David Allen, and Fire Chief Bobby Barnett.

Visitors present were: Carlos Cotton.

The second item on the agenda was the Capital Needs. David W. Samuelson welcomed the City Council, City Staff and visitors to the Capital Needs and Strategic Planning Workshop. He stated that the City Council would consider all the needs based on prioritization.

Presentations by Department Heads:

a. Wharton Regional Airport – David Allen, Airport Manager presented the following:

2008-09

- New Jet-A Fuel Tank \$ 125,000 (50%)
- Sewer System Upgrade \$ 130,000 (50%)

2009-10

- CIP – Drainage Project \$ 628,000 (10%)

2010-11

- Pavement Rehabilitation \$ 780,000 (10%)

2012-13

- New Hangar Construction \$ 650,000

b. Hotel Funds/Civic Center/Housing/Grants – Jo Beth Knezek, Director of Community Services presented the following:

2008-09

- Additional Parking \$ 27,000
- Technological Upgrades \$ 20,000

2009-10

- Phase IV Construction \$ 100,000

2010-11

- Commercial Washer and Dryer \$ 15,000

2011-12

- Electronic Sign \$ 25,000

c. E.M.S. – John Kowalik, EMS Director presented the following:

2008-09

- Upgrade Building for Generator \$ 30,000
- New Ambulance (Replace Unit 1123) \$ 95,000 (See Note A)

2009-10

- Generator \$ 45,000
- New Ambulance (Replace Unit 1122) \$ 95,000 (See Note A)

2010-11

- Remount Ambulance (Unit 1121) \$ 50,000

2011-12

- Remount Ambulance (Unit 1120) \$ 50,000

Note A – Will apply for grant funding

d. Water/Sewer – Carter Miska, Public Works Director presented the following:

SEWER

2008 - 2009

- Manhole Improvements Project – Report Dated: 2004
 Approximate Cost: \$93,500
- Upgrade approximately 85 manholes to reduce inflows into the City sewer collection system.

2010 - 2014

- Sewer Line Replacement Program
- Approximate Annual Appropriation: \$110,000 per year

2008-2009

Auxiliary Power for Waste Water Treatment Plant #1	\$304,700	
Auxiliary Power for Waste Water Treatment Plant #2	\$319,000	
Mobile Generator to power Lift Stations	\$44,000	
Update each Lift Station to fit Generator for Electrical Power 7 Lift Stations		\$11,000 each

Sewer System Improvements

Projected Cost Summary

• Ahldag Addition Improvements	\$ 70,000
• Manhole Improvements	\$ 93,500
• Sewerline Improvements	\$ 486,580
• Auxiliary Power	\$ 744,700
Total Cost	\$1,394,780

WATER

2008-09

- 1991 Air Compressor \$ 50,000
- 1996 Ford F-150 ½ Ton Pick-up \$ 23,000
- 1993 Ford F-600 Flat Bed Truck \$ 70,000
- 1994 C-3500 1 Ton Pick-up \$ 45,000
- 1995 John Deere Riding Mower \$ 11,000
- Backhoe/Front End Loader \$ 55,000

2008-09

- Interior Coating - Alabama Tank Approximate Cost: \$107,500
- Exterior & Interior Coating - Valhalla Ground Tank Approximate Cost: \$215,000
- Replace Cloud Street Elevated Water Storage Tank Approximate Cost: \$1,809,500

(Note: City could take Cloud Street Water Storage Tank and Well off line and still operate in compliance with TCEQ)

- Re-work Water Well #3 at Alabama Rd. Water Plant Approximate Cost: \$184,700

2008-09

Hawes Street Waterline: Replace 350' – 6" Waterline, Install 1 Hydrant, Install 2 Valves
 Approximate Project Cost: \$15,000

2008-09

Alley from Milam to Burleson: Replace 400' – 6" Waterline, Install 1 Hydrant, Install 2 Valves
 Approximate Project Cost: \$15,000

Water System Improvements Projected Cost Summary

- Equipment and Vehicles \$ 254,000
- Tank and Well Improvements \$2,316,700
- Auxiliary Power \$ 555,500
- Waterline Replacement \$2,488,170
- Total Cost \$5,614,370

e. General Fund Revenues and Debt Service Requirements – Joyce Vasut, Finance Director presented the following:

Projected revenues were from the following: Property Taxes; Sales Tax; Franchise Taxes; Fines and Forfeitures; Miscellaneous; and Transfers In.

She then presented an overview of the expenses by departments. She stated that the following expenditures were distributed as follows: Salaries & Benefits 71%, Supplies 6%, Building Maintenance 2%, Equipment Maintenance 4%, Operational Expense 9%, Other Operational Expenses 1%, Capital Outlay 1%, Capital Lease Payments %, and Operating Transfers 6%.

f. Joyce Vasut, Finance Director presented for Facilities Maintenance – Robert Baker, Facilities Maintenance Director as following:

2008-09

- Swimming Pool Vacuum \$ 7,000

2009-10

- Two Mowers \$ 30,000

g. Street Department – Carter Miska, Public Works Director presented the following:
2008-09

- 1985 Ford F-800 Patch Truck Chasis \$ 60,000
- 1992 Gradall G3WD \$203,500
- 1983 Tractor \$ 35,000
- 1998 Chevrolet C-3500 1 Ton Pick-up \$ 30,000

2008-09

FM 1301 Extension

Extend FM 1301 to Highway 59 and to FM 102 including the construction of an overpass over Kansas City Southern Railroad.

2008-09 through 2013-14

- Reconstruction & Seal Coat Program
- Approximate Annual Appropriation \$200,000 per year – Includes Junior College Blvd Sidewalk Replacement Project Total Estimated Cost: \$500,000

h. Fire Department – Bobby Barnett, Fire Chief presented the following:
2008-09

- Feasibility Study (for Fire Station and Training Field) \$ 16,000

2009-10

- Fire Station Expansion/Renovation *
- 100' Platform Ladder Truck \$750,000
- Training Field *
- Command Vehicle Computer Project \$ 3,500ea

* Cost to be determined by the Feasibility Study

Apparatus Replacement Schedule

2009 - 1981 American LaFrance Quint -Ladder Truck (\$750,000)

2010 - 1993 IH Rescue Truck (\$500,000)

2014 - 2004 Ford Command Vehicle (\$20,000)

2016 - 2006 Ford Command Vehicles (\$20,000) and 1989 FMC Engine (\$500,000)

2017 - 2005 Brush Truck (\$80,000)

2018 - 1993 IH Tanker (\$110,000)

2023- 9 American LaFrance Engine - Pumper (\$500,000)

i. Emergency Management – Jim Cooper, Emergency Management Coordinator presented the following:

2008-09

- Emergency Call Back System \$ 9,900
- Emergency Operations Center \$ 20,500

2009-10

- 2 Additional Emergency Sirens \$ 35,000

j. Police/Communications – Tim Guin, Police Chief presented the following:

2008-09

- 800 MHZ Mobile Radio Replacement - \$345,000

(Harris County/HGAC 700/800 MHz tower site scheduled for construction in 2008)

2008-09

- Hurricane Shutters \$ 66,000
- Electronic Citation \$ 50,000
- Mobile Data Terminals \$ 16,500
- Weight Training Building & Equipment \$ 25,000

2009-10

- Replace Target System (Firing Range Project) \$ 35,000
- Digital Imaging – Arrest Records \$ 30,000

2012-13

- Replace Water Chiller Unit \$ 30,000

The third item was the Wharton Economic Development Corporation – Articles of Incorporation – 5 year review. City Manager Andres Garza, Jr. presented a copy of Article III Duration, Section (b), which read as follows: The Articles of incorporation and any subsequent amendments hereto, as well as any Bylaws subsequently adopted hereafter will be subject to review every five (5) year period from the date hereof at which time the City Council will review same and determine whether the goals and purposes of the Corporation as set out herein have been achieved and to determine whether the existence of the Corporation should be continued. Based on that review by City Council, these Articles and any Bylaws hereinafter adopted may be amended by City Council. If City Council, upon such review, determines that the existence of the Corporation should be discontinued, it may call a special election of the issue of dissolution of the Corporation at the next available uniform election date. Mayor David W. Samuelson stated that the City Council would approve projects over \$50,000. He stated that ½ cent sales tax could be utilized for economic development, new construction street improvements, and projects in low to moderate areas. Councilmember Ken Freese stated that there should be an education process to the Wharton Economic Development Board on City Council goals. Mr. Garza stated that the City Council was responsible for WEDC and City operations. Mayor David W. Samuelson requested a joint meeting with Wharton City Council and Wharton Economic Development Corporation. No action was taken.

The fourth item was the Strategic Planning Workshop. Group Discussion. City Manager Andres Garza, Jr. asked the Group for input on the Strengths, Weaknesses, Opportunities, and Threats. He asked the group "What specifically should we, the City organization do during the next five to ten years to improve and promote the quality of life in Wharton and provide efficient, effective services to our citizens?"

City Staff and visitors discussed the question. The following was addressed by the City Council, City Staff and visitors:

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Flood Protection
Major Trauma Center
FM 1301 Overpass
Communicate/Coordinate with entities
Water/Sewer Infrastructure
Housing
Zoning
Employment Retention
Development of the Colorado River
Public Utilities
Existing Street Improvements
Restaurant Inspections
Transportation
Growth in the Community in order to provide employee's salary for retention purposes
Increase Revenue Base
Downtown Revitalization
Fire Department Improvements
Expand Santa Fe Trail – Hike and Bike Recreation
Employee Salary/Benefits
Adequate Staff
FM 1301 Project
Upgrade Existing Parks
Code Enforcement/Beautification
Salary/City Image
Emergency Preparedness
Record Retention Database GIS
Animal Control, Communication, Fire, Police, EMS, County
Youth Sports Complex
School Image
Tie to economic development to schools, etc.
Infrastructure
Technology utilization to reduce costs
No Smoking Ordinance
Subdivision Development Ordinance
Medical Facilities
Technology/GIS/Infrastructure
Medical facility
ADA Improvements
Entrances to City
Control variances
Housing – upper scale
Promote – Brand of City of Wharton
Existing infrastructure
Continue Economic Development, creating a new strategy to increase revenue base and maintain existing tax rate

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Downtown Restrooms ADA
Retain current business/draw new ones
After some discussion, no action was taken.

City Manager Andres Garza, Jr. stated that the next step would be prioritizing the City Council and Staff could accomplish in order to develop action steps and a timeline to achieve goals.

The third item on the agenda was adjournment: Councilmember Don Mueller made the motion to adjourn. Councilmember V. L. Wiley, Jr. seconded the motion. All voted in favor.

The meeting adjourned at 11:30 a.m.

CITY OF WHARTON, TEXAS

By: _____
DAVID W. SAMUELSON
Mayor

ATTEST:

LISA OLMEDA
City Secretary