

MINUTES OF THE SPECIAL CITY COUNCIL MEETING

June 5, 2010

MEMBERS PRESENT: Mayor Joe Ward  
Mayor Pro tem Dan Fears  
Council Ray Schultz                      Lori Shierry  
Sherrie Williams                              Stephanie Wooten

MEMBERS ABSENT: None

PERSONNEL: Michael C. Price, City Manager  
Belvin Lytle, Public Works Director  
Robert Johnson, Chief of Police  
David Owen, Economic Development Director  
Robbie Matthews, Parks and Recreation Director  
Randy Fulbright, Fire Chief  
Tammy Persick, Director of Finance  
Janice Newman, City Secretary

VISITORS: Dolores Hamilton                      Jackie Lebow  
Nicole Schroeder

AGENDA ITEM NO. 1: Call to Order.

The Mayor called the meeting to order at 9:00 a.m.

AGENDA ITEM NO. 2: Citizens' Input.

No individuals registered to participate in the Citizens' Input.

AGENDA ITEM NO. 3: Workshop.

Mr. Jackie Lebow, Secord & Lebow Architects, L.L.P., presented blueprints and artist's renditions of renovations of a city complex to the City-owned former Wal-Mart building. The building contains a 7,862 square feet community center with seating for 500, a warming kitchen adjacent to the community center; City Hall offices, Police Department, Fire Department as well as a 5,966 square feet area for future growth. Mr. Lebow stated the interior of the building would be gutted leaving only the superstructure, which is in excellent condition. The roof has only a couple of years left and needs replaced and would be insulated to make it as energy efficient as possible. The Fire Department would boast a 10,824 square feet addition on the northwest side of the building that would contain six truck bays, lockers, storage and an office. An addition to the northeast side of the building contains a 1,140 square feet addition for their sally port, an intoxilyzer room as well as a booking room. Total project costs have been estimated at \$8,994,641.07. The Council and staff thanked Mr. Lebow and Ms. Schroeder for the presentation.

There was discussion on finding ways to fund such a project and the Council was reminded the City has been approved for a \$45,000.00 grant that would pay for the electrical work. Both the Fire and Police Departments were sure there are grants available to them for building/construction. The City Manager also told the Council this would be the toughest year they have ever seen. The property appraisals are down and in order to generate the same amount of revenue as last year the tax rate would have to be \$0.73 per \$100.00 valuation.

Mayor Ward stated he wants a three (3) percent cost of living raise to all employees. He would like to see no streets rebuilt but all money and effort put into slurry projects. He reminded all that the old sixteen (16) inch water line from Wichita Falls needs to be repaired. He wants to see continued improvements to the City's website with at least a part-time IT person hired. Iowa Park needs more television and newspaper exposure. Mayor Ward also wants to have continued clean-up/beautification of Iowa Park.

Fire Chief Randy Fulbright explained that through grants and generosity of the City, his department has everything that they need at this time. Chief Fulbright said his department is down to twelve volunteers.

Councilman Schultz also wants to see a pay increase to all employees. He wants to look at each department and look into ways of making each more efficient. Mr. Schultz believes the City needs someone to write grants for the proposed new city complex. He wants to see continued growth in businesses.

Chief of Police Johnson stated his department is in need of computer upgrades. Several of the department's vehicles are in need or will soon be in need of replacement. Pay increases are needed to retain officers since Iowa Park has the lowest police pay scale in Wichita County. The Police Department's building has several serious structural problems and serious lack of space.

Councilman Fears wants to see more done for street repairs, primarily in the downtown area. He would like to review the lease agreement with Pallet Outlet due to the poor aesthetics of the property. Mr. Fears wants to see a Boys and Girls Club in Iowa Park as well as a sports complex. Mr. Fears also wants the City to apply for more grants. He also wants something done to the City's water maintenance yard on East Washington such as a privacy fence put around the property. It was noted the City would have to install security cameras should a privacy fence be installed.

The City Manager again stated the upcoming year would be the toughest year ever. The City needs to increase sales tax by bringing in new businesses and need to generate more property taxes by building more homes. With several mentions of upgrading the City's website, the City Manager stated what you see is what you get. He told the Council there is no time nor expertise to do any more than what is there to the site.

Councilwoman Wooten wants to see a RV park at Lake Gordon. She also wants to find ways to keep people from leaving Iowa Park.

Councilwoman Williams wants alleyways cleaned up. She noted that a RV park would also be nice at Lake Iowa Park. She wants the City to look into changing the 4A sales tax into another sales tax entity that can use the money on things other than manufacturing and industrial. It was noted that the 4A Economic Board could not be abolished until their debt service was paid.

Economic Development Director David Owen informed the Council he is and has been working on bringing a motel into the City. He has also been working with a manufacturing company to take over the building once used by Production Machine. NTS is negotiating with Dewayne Williams for his building next to the laundry mat. He is at a loss on bringing in a Boys and Girls Club. He will check with Lakeview Church to use their gym.

Councilwoman Shierry felt that bringing in more businesses is most important for the City. She also felt a hotel/motel would help bring in businesses.

The Public Works Director stated he has several vehicles and equipment that need replaced. He needs raises for his employees as well as more employees.

The Director of Finance stated the City needs an IT person at least part-time. There have been several problems over the last few weeks that had most of the entire system down for two days until Net Essentials could get out and make the necessary repairs.

The Parks and Recreation Director stated he has one part-time employee that he needs on a full-time basis. His department has many projects to take care of, and more has been added, but has the same amount of personnel to take care of those projects. He feels right now his department just needs to maintain what they have.

The City Secretary stated the City Hall offices are in need of serious repairs including roof, windows and mold. Also noted was the lack of storage space for required documents.

The meeting adjourned at 2:44 p.m.

PASSED, APPROVED AND ADOPTED this 14<sup>th</sup> day of June, 2010.

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Mayor Joe Ward

ATTEST:

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City Secretary Janice Newman