

CITY OF COFFEE CITY
MINUTES OF CITY COUNCIL MEETING
April 08, 2019

Call to Order.

The City Council of Coffee City, Texas, convened in regular session on April 08, 2019 at City Hall - Court Room, 7019 Pleasant Ridge Road, Coffee City, Texas. The following City Officials were present:

Pam Drost, Mayor	Douglas Davis, City Secretary
GeoJan Wright, Mayor Pro-Tem	Shellena Bivens, Municipal Court Judge
Don Weaver, Alderman	Chris Moore, Fire Chief - Absent
Riley Standifer, Alderman	Frank Serrato, Police Chief
Terry Cooper, Alderman	
Phil Rutledge, Alderman	

Quorum

- 1) Call to Order.
Mayor Drost called the meeting to order at 6:00 pm
- 2) Roll Call and announce if quorum is present.
Roll was called by the City Secretary, and a quorum was present.
- 3) Consider and Act Upon Consent Items #4, #5, #6, and #7
Councilman Rutledge asked about two items on the check register for the fire department. The Fire Chief stated that those items were budgeted. Councilman Rutledge made a motion to accept the consent items, and Councilman Cooper seconded the motion. A vote was taken, and was unanimous.
- 4) Approve the Minutes for the March 11, 2019 Council Meeting, as written.
- 5) Approve the City Check Register for the month of March 2019.
- 6) Approve the EDC Check Register (General) for March 2019.
- 7) Approve the EDC Check Register (Hotel Occupancy) account for March 2019
- 8) Open Forum:
There were no speakers in Open Forum
- 9) Schedule a budget workshop for upcoming fiscal year 2020.
Mayor Drost stated that it was time to define the budget for next year. She stated that she would like for the council to schedule a budget workshop. Because the budget workshop takes a considerable amount of time she felt that scheduling it at a regular meeting was too much. She reminded the council that on April 23, 2019 there is a joint meeting with the EDC. The council discussed dates and decided that May 14, 2019 at 2:00 pm would be a good time to hold the workshop.
- 10) Consider and Act upon making changes to the Coffee City Community center rental agreement.
The Mayor stated that one of the main reason that the agreement was changed was to add additional officers at events with alcohol where the attendance exceeded fifty people, and that the police officers were to be paid prior to the party. The other change was that the initialing of every paragraph on the current form was streamlined by adding a blanket statement and signature on the form. Councilman Rutledge noticed a typographical description in the maximum capacity on page three of the new document where one page stated

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175 people maximum and another page stated 150 people max. Mayor ProTem Wright made a motion to accept the agreement, councilman Cooper seconded the motion. A vote was taken with four councilmen for the change and one councilperson, Councilman Standifer, opposed. The changes to the agreement were passed.

11) Consider and Act Upon the sale of the 2010 Dodge Charger (Police Car)

Mayor ProTem Wright stated that in the past they did not know the value of the car. She stated that she had received that information. She stated that if a individual other than a city employee were to buy the car, the city would have the expense of removing the equipment and decals. She stated that after netting out the difference in expense between a employee buying the car or selling it to the public, the city would come out ahead by selling it to an employee by about seventy-five dollars. Councilman Standifer asked if the city employee would have to remove the equipment. The Mayor stated that the employee had agreed to take the equipment off. Councilman Rutledge asked if there was anything on the car that could be used on another vehicle. Police Officer Kirkham stated that the equipment was vehicle specific, and that the new cars already had equipment installed. Councilman Rutledge made a motion that the car be sold to officer Kirkham for \$1000, Mayor ProTem Wright seconded the motion. A vote was taken and was unanimous.

12) EDC

- a) Consider and Act Upon accepting Donna Douglas's resignation from the EDC board.
Councilman Weaver made a motion to accept Donna Douglas resignation from the EDC Board. Councilman Standifer seconded the motion. A vote was taken and was unanimous.
- b) Consider and Act Upon appointing Ray Ver Hey to the EDC board in Donna Douglas's position.
Councilman Weaver made a motion to appoint Mr. Ver Hey to the EDC board. Councilman Rutledge seconded the motion. A vote was taken, and was unanimous.
- c) Consider and Act Upon removing Don Weaver from the EDC board.
Mayor Drost stated that she had sent the council an e-mail of the reasons that she had for requesting his removal. Councilman Rutledge stated that he would like to hear Councilman Weaver's comments regarding the e-mail sent out by Mayor Drost. Councilman Weaver stated that he would like to respond to the council without any interruptions. Councilman Weaver stated that there were six points in the email stating why the Mayor thought that he should be removed. Councilman Weaver stated that he had not failed in bringing in any tenants to the Lake Palestine Center. He stated that the building was completely leased with long term lease agreements. He stated that the center had always been profitable, and as an EDC board member, or president that he had no authority over the independent renters businesses. Councilman Weaver stated that every EDC member is asked for their input on every item to be discussed on the EDC agenda. He stated that there had always been discrepancies between the EDC and the tenants before he was president. In the past, they have had tenants that did not pay rent on time, and tenants that never paid utility bills. Councilman Weaver stated that this problem was discussed before he was president, in executive session, and a decision was reached that they would not take any action against a private business because of these disparities. He stated "many times I have asked the EDC board to place the building under professional management, but the board could not come to an agreement." Councilman Weaver

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stated that the EDC had entered into a contract with the “right of first refusal with Mr. Anthony” He stated that the board had agreed to the sale of the building. Councilman Weaver stated “Mr. Anthony was informed of the vote by the board. My agenda for the EDC meeting of April first signed by Shellena Bivens item number twelve.” Item twelve states that the contract in closing for the Lake Palestine Business Center. Councilman Weaver continued “in a recorded meeting on February fourth it was discussed if the proceeds of the building would be reinvested in Coffee City real estate to produce taxes. A motion was made by Jim Beggarly and seconded by Donna Douglas who said that her vote was contingent on use of these precedes to be purchase real estate for EDC tax creation.” It was a unanimous vote. He stated that he had no personal bias in this matter, only moving forward of Coffee City. My service to Coffee City has always been for the betterment of the city. I am not an EDC officer at this time, I would like to remain on the board. Councilman Weaver read the Frankston Citizen reporting of this matter: The March 14 headline states “Coffee City set to sell business center” it goes on to say that the Coffee City EDC has decided to sell the business center it purchased in 2015. The board members voted unanimously to sell the center in its meeting in February. On Monday March 11, 2019 EDC President Don Weaver said that a renter in the center has a right of first refusal and is seeking finances for the building. If that person does not purchase the building, Weaver said that it would be put on the market. Weaver said that the sale would be profitable for the EDC and the sale will fund future projects that will bring jobs to the lakeside city. Since the EDC purchased the center, numerous improvements have been made, and two long term leases were established. Weaver says that funds generated from the sale will be used to bring new businesses to town to create taxes and jobs. Councilman Rutledge asked when the building was purchased, what process was taken? Councilman Rutledge stated that the EDC had made the decision to sell the property without coming to the city council to ask permission to sell it. Councilman Weaver stated that the property was stagnant and it was a unanimous vote by the EDC to sell the building. Councilman Rutledge asked if there was a contract with Pizza Pro and if it stated in the lease the “Right for First Refusal”? Councilman Weaver stated yes. Mayor Drost took the floor to rebut a couple of things that were previously stated. The Mayor stated that although the EDC brought businesses into the center, they were not sales tax producing businesses. She went on to state that sales tax producing businesses was what the city council want the EDC to bring in. The Mayor stated that the right of first refusal was in the contract with Pizza Pro, but his contract also states that he must pay his rent at a certain time or pay late fees. As of the council meeting he was behind on his rent. Mayor Drost stated that because he was behind on his rent, it makes his contract null and void. The Mayor also stated that “you took it upon yourself to set the asking price. You talked with him about an asking price, and I feel like that is something that should have been discussed at an EDC meeting before.” The Mayor asked if the board ever sat down and discuss the price? She stated “No they didn’t.” Councilman Weaver stated that they had no signed contract to buy the Lake Palestine Center. The Mayor stated that Mr. Anthony believed that they did have an agreement on the price. Councilman Rutledge stated that Mr. Anthony was out of the picture in the purchase of the business center. He stated that Mr. Anthony’s forty-five days were up. Mayor ProTem Wright stated that under Councilman Weavers regarding the property, and with the lease agreements stating that a late fee is due when they are first late, then they are charged a peridium late fee going forward, and late fees have never been collected from any of the tenants. She also stated that there was estimated six thousand dollars plus of lost revenue from late fees not collected. The Mayor asked for a motion

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regarding this issue. Mayor ProTem Wright made a motion to remove Don Weaver from the EDC board. There was not a second. The matter was not voted on, and Don Weaver will remain on the EDC board.

- d) Consider and Act Upon removing Cindy McClanahan from the EDC board.
*Councilman Rutledge made a motion to remove Cindy McClanahan from the EDC board.
Councilman Cooper seconded the motion. A vote was taken with 4 votes for, and Councilman Weaver abstaining..*

- 13) Accept the resignation of Pam Drost as Mayor.
Councilman Rutledge made a motion to accept Mayor Drost resignation. Councilman Standifer seconded the motion. A vote was taken and was 4 votes for, and 1 Councilman Weaver opposed. The resignation was accepted.
- 14) Consider and Act Upon appointing GeoJan Wright as Mayor.
Councilman Cooper made a motion to appoint GeoJan Wright to the position of Mayor to fulfill Pam Drost term. Councilman Rutledge seconded the motion. A vote was taken and was 3 votes for, 1 vote opposed, and 1 abstained. GeoJan Wright was sworn in to the position of Mayor of Coffee City by Sandy Atteberry.
- 15) Consider and Act Upon appointing Pam Drost to city council place 1 thru June 30, 2019.
Councilman Cooper made a motion to appoint Pam Drost to council place 1 until June 30, 2019. Councilman Standifer seconded the motion. A vote was taken with 4 for, and 1 opposed.
- 16) Schedule a special called meeting to discuss signature cards at bank.
A date for a special meeting was discussed and it was decided by the council to hold the meeting on Monday April 15, 2019.
- 17) Mayor's Report:
Spoke with Secretary of EDC to be sure that all future EDC meetings are videoed
Advised EDC secretary to let everyone on the EDC board know to use their city email address.
Announce upcoming joint meeting of EDC and Council on April 23.
Announce Republic Clean up weekend April 27.
Announce upcoming election for place 2, & 4
- 18) Zoning Committee
Read email from City Attorney
- 19) EDC Report.
a) Report on election of officers
b) Present copy of updated roster of EDC Board and offices
c) Report on business discussed at EDC meeting of April 1

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20) Municipal Court Report:

The Coffee City Municipal Court, for the month of March 2019, reported:

New Citations	289	New Juvenile Cases	3
Cases Dismissed after Drivers Safety	65	Cases satisfied with jail credit	20
Cases Dismissed after Deferred Adjudication	24	Cases Dismissed due to Indigency	2
Cases Dismissed after proof of Insurance	9		
Total fines collected	\$57,475	GHS Collections	\$28,266
Quarter Tax paid to state	\$45,706	Transferred to General Fund	\$69,519

21) Police Report:

COFFEE CITY POLICE DEPARTMENT MONTHLY REPORT
MARCH 2019

In the month of MARCH, 2019 the Coffee City Police Department had 41 calls for service and /or officer-initiated activities.

Accident: 1	Nuisance ordinance violation:	Warrant Service: 61
Agency Assist: 6	Possession of Controlled Sub:	Lost Child:
Assault: 1	Possession of Marijuana:	Shots Fired:
Alarm:	Public Intoxication:	Reckless Driver: 1
Burglary of habitation:	Road hazard: 1	Evading:
Civil Matter: 5	Suspicious Person:	Stolen Vehicle:
Criminal Mischief:	Suspicious Vehicle: 2	Welfare Check:
Criminal Trespass:	Suspicious Activity: 2	Animal:
Disturbance: 7	Terroristic Threat:	Funeral Escort:
Information: 3	Theft: 2	Driving While Intoxicated: 2
Loose livestock: 3	Unlawful carrying of weapon:	Fight: 1
Motorist Assist: 2	Vehicle Impound: 3	
Fake ID:	Follow up: 1	
Fire:	Harassment: 1	
Felony Arrest: 4	City Ordinance: 10	
Misdemeanor Arrest:	Complied w/Ordinance: 2	
Reports: 5	Working on Ordinance: 2	

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The Coffee City Police Department currently has 3 Full time officers, 7 Reserve Police Officers.

Frank Serrato Full Time	Matthew Lopez: 16	
Cody Welch: Full time	Sgt. Joshua Jones: 0	
Sgt. James Kirkham: Full Time	Michael Green: 10	
	Lt. Wayne Frazier:	
Arthur Luevanos: 20	Edgar Clayton: 0	
Matthew Roberts: 10	Eric Johnson: 20	

MARCH 2019: The Coffee City Police Department had a total of 441 contacts and of those were 300 citations and issued 141 warnings.

<u>CITATIONS:</u>		
Failed to Signal Turn: 2	Public Intoxication:	Speeding 1-5mph:
Defective equipment: 1	No License Plate light:	Speeding 6-10mph: 35
No driver's license: 11	Expired Driver License: 2	Speeding 11-15mph: 67
Expired MVR: 8	Open container: 1	Speeding 16-20mph: 43
Driving While License Invalid: 9	No seat belt:	Speeding 20-over: 22
Window Tint: 5	Failed to Dim Headlights: 5	Failed to Display Driver License: 3
No insurance: 19	Unrestraint Child: 1	Driver License Restrictions: 1
Fail to change address on Driver License: 4	Failed to YIELD to Emergency Vehicle: 32	Allowing Unlicensed Driver to Drive:
Disregard Stop Sign: 4	No Seat Belt: 4	Failed to Signal Lane Change: 3
Driving down turn lane:	Fictitious Plates:	Obscured License Plate: 1
No Front License Plate: 2	Littering:	Failed to Stop at Designated Point:
Poss. of Drug paraphernalia: 1	Failed to Yield to Oncoming Traffic: 1	Failed to Maintain Single Lane: 2
	Following too Closely: 1	Displayed two License Plates: 10

22) Fire Report:

MONTHLY DEPARTMENTAL REPORT TO THE CITY OF COFFEE CITY COUNCIL
 1 April 2019

DEPARTMENT: Coffee City Volunteer Fire Department
 FOR THE PERIOD ENDING: 31 March 2019
 SUBMITTED BY: Fire Chief Chris L. Moore

In the month of March we had 17 calls for service. Call volume is average

1	Building Fires	0	Good Intent
2	Grass	2	MVA's
9	Medical Calls	1	False Alarm (Control Burn)
1	Tree Obstruction	0	Public Service (Unlock car)
1	Boat Calls	0	Burn Ban Warnings

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We currently have 17 Senior Fire Fighters and no Explorers

Upcoming Events:

April 6th Software training for all Fire Fighters

April 21 Easter Egg Hunt at Community Center

TEEX School

Aero Estates May 11th

Mayfest May 18th

If you have any questions or problems please contact me.

CHRIS L. MOORE

Fire Chief

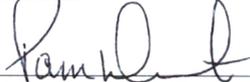
Cell: 903-539-7925

thefirechief@outlook.com

23) Adjournment.

The Mayor asked if there was any other business. No one had business..

ATTEST:



Pam Drost, Mayor



Douglas Davis, City Secretary