

REGULAR MEETING
FEBRUARY 25, 2010

Mayor Jeff Bearden called the Regular Meeting of the City Commission to order at 6:30 p.m. in the Commission Chambers, and a quorum was declared present.

Present: Mayor Jeff Bearden

Commissioners: Jimmy Dennis, Russell Brownlow, Travis Taylor and Phil McCuiston

Staff Present: City Manager Mitch Grant, City Attorney Trish Byars, Police Chief Tom Wilson, Public Works Director Bob Cochran, Finance Director Anne Garmon, Community Development Director Monica Wilkinson, Code Enforcement Officer David Pilcher and City Secretary Linda Byers.

Commissioner Dennis led the group in the Pledge of Allegiance to the U.S. and Texas flags, followed by the invocation.

PUBLIC COMMENT

Mayor Bearden opened the meeting to Public Comment from those who had submitted Requests to Speak during Public Comment Forms.

There was no public comment.

CONSENT AGENDA

Commissioner McCuiston moved the following items , under the Consent Agenda be approved, except for Item B which will be considered separately:

- A. Minutes of the Regular City Commission Meeting held on Tuesday, January 26, 2010 and a Special Meeting held on February 8, 2010.
- B. To be considered separately.
- C. Bill from King, Moore, Truelove and Pharis, CPA in the amount of \$18,500.00 for services rendered in connection with preparation for the 2008-2009 financial audit.
- D. Purchase of car digital camera mirror kits for new police department patrol cars, in the amount of \$12,075.00.
- E. Second reading of Ordinance No. 1539 establishing a Public Safety Zone for certain facilities.
- F. Financial Investment Report and Vouchers for January 1, 2010 through January 31, 2010.

Commissioner Dennis seconded the motion, which passed by unanimous vote.

ITEM B
PART-TIME CLERK FOR PUBLIC WORKS

Public Works Director Cochran explained that this position will be for 4 hours per day, 20 hours per week, with no benefits, to assist with record keeping for the Public Works Department. Total cost for this budget year would be approximately \$6000. Cost will be budgeted over 5 departments and will be temporary unless included in the 2010-2011 Budget.

Commissioner McCuistion made the motion to approve a part-time records clerk for the Public Works Department.

Commissioner Dennis seconded the motion, which passed by unanimous vote.

RECOGNIZE WATER DEPARTMENT FOR WORK
DURING ICE STORM

Mayor Bearden offered a "Thank You" on behalf of the City Commission and the citizen's of Vernon to Alan Powell and Robert Goodrum for their quick response, innovative thinking and hard work to keep the water pressure up during the extended electrical service loss of the entire Winston/Odell water field.

LEASE OF POLICE DEPARTMENT OFFICES
TO DEPARTMENT OF PUBLIC SAFETY

City Manager Grant explained that he has been in discussion with the Department of Public Safety about the possibility of leasing six offices and a storage room on the second floor of the Police Department at 1306 Main Street for use by the Highway Patrol troopers. Mr. Grant requested approval to negotiate a memorandum of understanding, contingent upon approval by City Attorney Trish Byars. The rental will be approximately \$200 per month to offset increased utility and janitorial costs, and will be for a three (3) year term.

Commissioner Dennis made the motion to approve the lease contingent upon approval by the City Attorney.

Commissioner Taylor seconded the motion, which passed by unanimous vote.

PUBLIC HEARING
RESOLUTION NO. 899

Mayor Bearden opened a Public Hearing concerning declaring certain structures as public nuisances and requiring the taking down and removal of such improvements.

Community Development Director Wilkinson presented a power point presentation with photos of each structure, and comments about each. Public comment will be accepted as each structure is pictured.

1. 4019 Maple: This building has holes in the roof and the taxes have not been paid since 2007. Owner J.R. Pruitt stated that they had not had time to repair the roof, and asked if the entire roof would have to be replaced, and if it would be torn down. He was told that the roof would have to be replaced, or the structure would be torn down and the cost of debris removal would be charged to the home owner. Recommend that this structure be condemned.
2. 804 Wichita: No taxes paid since 1999. No contact with the owner and no public comment. Recommend that this structure be condemned.
3. 1016 Lamar: Roof is in poor condition, and is visible from Highway 287. Owner had indicated that he would be at the meeting but was not present and there was no public comment. Recommend that this structure be condemned.
4. 1013 & 1015 Lamar: Property owner has signed a release to demolish this structure. Recommend that this structure not be condemned.
5. 1300 Sherman: No taxes paid since 2008. Broken windows and problems with debris. Doug Bivins said that he had a lien on this property, but the owner was responsible. Recommend that this structure be condemned.
6. 1306 Eastland: No taxes paid since 2004. Structure has burned. No contact with the owner and no public comment. Recommend that this structure be condemned.
7. 3324 Indian: Property owner has obtained a building permit for this structure. Recommend that this structure be removed from the condemnation list.
8. 3316 Indian: Property owner has obtained a building permit for this structure. Recommend that this structure be removed from the condemnation list.
9. 2907 Luna: No taxes paid since 2000. Property owner has signed a release to demolish this structure, and will pay the demolition costs. Recommend that this structure not be condemned.
10. 2602 Luna: Property owner has signed a release to demolish this structure, and will pay the demolition costs. Recommend that this structure not be condemned.
11. 2420 Houston: Has significant holes in the roof and broken windows. Numerous complaints on this property and unable to contact with the owner. Recommend that this structure be condemned.
12. 2100 Wanderer: Structure had an interior fire and is in poor condition. Unable to contact the owner, and no public comment. Recommend that this structure be condemned.
13. 1524 Maiden: Holes in the roof, and boarded up windows. Owner Elaine Logsdon asked what the cost would be to demolish the structure: It would be approximately \$5,000, which is based on weight of debris (\$45 per ton). This cost could be paid in installments, or owner could tear down the structure herself. Recommend that this structure be condemned.
14. 1426 Maiden: Has holes in the roof. The owner of this property is deceased and her heirs are in Scotland and we have been unable to contact them. Mrs. Logsdon was in the process of purchasing the property when the owner died. Recommend that this structure be condemned.
15. 1903 Wood (Garage): Property owner has obtained a building permit for windows and siding on this structure. Recommend that this structure be removed from the condemnation list.
16. 3011 Luna: No taxes paid since 1991. No contact with the owner and no public comment. Recommend that this structure be condemned.

17. 1420 Sherman: Property owner has signed a release to demolish this structure, and will pay the demolition costs. Recommend that this structure not be condemned.
18. 1615 Bowie: Owner has taken out a demolition permit. Recommend that this structure not be condemned.
19. 3026 Wheatley: Mobile home has bad floor, broken windows, open doors and have had no correspondence with the owner. Recommend that this structure be condemned.
20. 1826 Lexington: Visible from Wilbarger St., no windows, open doors. No taxes paid since 2007. Recommend that this structure be condemned.

Charles McArthur spoke and agreed that the structures should be demolished, but was concerned about the overgrown lots that are there when the buildings are removed. Tall weeds and accumulated trash still makes the area look bad. Buildings are gone but the lot is still in bad shape.

J.R. Pruitt asked the cost of a demolition permit (\$25.00) and stated that he would take out a demolition permit for 4019 Maple.

There being no further comments, Mayor Bearden closed the Public Hearing.

RESOLUTION NO 899

A RESOLUTION DECLARING THAT CERTAIN IMPROVEMENTS DESCRIBED HEREIN ARE PUBLIC NUISANCES, AND REQUIRING THE TAKING DOWN AND REMOVAL OF SUCH IMPROVEMENTS.

Commissioner Brownlow made the motion to approve Resolution No. 899 after removing the eight (8) structures recommended by staff (#4, #7, #8, #9, #10, #15, #17 and #18 above). Commissioner Dennis seconded that motion. Following discussion about the mowing and maintenance of lots, the motion was passed by unanimous vote.

PARKS GRANT APPLICATION

Community Development Director Wilkinson explained that the city fell short on scoring for funding for our Outdoor Recreation Grant for the Aquatic Center and improvements at Orbison Park. After a conference call with Texas Parks & Wildlife, staff has found ways to increase our points when re-applying for the second round of grants.

Meg Heatly explained ways that could increase our points. The City lost points because we did not purchase land. Texas Parks and Wildlife wants applicants to increase the parklands in your town, or fully utilize and develop the parkland that you have. In thinking of ways to more fully utilize the land at Orbison Park and turn it into a recreational area for the citizen's of Vernon. In the re-submission for the grant there will be two additional components:

1. Developing the east side of the park that is currently empty grassland and transform it by adding a picnic area, a bocce court, horseshoe pit, and a butterfly garden on the south end of this area. There will also be a volleyball court and a landing strip for remote control planes. There will be a football practice field on the north end of this area.

2. An outdoor amphitheatre will be located between the existing clubhouse and the proposed pool house to have a variety of community projects, and also add a basketball court on one end of the existing parking lot for the Clubhouse. There will also be a disc golf course added on the south side of the Gazebo.

The new application will also explore ways to use environmentally friendly products whenever possible.

Costs for all of these added components will be approximately \$10,000, but should add 15 points to our scoring.

Commissioner McCuiston made the motion to approve re-submittal of the Grant for the Orbison Park Recreational Project.

Commissioner Dennis seconded the motion, which passed by unanimous vote.

AMEND MASTER PARK PLAN **RESOLUTION NO. 900**

Community Development Director Wilkinson explained that she had met with a group of Senior Citizen's at the Chaparral Center for them to elaborate upon their input towards the Master Park Plan. They made most of the suggestions listed above.

The Master Park Plan uses mainly a demand based approach, but the plan is low on standard based offerings such as volleyball, basketball and football fields.

A RESOLUTION ADOPTING AMENDMENTS TO THE 2009 PARK,
RECREATION, AND OPEN SPACE MASTER PLAN AND LIST OF
PRIORITY NEEDS FOR THE CITY OF VERNON TO PROVIDE GUIDANCE
FOR POLICY DECISIONS AND SETTING AN EFFECTIVE DATE.

Commissioner Brownlow made the motion to amend the Parks Master Plan.

Commissioner Taylor seconded the motion, which passed by unanimous vote.

CONTRACT FOR GROUND WATER STORAGE TANKS

Public Works Director Cochran informed the Commission that bids were opened February 18, 2010 for construction of ground water storage tanks at the Strayhan Street Pump Station and at the Winston/Odell Water Well field. There were two bids for the 2.0 million gallon Ground Storage Tank on Strayhan Street;

- Natgun Corporation bid a concrete tank at \$1,223,310 and
- Pre-Load, Inc. bid a concrete tank at \$1,227,810.

There were three bids received for the 75K gallon Ground water storage tank for the Winston/Odell Well Field:

- Texas Aquastore, Inc bid a fused glass steel tank at \$503,851
- Natgun Corporation bid a concrete tank at \$604,560
- Tank Builders, Inc bid a steel tank at \$74,800
- Pre-Load, Inc. bid a concrete tank at \$758,200

Mr. Cochran recommended to the Commission that the 2M gallon tank be built by Natgun Corporation for \$1,223,310 and the 75K tank be built by Texas Aquastore, Inc. for \$503,851. He had photos of a glass-fused steel storage tank to explain how it was different from the other tanks along with the pros and cons of this type of tank. He has received favorable references from other cities that have these types of tanks, but those references were only since 1999.

There was discussion about the glass fused steel tank. Commissioner Dennis questioned why staff recommended the glass-fused steel tank. Mr. Cochran responded that the reason for these recommendations was cost savings. There would be a risk w/ the glass fused tank because it is mechanical.

Jeff James, engineer with Kimley-Horn, Inc., explained the pros and cons of the glass fused steel tank, and that these tanks was not new technology, but they could leak. There is no maintenance with the glass fused steel tank or the concrete tank. They are comparable tanks.

There was discussion about how much longer the concrete tanks will last. Following this discussion, Commissioner Dennis made the motion to accept the bid from Natgun Corporation for the concrete 2M gallon storage tank (\$1,223,310) and the concrete 75K gallon storage tank (\$604,560).

Commissioner Taylor seconded the motion, which passed by unanimous vote.

CONTRACT FOR ENGINEER FOR SEAL COAT PROJECT

Public Works Director Cochran informed the Commission that RFP's were sent to seven firms for engineering services in the design and inspection of the 2009 Seal Coat Project. Only three firms responded, and only the firm of Kimley-Horn and Associates, Inc. followed the specifications in the Request for Proposal.

Staff recommends Kimley-Horn and Associates, Inc. for this project. There is \$15,750 in the 2009-2010 Budget for this project.

The 2010 Seal Coat Project will be for streets South of Wilbarger Street to Beaver Street, between Main Street and Stephens Street, plus a few other streets south of Beaver Street. The total project will be approximately 200,000 sq. yards.

Commissioner McCuiston made the motion to approve hiring Kimley-Horn and Associates, Inc. for this project.

Commissioner Taylor seconded the motion, which passed by unanimous vote.

APPROVE PLANS FOR DOWNTOWN PARKS AND IRRIGATION

City Manager Grant explained that the City has received grants from the Chapman Foundation to purchase 35 trees for a downtown park which will be located north of the parking lot at the Police Station, along the 1500 block of Main Street and in the 1800 block of Cumberland Street.

Tape #853-854

Don Wilson designed the park at the Police Station and another pocket park in the 1800 block of Main Street and had models of these parks for the Commission to see what the parks would look like.

Commissioner Taylor made the motion to approve the plans for the parks as requested.

Commissioner McCuistion seconded the motion, which passed by unanimous vote.

ADJOURN

Commissioner McCuistion made the motion to adjourn the meeting at 8:10 p.m.

Commissioner Dennis seconded the motion, which passed by unanimous vote.



Jeff Bearden
Mayor

ATTEST:



Linda Byers
City Secretary