

## WORK SESSION

DECEMBER 12, 2018

The City Council of the City of Athens met in a Work Session on Wednesday, December 12, 2018, 11:30 a.m. in the Council Chambers of the City Hall Annex, 501 N. Pinkerton St, with the following members present, to-wit:

Monte Montgomery, Mayor  
Aaron Smith  
Robert Gross  
Toni Clay

Elizabeth Borstad, City Manager  
Bonnie Hambrick, City Secretary

others present: Buddy Hill, Russ Marshall, Paul Crayton, Jennifer Robertson, Mandie Quigg, Janicia Evans, Mark Carroll, Steve Grant, Michael Hannigan, Tere Lawyer, John and Lacey Lowry, and other interested citizens;

with the following member absent: Councilmember McCain.

constituting a quorum at which time the following proceedings were enacted, to-wit:

### CALL TO ORDER

The meeting was called to order by Mayor Monte Montgomery.

### DISCUSS EMS CONTRACT

Russell Marshall, Fire Chief, reviewed the history of the EMS Contract. He explained the City's current response time of 18:59 is unacceptable in an emergency medical response. He further explained that he and Buddy Hill, Chief of Police, met with the five (5) following industry leaders:

- Acadian
- American Medical Response (AMR)
- CareFlite
- Champion EMS
- UT Health EMS

He stated each provider reviewed current operations for Henderson County and Athens specifically and background information regarding what each company could provide. He stated the information included historical track records, defaults and general discussion regarding their services.

After much discussion and questions being answered, Chief Marshall presented three (3) options to the City Council for an EMS Contract:

Option A – Award the contract to CareFlite based upon historical service excellence, the willingness to listen and adapt accordingly, and because they consistently deliver a high-quality standard of care.

Option B – write a blank contract with everything the City wants. He stated this contract would align with the current contract and send it to the individual companies to see who will agree to the terms.

Option C – Award the contract to UT Health EMS for a one year probationary period, with provisions written in to the contract that if they violate the contract, the City Council will allow the immediate termination of said contract.

After additional discussion and questions being answered; it was the consensus of the City Council that Staff would negotiate a contract with UT Health EMS for a one year probationary period, with provisions written in to the contract that if they violate the contract, the City Council will allow the immediate termination of said contract.

#### DISCUSS CAIN CENTER STEERING COMMITTEE REQUIREMENTS

The item was presented by Elizabeth Borstad, City Manager. Ms. Borstad explained the Cain Center Steering Committee has been established. She stated Mr. Grant is charged with developing a feasibility plan for the Cain Center and presenting it to the City Council. She stated Mr. Grant is seeking guidelines from the City Council regarding the expectations of the committee.

Ms. Borstad suggested the following items be discussed to include in the Steering Committee requirements:

- Dollar amount to support Operations and Maintenance each year
- Certificates of Obligation for the project – identify a portion or all of the CO's to be used for the project

Councilmember Gross stated the City Council needs to decide on what is the least acceptable project the City will accept. He asked if it would be the swimming pool only. Councilmember Gross reiterated what is the least acceptable project the City will accept from the Cain Center Steering Committee. He further asked if it has to be the plans that were there before.

Councilwoman Clay stated she would love to see the Cain Center rebirth somehow; in whole, however, she stated she would also accept a natatorium.

There was discussion regarding what would be the least acceptable project.

Steve Grant stated the committee would like to know what monies are available. He stated the committee would study the plans from an income and expenditure factor.

Mr. Grant stressed that the City, the Cain Foundation and the Steering Committee should be working in the same direction.

Several requirements were discussed for the Cain Center Steering Committee. It was the consensus of the City Council that the minimum parameter for the project is the pool and project could go up from there.

After much discussion and deliberation it was the consensus of the City Council to set the following requirements for the Cain Center Steering Committee:

- Cain Center Steering Committee raise funds for the Cain Center Project
- Possible use of Cain Foundation donation in the amount of \$2.5 million in conjunction with the funds raised by Steering Committee
- City of Athens will commit as a contribution to the Cain Center each year approximately .4-.5 cents of the ad valorem tax revenues
- The funding of the Cain Center could be a combination of CO money for Capital Investment and ongoing Maintenance and Operations with the understanding if the City utilizes all of the budgeted CO funds there will be little to no funding for Maintenance and Operations, however, if the Steering Committee is able to scale back the project costs and/or fundraise ample donations in conjunction with the Cain Foundations' donation with little to no CO Funds, the City, at this time, would have room in its budget to provide Maintenance and Operations support.

Mayor Montgomery stated he wanted to go on record as saying he likes the fact that the city will commit year after year for a contribution to the Cain Center. He stated the City has not utilized it, however, there is the Hotel Occupancy Tax Fund that could be used as well as contributions from the Athens Economic Development.

In conclusion, Councilmember Gross asked that the Steering Committee meet with the County Commissioners for contributions toward the Cain Center Project.

ADJOURN

The meeting adjourned at 1:06 p.m.

PASSED AND APPROVED THIS THE 14<sup>th</sup> DAY OF JANUARY, 2019.

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Monte Montgomery, Mayor

ATTEST:

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Bonnie Hambrick, City Secretary

REGULAR SESSION

DECEMBER 17, 2018

The City Council of the City of Athens met in a Regular Session on Monday, December 17, 2018, 5:30 p.m. in the Council Chambers of the City Hall Annex, 501 N. Pinkerton St, with the following members present, to-wit:

Monte Montgomery, Mayor  
Aaron Smith  
Robert Gross

Elizabeth Borstad, City Manager  
Bonnie Hambrick, City Secretary

others present: Buddy Hill, Russ Marshall, Ryan Adams, Jennifer Robertson, Audrey Sloan, Thanasis Kombos, Randy Williams, Denise York, Kevin and Jeaneane Lilly, Rich Flowers, Wayne Addkison, Zach Briscoe, Jonathan Day, Brent Williams, Larry Ball, Deborah Deas, Jon Garrett, and other interested citizens;

with the following members absent: Councilmember McCain and Councilwoman Clay.

constituting a quorum at which time the following proceedings were enacted, to-wit:

INVOCATION

The Invocation was given by Mayor Monte Montgomery.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

DECLARATION OF CONFLICT OF INTEREST

No action was taken.

RECOGNITION OF 2018 CITY OF ATHENS CHRISTMAS PARADE SPONSORS

Mayor Montgomery read a statement of special thanks and recognized the following sponsors of the 2018 Christmas Parade:

- Jon Garrett, Athens Screen Printing
- Zach Briscoe and Jonathan Day, Republic Services
- Larry Ball, ATMOS Energy
- Kevin and Jeaneane Lilly, Lilly Enterprise

MAYOR, CITY COUNCIL AND/OR CITY MANAGER UPDATES INVOLVING COMMUNITY EVENTS AND ISSUES OF PUBLIC SAFETY

Councilmember Smith stated the Malakoff Tigers are playing in the State Football Championship game on Thursday at AT&T Stadium.

Elizabeth Borstad, City Manager, stated the Holiday Market at The Texan was a successful event.

Mayor Montgomery asked about the traffic signal at FM 1616 with Ms. Borstad stating the traffic signal is under design. She stated once the preliminary design is complete the next steps are the utility locates and the right-of-way acquisition.

CITIZENS COMMUNICATIONS

There was no discussion.

CONSENT AGENDA

- a) CONSIDER A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR FUNDING THROUGH THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (TXCDBG) AND DESIGNATING THE MAYOR TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE FOR ALL MATTERS PERTAINING TO THE APPLICATION AND COMMITTING LOCAL MATCH
- b) CONSIDER A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE FIXED-BASED OPERATOR RENEWAL AGREEMENT AT ATHENS MUNICIPAL AIRPORT WITH DYSON AVIATION
- c) CONSIDER A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE LAND LEASE RENEWAL AGREEMENTS FOR THE FOLLOWING LOTS AT ATHENS MUNICIPAL AIRPORT: LOT 2, LOT, 3, LOT 6, LOT 8, LOT 14, AND LOT 15
- d) CONSIDER A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE 2019 T-HANGAR RENEWAL LEASE AGREEMENTS FOR T-HANGARS NUMBERS 1, 2, 4, 7, 8, 9, 10, 11, AND 12 AT ATHENS MUNICIPAL AIRPORT
- e) CONSIDER THE REAPPOINTMENT OF CHARLIE TIDMORE AND SHERI ROBSON TO THE AIRPORT ADVISORY BOARD
- f) CONSIDER THE REAPPOINTMENT OF SCOTT SIMPSON AND CLYDE BOWMAN TO THE PARKS ADVISORY BOARD
- g) CONSIDER THE REAPPOINTMENT OF TILO GALVAN AND NICK ROSENBERG TO THE SUBSTANDARD BUILDING COMMISSION
- h) CONSIDER THE REAPPOINTMENT OF CHARLES MORGAN JONES, THOMAS FAULK, AND SHANNON TRAXSON TO THE ZONING BOARD OF ADJUSTMENTS

Ms. Borstad requested agenda Item A be pulled from the Consent Agenda.

Thanasis Kombos, Public Works Director, requested Agenda Item C be pulled from the Consent Agenda.

A motion was made by Councilmember Gross, seconded by Councilmember Smith to approve the following items from the Consent Agenda:

- b) CONSIDER A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE FIXED-BASED OPERATOR RENEWAL AGREEMENT AT ATHENS MUNICIPAL AIRPORT WITH DYSON AVIATION
- d) CONSIDER A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE 2019 T-HANGAR RENEWAL LEASE AGREEMENTS FOR T-HANGARS NUMBERS 1, 2, 4, 7, 8, 9, 10, 11, AND 12 AT ATHENS MUNICIPAL AIRPORT
- e) CONSIDER THE REAPPOINTMENT OF CHARLIE TIDMORE AND SHERI ROBSON TO THE AIRPORT ADVISORY BOARD
- f) CONSIDER THE REAPPOINTMENT OF SCOTT SIMPSON AND CLYDE BOWMAN TO THE PARKS ADVISORY BOARD
- g) CONSIDER THE REAPPOINTMENT OF TILO GALVAN AND NICK ROSENBERG TO THE SUBSTANDARD BUILDING COMMISSION
- h) CONSIDER THE REAPPOINTMENT OF CHARLES MORGAN JONES, THOMAS FAULK, AND SHANNON TRAXSON TO THE ZONING BOARD OF ADJUSTMENTS

The motion carried unanimously.

- a) CONSIDER A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR FUNDING THROUGH THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (TXCDBG) AND DESIGNATING THE MAYOR TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE FOR ALL MATTERS PERTAINING TO THE APPLICATION AND COMMITTING LOCAL MATCH

Ms. Borstad explained the City's match for the Texas Community Development Block Grant Program (TxCDBG) would come from the Utility Fund.

A motion was made by Councilmember Smith, seconded by Councilmember Gross to approve Item A of the Consent Agenda. The motion carried unanimously.

- c) CONSIDER A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE LAND LEASE RENEWAL AGREEMENTS FOR THE FOLLOWING LOTS AT ATHENS MUNICIPAL AIRPORT: LOT 2, LOT 6, LOT 8, LOT 14, AND LOT 15

Mr. Kombos asked that Lot 3 be excluded.

Mr. Kombos presented the airport requirements.

A motion was made by Councilmember Gross, seconded by Councilmember Smith to approve a Resolution authorizing the City Manager to execute Land Lease Renewal Agreements for the following lots at Athens Municipal Airport: Lot 2, Lot 6, Lot 8, Lot 14, and Lot 15. The motion carried unanimously.

DISCUSS, CONSIDER AND TAKE ACTION, AS NECESSARY, CONCERNING THE APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO BOX HANGAR LEASE AGREEMENTS FOR THE FOLLOWING HANGARS AT ATHENS MUNICIPAL AIRPORT:

- a) LH1
- b) LH2

Mr. Kombos provided an update on the lease process at the Athens Municipal Airport and an overview of revenues.

Mr. Kombos explained that after conducting an audit of all existing airport lease records, it was discovered that the lease agreements for box hangars LH1 and LH2 had expired. He stated the monthly rate for LH1 is \$700 and the rate for LH2 is \$525 per month.

Mr. Wayne Addkison asked the City Council to reconsider the monthly rates of LH1 and LH2 as follows:

LH1 \$600  
LH2 \$400

After discussion and questions being answered, the City Council directed staff to consider Mr. Addkison's request. A motion was made by Councilmember Smith, seconded by Councilmember Gross to table the item. The motion carried unanimously.

DISCUSS, CONSIDER AND TAKE ACTION, AS NECESSARY, CONCERNING THE APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO LAND LEASE AGREEMENT FOR THE FOLLOWING LOT AT ATHENS MUNICIPAL AIRPORT:

- a) LOT 7

Mr. Kombos explained that the land lease agreement for Lot 7 at Athens Municipal Airport had expired.

A motion was made by Councilmember Gross, seconded by Councilmember Smith to approve a Resolution authorizing the City Manager to enter into a Land Lease Agreement for Lot 7 at Athens Municipal Airport. The motion carried unanimously.

DISCUSS, CONSIDER AND TAKE ACTION, AS NECESSARY,  
CONCERNING THE APPROVAL OF A RESOLUTION AUTHORIZING THE  
CITY MANAGER TO ENTER INTO 2019 T-HANGAR LEASE AGREEMENTS  
FOR THE FOLLOWING T-HANGARS AT ATHENS MUNICIPAL AIRPORT:  
[T. KOMBOS]

- a) T-HANGAR NUMBER 5
- b) T-HANGAR NUMBER 6

Mr. Kombos explained the current lessees opted to end their leases for T-Hangars Number 5 and 6. He stated individuals were identified from the Airport T-Hangar waiting list requesting a lease agreement.

A motion was made by Councilmember Smith seconded by Councilmember Gross to approve a Resolution authorizing the City Manager to enter into 2019 T-Hangar Lease Agreements for T-Hangar Number 5 and T-Hangar Number 6 at Athens Municipal Airport. The motion carried unanimously.

#### MAYOR AND CITY COUNCIL'S REQUEST FOR FUTURE AGENDA ITEMS

Councilmember Gross requested the Athens Economic Development Corporation's presentation be on the next agenda. Councilmember Gross clarified he is requesting information on what businesses were brought into Athens by the Athens Economic Development Corporation.

Ms. Borstad stated the water rate study review will appear on a future agenda in January.

Mayor Montgomery asked about the old hospital property appraisal with Ms. Borstad stating the appraisal had come in and she would get this out to the Council.

ADJOURN

The meeting adjourned at 6:05 p.m.

PASSED AND APPROVED THIS THE 14<sup>th</sup> DAY OF JANUARY, 2019.

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Monte Montgomery, Mayor

ATTEST:

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Bonnie Hambrick, City Secretary