

**MINUTES
CITY OF TEAGUE
BOARD OF ALDERMEN
REGULAR CALLED MEETING
SEPTEMBER 20, 2021 6:00 P.M.**

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT:** *The meeting was called to order at 6:00 P.M. by Mayor Pro Tempore Jerry Ballew and a Quorum was announced.*
2. **INVOCATION:** *Alderman Jones*
3. **PLEDGE TO THE FLAG:** *Mayor Pro Tempore Ballew*
4. **ROLL CALL:** *Present: Jerry Ballew, Mayor Pro Tempore / Alderman Place I, Rhonda Jones, Alderman Place II, and Marilyn Michaud, Alderman Place III Absent: James Monks, Mayor, Chris Nickleberry, Alderman Place IV and Ryan Mathison, Alderman Place V*
5. **VISITORS/CITIZENS COMMENTS:** *None*

At 6:03 P.M. Chris Nickleberry, Alderman Place IV joined the meeting.

At 6:03 P.M. Open Session convened into Executive Session

6. **EXECUTIVE SESSION** – In accordance with Texas Government Code, Section 551.001, et seq., the Board of Aldermen will recess into Executive Session (closed meeting) to discuss the following:
 - a. § 551.071: Consultation with Attorney regarding pending or contemplated litigation re: City of Teague v. City of Fairfield.
 - b. § 551.071: Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter re: Facilities Agreement between the City of Teague, City of Fairfield, and Texas Department of Criminal Justice; Interlocal Definitive Agreement Between the City of Teague and the City of Fairfield; and Agreement Between the City of Teague and City of Fairfield regarding Record Retention.
 - c. § 551.072: Conduct an executive session as authorized by Texas Government Code, Section 551.072 to deliberate the purchase, exchange, lease, or value of real property: Lease of city owned land.

At 6:25 P.M. Executive Session convened into Open Session

7. **RECONVENE INTO OPEN SESSION** - In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

Alderman Jones made a motion to approve the settlement agreement related to Agenda Item 6A. and 6B., between the City of Teague and City of Fairfield and authorize the Mayor or Mayor Pro Tempore to execute the supporting documents, seconded by Alderman Michaud. Motion carried 4-0.

Mayor Pro Tempore moved to authorize the City Administrator to negotiate the lease agreement as discussed in closed session, seconded by Alderman Michaud. Motion carried 4-0.

8. CONSENT AGENDA:

- a. Approve Minutes from the August 16, 2021 and September 2, 2021 Meetings of the Board of Aldermen
- b. Approve the Accounts Payable and Payroll Check Registers for the month of August 2021
- c. Accept the Financial Statement for August 2021

Alderman Jones made a motion to approve Agenda Item 8A., 8B., and 8C., Alderman Michaud. Motion carried 4-0.

9. PUBLIC HEARING:

- a. Receive public comment and consider an application to Replat a 6-acre tract of land located North of East Main Street and South of Eppes Street in the D C Cannon Abstract, No. 130 in order to divide the 6-acre tract and creating 2 tracts, Lot 1 a 3.02-acre tract and Lot 2 a 3.02-acre tract.

Public Hearing Opened at 6:28 P.M.

Public Hearing Closed at 6:29 P.M.

10. NEW BUSINESS:

- a. Discussion and possible action on an application to Replat a 6-acre tract of land located North of East Main Street and South of Eppes Street in the D C Cannon Abstract, No. 130 in order to divide the 6-acre tract and creating 2 tracts, Lot 1 a 3.02-acre tract and Lot 2 a 3.02-acre tract.

Administrator Bell presented the replat request which included the replat drawing.

Alderman Jones made a motion to approve 10A. as presented, seconded by Alderman Michaud. Motion carried 4-0.

- b. Discussion and possible action on approving the Teague Economic Development Corporation's approved Local Business Grant to Jonita Cannon for up to \$2,318.31.

Alderman Michaud made a motion to approve the Teague Economic Development Corporation's approved Local Business Grant to Jonita Cannon for up to \$2,318.31, seconded by Alderman Nickleberry. Motion carried 2-0-2 (Mayor Pro Tempore Ballew and Alderman Jones abstaining)

- c. Discussion and possible action on approving the Teague Economic Development Corporation's approved Local Business Grant to Teague Farmers Market for up to \$2,360.00.

Mayor Pro Tempore Ballew moved to approve Agenda Item 10C as written, seconded by Alderman Jones. Motion carried 4-0.

- d. Discussion and possible action on approving the Teague Economic Development Corporation's 2021-2022 Budget.

Alderman Jones made a motion to approve Agenda Item 10D., seconded by Alderman Michaud. Motion carried 4-0.

- e. Discussion and possible action on approving Resolution No. R2021-09-20, authorizing professional service provider(s) selection for American Rescue Plan Act (ARP Act) Program(s).

Alderman Ballew moved to approve Resolution No. R2021-09-20, authorizing professional service provider and selecting Grant Works for the American Rescue Plan Act (ARP Act) Program(s), seconded by Alderman Michaud. Motion carried 4-0.

- f. Review and discuss TDA Section 3 Presentation as required by Texas Department of Agriculture for Community Development Block Grants.

The Board of Aldermen reviewed the presentation.

Alderman Jones made a motion to take no action, seconded by Mayor Pro Tempore Ballew. Motion carried 4-0.

At 6:51 P.M. Chris Nickleberry, Alderman Place IV exited the meeting.

- g. Discussion and possible action on approving Ordinance No. 2021-09-20 amending Chapter 6, by amending Article 6.300, Section 6.301 "Definitions" to revise definitions and provide additional definitions; amending Section 6.303 "Accumulation of Rubbish or Brush Prohibited" to prohibit accumulation and depositing of grass clippings, brush and other refuse in or on private or public property.

Administrator Bell explained, at the request of the Mayor Monks, other elected officials and a few citizens the provided proposed Ordinance is being presented. She continued by stating, this item was tabled in the fall of 2016, under prior administration, mayor and council and has not been revisited. She explained that she recalls that the reasons why it was previously not approved was due to the short amount of time the original proposed ordinance allowed for cleanup, but she had changed these time frames in section 6.303. She then expressed the concerns and support she has had expressed to her related to this ordinance and they are as follow:

- *Grass clippings being blown into the roadways are hazardous and cause drainage issues.*
- *The movement of leaves and grass clippings by mother nature would require someone non related to the original location to be held responsible for the cleanup and if not completed could be fined.*

Public Works Director Cowling agreed that the grass clippings and other debris generating from private properties and intentionally being blown and/or placed into the public roadways cause maintenance and drainage problems.

Mayor Pro Tempore Ballew commented that he could not see or agree to penalize and put additional financial burden on our community as the presented ordinances states. He believes that there can be a different and better approach to this matter.

Administrator Bell explained that changes can be made to the ordinance being presented, and asked the Board for their requested modifications, but no direct modifications were expressed.

Alderman Jones made a motion to take no action, seconded by Mayor Pro Tempore Ballew. Motion carried 3-0.

- h. Discussion and possible action on waiving the 8th Avenue City Park's Rental Fees for the Ryan Sartor Memorial Fundraiser.

Administrator Bell explained that this item was requested by Mayor Monks, and he has had the direct communication with those related to this event. She continued by explaining that she believes this event will be put on by his friends and would be going towards scholarships.

Mayor Pro Tempore moved to approve 10H., seconded by Alderman Jones. Motion carried 3-0.

- i. Discussion and possible action on authorizing the City Administrator to have the authority to waive the rental fees for city facilities for non-profit and not-for-profit entities.

Administrator Bell explained that Mayor Monks asked that this item be placed on the agenda and that it would allow for the process to be mainstreamed such as it is for the Community Center Rental.

Alderman Jones made a motion to pass 10I., seconded by Alderman Michaud. Motion carried 3-0.

- j. Discussion and possible action on approving the Intergovernmental Agreement For Lease Space with the Heart of Texas Work Force Solutions for the 2021-2022 Contract Year.

Alderman Jones made a motion to approve Agenda Item 10J. as written, seconded by Mayor Pro Tempore Ballew. Married 3-0.

- k. Discussion and possible action on nominating and approving resolution authorizing the nomination of individuals for Board of Director Members of the Freestone Central Appraisal District.
Alderman Michaud made a motion to nominate Ron Rasbeary, seconded by Mayor Pro Tempore Ballew. Motion carried 3-0.

Mayor Pro Tempore Ballew moved to nominate Kella Redic, seconded by Alderman Jones. Motion carried 3-0.

- l. Discussion and possible action on approving Resolution No: R2021-09-20-B which authorizes the submission of a grant for Routine Airport Maintenance Program (Ramp Grant) at the Teague Municipal Airport for Fiscal Year 2021, in an amount not to exceed \$50,000.00; and authorizing compliance with the grant terms; and authorizing the Mayor to act as the city's executive officer and authorized representative in all matters pertaining to the city's participation in the Texas Department Of Transportation Grant For Routine Airport Maintenance Program.
Mayor Pro Tempore Ballew moved to approve Resolution No: R2021-09-20-B, seconded by Alderman Jones. Motion carried 3-0.

11. PRESENTATION AND DISCUSSION OF DEPARTMENT HEAD REPORTS:

- Administration – Theresa Bell, City Administrator
- Courts – Theresa Bell, City Administrator
- Public Works – Jacob Cowling, Public Works Director
- Police Department – DeWayne Philpott, Chief of Police
- Library – Melissa Satterwhite, Librarian
- EDC

Department Heads presented their reports.

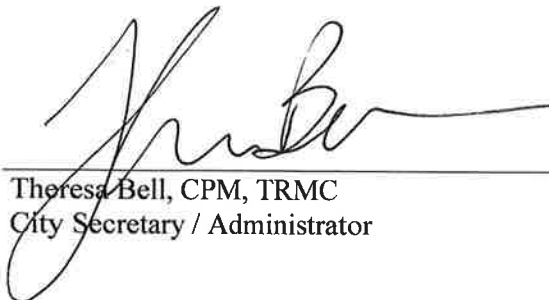
12. **ANNOUNCEMENTS:** *National Night Out is on October 5th from 5 P.M. – 8 P.M., Trick-or-Treat is October 30th from 5:30 P.M. – 8:30 P.M.*

13. **ADJOURN:** *Mayor Pro Tempore Ballew adjourned the meeting at 7:16 P.M.*

The meeting adjourned.

The City of Teague,




Theresa Bell, CPM, TRMC
City Secretary / Administrator


Jerry Ballew, Mayor Pro Tempore