

**A City of Murchison
City Council Minutes
Tuesday April 9, 2024 – 6:00 p.m. City Hall
9540 FM 773 Murchison TX 903-469-3710**

***Opening prayer: Danny Garza
Pledge of Allegiance: Q Wilcox
Call meeting to order. 6 pm Bradley Gray**

Present: Bradley Gray, Jeremy Smith, Torance McClean, Danny Garza, Boyd Sauter, Gayle Furlong, Q Wilcox

Gallery: Cornelia Haynes, Sandy Hoffmeyer, John McElfish, Steve Hartley

Consent Items:

Questions about quarterly report of how money was spent from water plant account when we haven't spent that amount yet? When moving money from MM to WW trying to get it to not mess the budget. Q will look into water plant and sewer plant is so high? On General Fund government funds, we are over and why? The past IRS from 2022 taxes. Move \$600 from EDC to General Fund to take care of advertising for ballfield. Answering service is no more but the payment for cell phone will come from this line item.

1. Approve February 20, 2024 Minutes
 - a. Motion to accept Gayle Furlong, Jeremy Smith seconds; motion passes
2. Approve March 2024 Minutes and Financials
 - a. Motion to accept Gayle Furlong, Jeremy Smith seconds; motion passes

Mavors Report:

1. Emergency repairs on 3rd St. lift station
 - a. On Murphy St there is a lift station that doesn't run off floats like the others do, it uses air pressure. As a back up to it there are floats at the bottom that ended up being the reason of the lift station going down. The company that came from Dallas is the only in the area that works with lift stations set up this way. The station was pumping so much it was damaging the internal mechanism. Over worked caused overflow. Everything is back to running as it should. The cost \$3280.16 to fix it. That came out of the sewer maintenance line item.
2. Pct 3 road repairs complete other than 2nd St. culvert
 - a. We have an interlocal agreement with them that they will come repair roads for us. The only area that wasn't was at the end of Second St that every time it rains like today water goes over road. Pct 3 will come out and either put in another or bigger culvert
3. Ball field renovation started March 26th; Phase II of renovation is open

- a. April 15th was anticipated start date but he was able to start early, new fencing is up, dugouts are done, bleachers are out. He should be done this week. Phase II bid went out April 2, 2024, the deadline for that will be April 26, 2024. New bases, bleachers, temp fencing, scoreboard, slab behind Homeplate for bleachers, monument, concessions stand. Rupal Peavy was very involved with youth and the ball field. The field was dedicated to him and we will be replacing the plaque that was stolen. T-Mobile has a hometown grant that can assist in development, deadline was March 31st, we submitted and should hear from them by end of May to find out if we got it or not; its \$50,000.
- 4. Reminder Spring clean-up is April 19 & 20, 10 am – 5 pm and April 21st, 12 pm – 3 pm at sewer plant
 - a. Remember the clean up is moved to sewer plant that the maintenance due to ball field renovation. Council doesn't have to work it because we have a full-time maintenance
- 5. Update on auction for truck and old generator
 - a. They have all the information and waiting to see it get posted
- 6. Generators ready with 1 exception to be discussed in old business
 - a. Generators are set up and ready to go. Torance McClean, Klayton Karl and Steven Hartley went with Roni from solar Grid to get them started and they are ready to go. There are instructions at City Hall on how to start the generators.
- 7. Maintenance worker update
 - a. No complaints, he's been doing a good job. The uniform shirts are a little small cause he is taller. Danny Garza says he sees them daily and asks if there's anything to be done and is doing an excellent job.

Water Report given by Steven Hartley:

Water system running good 1.8 million pumped, couple of small leaks, the one on Stella was a pain cause unknown valves but will be painted. The one on 3700 is mainly cleared and hoping the rain has pushed it to surface. Working getting it lined out. everything is built into call box that already has it to it. Won't know if it works until we get a phone line out there; this is the lift station on Murphy. Q Wilcox can call Bright Speed to get it turned back on. Water well is paused cause of weather; the casing is in and finished up. Still needs to go in and put screen and figure out pump size and what pump rate we have. If not by end of this week they will try for next week to have it finished. The top of the pump has a trigger piece to move the switch to reset it. Had to turn it on and off a few times to get it to work properly. Couldn't get pump to come on at all but it was an installation issue. Bradley Gray asks about schedule repairs to find valves to shut off so we don't lose money. If its emergency that's one thing but if its scheduled to turn them off. Danny Garza suggests to mark them on the maps as well. FYI for everyone Bradley Gray submitted to Charter the damages that were incurred \$5872.32; Steven Hartley is getting with Q Wilcox about checks coming to Steven based on the invoices given to them from Pure Management.

Old Business:

- 1. Discuss and consider action on maintenance for generators and a small repair.

- a. Mentioned earlier about one of the generators has sticker on it. The issue is there is a fuel leak on one. Jeremy Smith is going to go look at the smaller one to see what the issue is going to be. Once we figure out what is wrong, we can discuss at next meeting. Checked fluids in generators to make sure maintenance is up and get both checked at the same time to keep up with yearly maintenance.
 - i. Tabled until next meeting
- 2. Discuss and consider action on amendment to money authorized for generators and installation.
 - a. We didn't go over by what we thought because Q Wilcox got GRID Solar the cities tax exempt, we are over by \$535. Do we need to include repairs that might need to be made.
 - i. Jeremy Smith motions to table until after evaluated; Torance McClean seconds motions; motion passes
- 3. Discuss and consider action on fire hydrant repair and paint.
 - a. The fire hydrant does need repaired in front of fire station \$378 paint \$256.92; budget was \$3500. We are under budget still
 - i. Torance McClean motions for \$378 repair and \$256.92 for paint; Danny Garza seconds motion, motion passes

New Business:

- 1. Discuss possibly adopting a new city logo and motto
 - a. We don't have a logo for the city as of now. The letter head has a green logo. Put it out for the public to create a design and possible motto. By the next council meeting voting on new logo and maybe motto
 - i. Danny Garza motions to put it out for city logo and motto; Jeremy Smith seconds' motion; motion passes
- 2. Discuss and possibly take action on bulk water fill location, procedures for usage and fee
 - a. Samples from other cities in packet. At the fish fry we cut bulk water off until tonight. The bore crews were filling up from hydrant getting water then telling Q Wilcox what they got from the hydrant. They were all told Monday through Friday 8am to 5pm only. It was working fine until at the fish fry a company tried filling up on the weekend. We put a stop to it. The meter on the hydrant had water coming out but the meter didn't move. The valve was seized shut preventing it from working. If its not fixable then we will have to replace it. Regardless how much they are filling up whatever the size tank that's what is going to be charged; suggested by Jeremy Smith. Currently we do \$30 for 2000 gallons. We are currently cheaper than neighboring cities. Bulk water is mainly the construction crews. The church has two hydrants but in their parking lots. If we leave on a flush valve just past apartments it wouldn't have the possibility of washing out around it but it is far away from the city. We could always do away with bulk water but it gets rid of a little bit of revenue. Danny Garza suggests we raise our fee to make a bit more, he likes a connection fee idea. Meters cost about \$800 to \$1000.
 - i. Torance McClean motions \$50 for connection and 2000 gallons and \$10 every 1000 gallons after 2000. Location remaining the same in front of the fire station. With a \$500 deposit that you will get back as long as nothing is torn up; Jeremy Smith seconds' motion; motion passes

3. Discuss and possibly take action on water and sewer tap fees

a. Tap fee is if you move onto a parcel with no water or sewer on it, to "tap" into our water system. Mayor Bradley Gray gave comparisons from neighboring cities of their tap fees; ¾" over Brownsboro and under Athens and Chandler. ¾" \$800 plus expenses if it's a road bore. We are under compared to Athens and Chandler with their fees. ¾" is the most used sized. Jeremy Smith what does bore machine cost? Roughly \$1500 to get the bore done, whether one person or multiple people. We could tap a line for \$400; \$500 for the meter, assorted parts about \$100 then construction on top of that. Everything is lead free which drives cost of brass up. Danny Garza says we need to go up to stay ahead of it.

i. Motion by Jeremy Smith to ¾ and 1" make it the same and the other sizes keep proportional \$1150 short and \$1150 plus extra expenses on long tap. 2" up to \$2500 on short \$2500 on long plus expenses; seconds motion Danny Garza; motion note

b. Sewer tap fee Athens 4" short side \$650, \$1250 on long side. We currently have 8" only \$800 short and \$800 long plus expenses. We are over for the shorts and under for the longs. Jeremy Smith recommends that we might add on the new taps we install a clean out that we come up on top. Putting a lid on it right there would cost about \$20. A 6" can be at cost plus 15%

i. Jeremy Smith changes 8" to 4" to include 6" commercial at cost plus 15% with clean out, Torance McClean seconds, motion passes

4. Discuss and possibly take action on residential and commercial building permits

a. Ordinance 39 talks about prefabricated and mobile homes but nothing on brick and mortar. In 2023 we came up with permit fees for residential building permits. These are the current fees used. At the time only residential permits have been found. Gayle Furlong asks who is inspecting since the city doesn't have an inspector. Darrel Seidel was a home inspector and he is the one that came up with the numbers. Jeremy Smith states he paid a lot of money for his properties and personally feels as an American citizen we get worked over enough that if a homeowner wants to put a shed or something similar on his bought property then they should be able to do so. As far as portable buildings do as we do with mobile homes, and show what they are wanting to put. Torance McClean says to leave what is there as is. He would like them to present an inspection to the city. Adjust the square footage from 5, 6, 7 and make it a standard rate for commercial. 1000 square feet and up \$250. Rescind the fee for smaller structure such as 10 x 10.

i. Motion to change residential remove 1, 2 and 3. \$250 for commercial all new over 1000 square feet 1500 \$250 1501 to 2000 \$350 2001 to 4000 \$600. Anything with a foundation has to have inspection at finalized project presented to the city; made by Danny Garza, Jeremy Smith seconds the motion; motion passes

5. Discuss, consider and select planning and management service provider(s) to complete application and project implementation for the Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Communities Program (RCP) funding administered by the Texas General Land Office

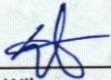
- a. Not a competitive grant, if application is written properly, we will be funded. Grantworks will write the application for us and the promise to get it right so that we will get the money. The old plan helps with CDBG grant funds. The new plan will help with the GLO that we are going to be in line for. The way it is seen is there is going to be a no cost grant for something that the city doesn't have a comprehensive plan. As soon as they are hired the process to start the application.
 - i. Jeremy Smith motions to hire Grantworks to proceed with application for grant; Boyd Sauter seconds' motion; motion passes
- 6. Discuss, consider, and select Engineering/Architectural/Surveying service provider(s) to complete application and project implementation for the Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Communities Program (RCP) funding administered by the Texas General Land Office
- 7. Discuss and consider changes to water application
 - a. The service agreement is to protect the city and the city utilities to not putting things in they shouldn't do as customers. Murchison has customers that are out of city limits and city doesn't have right of ways so we can access their properties going forward. All meters to be installed by one water service. Cannot have neighbor move next door and run line off another. Each customer own meter. If outside city limit, they will give easement to city 4' so we have access to make repairs as needed. \$50 easement fee. Drive ways, water system was here before drive way and built it over the water system. This will be the new agreement for people moving in from here on out. if we add "H" we need to add easement fee which is \$50
 - i. Danny Garza motions to accept the agreement as it is in addition to add \$50 easement fee if needed; second by Gayle Furlong; motion passes
- 8. Presentation and information by Durga Rawat/IBC Construction for apartment/townhome complex and business strip mall at 6288 St Hwy 31, discuss and possibly take action if necessary
 - a. Khalid is interested in starting a project with city to build townhomes and a strip mall. The first set of buildings will be the strip mall with 12 units varying from 1200 to 1500 square feet spaces. Then one building of townhomes (4 units) they are open suggestions from city if they want to give. Not section 8 or other government housing. Next to Splawn sales where longhorns used to be. The townhomes will be rental not owned. 1000 square foot townhomes with garage underneath living space up to 1500/1600 square feet. The water system can handle this, we can handle 200 to 300 more meters. They are planning on having a playground and park that will be open to the city and not just to residents of townhomes. He wants to build here because he would like to retire in this area. The total number overall if everything goes well 90 units. Either Steven or Khalid would put the meters in and Steven would inspect it. Start date as soon as three to four months from now with a one-year completion with strip mall and first building. Torance McClean suggested that they start with more residential than strip mall due to businesses not lasting long in Murchison.
 - i. Danny Garza motions to go forward with Phase I; seconded by Jeremy Smith; motion passes

Prebid conference this Friday April 12, 2024 at 3pm to go over bids at the field

Adjournment motioned by Danny Garza; motion seconded by Boyd Sauter

Next council meeting set for May 14, 2024 at 6:00 pm

Approved on: May 14, 2024
Posted on: May 17, 2024



Q Wilcox
City Secretary

Bradley Gray
Mayor