

REGULAR MEETING OF THE CITY COMMISSION
OF THE CITY OF DUMAS, TEXAS
MARCH 3, 2014
6:30 P.M.

BE IT REMEMBERED THAT THERE CAME AND WAS HELD A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF DUMAS, TEXAS IN THE DUMAS COMMISSION CHAMBERS/MUNICIPAL COURT ROOM, 124 EAST 7TH STREET OF SAID CITY:

Members Present:

Mayor Pat L. Sims
Mayor Pro Tem David M. Bonner
Commissioner Michael L. Funk
Commissioner Vernon McDowell
Commissioner Steve Bodnar
City Manager Vince DiPiazza
City Attorney Tom Moore

Others Present: Kim Rehkopf, Jim Nelson, Steve Walthour, Bob Zimmer, Arbie Taylor, Isidro Renteria, Andrew Friedman, Reece Spencer, Dottie Crockett, Damon Admire, Rowdy Rhoades, Paul J. Jenkins, Sam Cartwright, Meredith Laurent, Greg Tanner, Gordon Clark, James Green, Robert Bomer, Victoria Bomer, F. Scott Graham, and Kyle Graham.

Mayor Sims called the meeting to order.

During attending citizens and their business, Commissioner Funk announced that Dumas would be hosting the 2014 Southwest Regional softball tournament.

A motion was made by Commissioner Funk, seconded by Commissioner McDowell, and passed unanimously to approve the February 18, 2014 Special City Commission meeting minutes with a correction and paying the bills.

Mayor Sims opened the Formal Session.

Mayor Sims said he asked for this item to be put on the agenda pertaining to operating the golf course restaurant. City Attorney Tom Moore drafted a revised proposal but has received an e-mail since then stating that Tim Spurlock shall have the sole option of renewing the lease on the same terms as his golf pro contract. Mr. Moore is not recommending the Commission approve this. Mayor Pro Tem Bonner does not want to lease the restaurant until the roof is repaired. Mayor Pro Tem Bonner said that Mr. Spurlock has experience and resources. The city has a vested interest in the restaurant, and that the meeting room should be kept open to the public. City Manager Vince DiPiazza and Mr. Moore knows the Commission's concerns and the city should continue to negotiate the contract. A motion was made by Commissioner Funk, seconded by Commissioner Bodnar, and passed unanimously to table this item.

Moore County Judge Rowdy Rhoades introduced Kyle Graham and said Mr. Graham is earning his Eagle Scout at this time and would like to do a project at the visitors center. Mr. Graham said he would like to work on the welcome sign and the landscaping. Scott Graham said he could give a project plan to the Commission. The Commission agreed to the project and told Kyle Graham that he had their blessings in achieving his Eagle Scout.

Robert Bomer asked the Commission to consider a variance that would allow him to place a sign at A-1 Auto Care. Commissioner Funk said the city ordinance prohibits an off-premises sign. If the Commission approves this variance that would set a precedence. There was no action taken.

North Plains Groundwater Conservation District (NPGCD) representative, Steve Walthour, asked that property located at 605 1st Place be rezoned. Mr. Walthour said he sent the Commission a letter from the property owner and she agreed that the property should be rezoned and that she is selling the property to NPGCD. A motion was made by Commissioner Funk, seconded by Mayor Pro Tem Bonner, and passed unanimously to approve the Second & Final Reading of Ordinance No. 1107 rezoning property located at 605 1st Place from “C”, Multiple Family, to “SU”, Specific Use for NPGCD.

Damon Admire, Whitehorse Creek Properties, asked that his property be rezoned to “H”, Retail. The property is between Witt’s Auto and N. Meredith Avenue. Mr. Admire said a Zumba dance facility will be built on the property. Mayor Sims opened the Public Hearing. There were no public comments. Mayor Sims closed the Public Hearing. A motion was made by Commissioner Bodnar, seconded by Mayor Pro Tem Bonner, and passed unanimously to approve the First Reading of Ordinance No. 1108 rezoning property from “C”, Multiple Family on the east side of N. Bliss Avenue and “I”, Light Commercial on the west side of N. Bliss Avenue, to “H”, Retail for Damon Admire, Whitehorse Creek Properties.

Southwest Securities representative Andrew Friedman reviewed the certificates of obligation with the Commission. The average rate is 3.78% and the city’s bond rating has gone from BBB+ to A-. A motion was made by Commissioner Bodnar, seconded by Mayor Sims, and passed unanimously to approve the First Reading of Ordinance No. 1109 and all matters incident and related to the issuance and sale of “City of Dumas, Texas Tax and Waterworks and Sewer System Surplus Revenue Certificates of Obligation, Series 2014”, not to exceed \$4,300,000 and authorizing the issuance of such certificates of obligation and authorizing the execution of any necessary engagement agreements with the City’s financial advisors and/or bond counsel.

City Manager Vince DiPiazza presented Ordinance No. 1110 amending the meaning of a “portable sign”. Mr. DiPiazza said that a portable sign does not include banners, pennants, placards or temporary signs made of cloth, vinyl, cardboard or similar materials. Mr. DiPiazza suggests the following language be added, ...similar materials, “as long as such temporary signs are attached flush to a building or structure”. After a brief discussion, a motion was made by Commissioner Funk, seconded by Commissioner Bodnar to approve the additional language. Commissioner Funk rescinded his motion. A motion was made by Commissioner Funk, seconded by Commissioner Bodnar, and passed unanimously to oppose Ordinance No. 1110, Chapter 30 of the Code of Ordinances, pertaining to portable signs.

Finance Director Dottie Crockett presented the homestead exemption for 2014 from the Moore County Appraisal District. The current exemption is \$52,000, over 65 years of age, and disabled veterans. Mayor Pro Tem Bonner asked what the overall impact would be for the city taxpayers. Ms. Crockett will present the figures at the next meeting. A motion was made by Commissioner Bodnar, seconded by Commissioner Funk, and passed unanimously to table this item.

A motion was made by Commissioner Funk, seconded by Mayor Sims, and passed by a majority vote to continue past the 9:00 p.m. meeting time. Mayor Pro Tem Bonner and Commissioner Bodnar opposed.

Police Chief Jim Nelson asked the Commission to consider the purchase of six computers for the police department. Chief Nelson said Microsoft will no longer provide security updates, security hot fixes, free or paid technical support or online technical content for Windows XP operating software. Chief Nelson said the cost for the computers is \$5,824.29 and would be paid for with forfeiture funds. A motion was made by Commissioner Funk, seconded by Mayor Pro Tem Bonner, and passed unanimously to approve the purchase of six computers for \$5,824.29 for the police department.

Public Works Director Arbie Taylor presented a final change order on the water line replacement project. There were 16 meters serving the area that were not shown in the plans. Due to separating meters into two boxes, boring the line, pavement and concrete repairs there is an additional amount of \$6,530. A motion was made by Mayor Pro Tem Bonner, seconded by Commissioner Bodnar, and passed unanimously to approve Change Order No. 1 for Amarillo Utility Contractors for \$6,530 to close the water line replacement project.

Mayor Sims opened the Work Session.

Public Works Director Arbie Taylor presented updates on the following projects: The liner installation is complete at the landfill. Leachate piping installation is near completion and the debris fencing will begin soon. The 21-inch outfall line has been cleaned and there were no leaks or breaks found. The condition of the pipe is very good. Specifications for the new lift station are complete. Commissioner Funk said there have been problems with the 14th Street lift station and the city should declare an emergency to put in a new lift station. Mr. Taylor said pumps went out and the city rented two from Amarillo. Mr. Taylor said there are issues with the electrical system. Mayor Sims recommends moving forward with BRB Contractors and have costs at the next meeting for relocating the lift station. Mr. Taylor said the project should take approximately four months to complete the new lift station. Commissioner Bodnar suggests the city clean up the area on Northridge Avenue before the spring season arrives. Mr. Taylor said he would address that issue and have a presentation for the Commission at the next meeting.

Meeting adjourned.

Pat L. Sims, Mayor

ATTEST:

Vince DiPiazza, City Manager