

**DALHART CITY COUNCIL
REGULAR MEETING
MONDAY, APRIL 11, 2022**

The Dalhart City Council met in regular session in Council Chambers on Monday, April 11, 2022, at 6:00 p.m. Justin Moore Mayor, called the meeting to order. A quorum was present. Justin Moore led the prayer, and the Pledge of Allegiance was recited to the United States and Texas Flags. Members present were:

Justin Moore, Mayor

Absent:

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| Dwayne Smith | John Loeppky |
| Bryan Brewer | Parker Noel |
| Tim Yee | Ginger Cleavinger |
| Ian Van Den Heever | Sherri Haschke |

Melissa Vossmer, Interim City Manager
Wendy Kleynhans, City Secretary
Greg Oelke, City Attorney

Bryan Brewer made a motion to approve the consent agenda consisting of minutes of the previous Regular Meeting on March 28, 2022. The motion also included the approval of the March Financial Report, March Tax Report, and March bills in the amount of \$1,182,108.64. Those bills over \$3,000.00 were: Xcel Energy \$26,752.21; Xcel Energy \$31,256.16; Toot N Totum \$17,816.62; Crafcro Texas Inc. \$26,550.00; Dallam County Appraisal District \$9,9878.93; Dallam County \$20,762.13; Law Offices of Greg Oelke \$6,420.00; Western Industrial Supply \$6,773.52; Tyler Technologies \$8,003.85; A&A Electric Motor Service, LLC \$12,112.00; ACI Advanced Connections Inc. \$9,362.00; West Texas Utility Contractors \$259,326.24; Strategic Government Resources \$7,167.47; Atmos \$5,953.50; City of Dalhart \$3,100.00; Xcel Energy \$9,788.19; Paradigm Technologies \$6,795.82; AEG Petroleum \$4,117.08; Prime Metal Buildings \$3,095.05; Hartley County Appraisal District \$8,863.39; Pioneer Research Corporation \$3,828.76; Lang Electric \$18,106.96; Chamber of Commerce \$40,386.54; La Rita Performing Arts \$20,193.27; Dalhart Economic Development Corporation \$47,557.95; Dallam-Hartley Counties Historical Museum \$40,386.54; XIT Rodeo & Reunion \$27,373.10; Casco Industries, Inc. \$20,087.00; AEG Petroleum \$5,732.29; City of Dalhart \$6,746.00; City of Dalhart CRP \$21,240.33; City of Dalhart 2021 Transfer \$12,113.00; Strategic Government Resources \$15,158.39; Atmos Energy \$3,084.54; Warren Cat \$5,068.61; AEG Petroleum LLC \$9,812.38; Commtech LLC \$18,591.46; Freese and Nichols \$5,000.00; Texas Municipal Retirement \$20,253.92; and Texas Municipal Retirement \$19,430.13. Sherri Haschke seconded the motion and the same carried unanimously.

There were no public comments.

Mayor Moore presented Curtis Green with a Certificate for Outstanding Recycling Efforts in 2021.

Tim Yee made a motion open the Public Hearing and first reading of **Ordinance 2022-04** on the proposed zone change of lot 1, Block 91, Original Townsite, City of Dalhart, Dallam County, Texas from R-3 Residential to Special Use for the purpose of placing a manufactured home. Rosalva Islas Hernandez owns the property at 202 Maple Ave. Ian Van Den Heever seconded the motion and the same carried unanimously.

Building official Paul Brown informed council that this did pass Planning and Zoning and the home looked good and passed the requirements. Tim Yee made a motion to close the public hearing and first reading of **Ordinance 2022-04**. Bryan Brewer seconded the motion and the same carried unanimously.

Interim City Manager, Melissa Vossmer explained to council that we would have the league fill out their report for the two-day event for the funds. After further comments, Tim Yee made a motion to help fund the Dalhart Youth Basketball League for the purchase of two (2) portable adjustable roll-away goals in the amount of \$15,000. Sherri Haschke seconded the motion and the same carried unanimously.

Kevin Caddell with the Dallam Hartley Counties Hospital District gave a presentation of the proposed Nursing Home Facility. He stated that they had hired an architect since their last visit to Council and identified an area of interest for the construction. He stated that their goal was to seek feed back if they would allow the Hospital District to build in that area and what steps they needed to take for a legal agreement for this project. Councilwoman Ginger Cleavinger asked a question regarding the riding trails located next to the area. Kevin Caddell stated that the hospital and the City could discuss that. Interim City Manager said that they would look at the option to find a new location for the dirt tracks. Mayor Pro-Tem asked about the need for a bond, and in response, Kevin Caddell stated that there were other options for funding including USDA funds. Councilman Dwayne Smith wanted to clarify if they were seeking a commitment of a land acquisition prior to moving forward with the plans. Kevin Caddell stated that they did need some sort of commitment before they could move forward. Councilman Smith also asked if they were seeking a lease of the property or a sale. Kevin stated that they were not thinking of purchasing the land, and would prefer a lease for a 25-30 year term with renewals. Councilman Parker Noel asked the question about the City hiring a developer to build more homes on that area, and Kevin Caddell stated that he did not know if that would fit the public usage provision for that property. After discussion it was suggested that the City do the research of a lease of the property, City Attorney Greg Oelke stated that we can review the options after reviewing the provisions on that specific area. There was a question of an offer for the lease and Kevin stated if he had to give a dollar amount, he would say \$1,500 per year.

Interim City Manager, Melissa Vossmer, gave council a report concerning the Dalhart Economic Development Corporation April 5, 2022, Meeting covering the Economic Development Director, TEEX EDLL Proposal and The Retail Coach Proposal. Mrs. Vossmer informed council that they had finalized the research for the Economic Development Corporation Director pay and position description. Mayor Pro-Tim stated he agreed that that position would be beneficial. Councilman Dwayne Smith wanted to clarify that hiring this position would not cause a financial hardship for the city or take away from other funding. Councilwoman Sherri Haschke stated that it would be

beneficial as this position would know what land is available for purchase, and what funding requirements are for requests for community events. Councilman Bryan Brewer asked how the recruitment process will work. Mrs. Vossmer stated that the city would perform the hiring and EDC would interview and chose the candidate. In regards to TEEX, they have rescheduled their program to September or October since planting season would be in May. The Economic Development Corporation decided that once the EDC Director position was filled, they would like to go forward with The Retail Coach as well.

Discussion and consideration of directing Staff to initiate the City's bid process for construction of the Rita Blanca Lake Hilmar Amphitheater: Interim City Manager Melissa Vossmer informed council that the Lake Board approved the concept for the build of the Amphitheater and stated it was ready to go out for Bid. Mayor Moore gave the direction to begin the bid process to Melissa Vossmer.

City Council convened into Executive Session under Texas Local Government Code 551.074 for the discussion of the process to hire a City Manager for the City of Dalhart at 6:55 pm.

City Council reconvened from Executive Session at 6:57 pm. No action was taken.

Chris Goodson with XIT Rangers was present with the thought that they would be on the agenda for a request for funding to help with their water bill. Council gave them an opportunity to speak as a public comment regarding their request. He informed council that he wanted to ensure that the facility stays open for the children to be able to participate in the rodeo events. Melissa Vossmer asked Public Works director about the affluent fire hydrant. Dennis stated that he has talked to Adolfo about a solution and he should be in Dalhart tomorrow to address the situation.

City Council convened back into Executive Session under Texas Local Government Code 551.074 for the discussion of the process to hire a City Manager for the City of Dalhart at 7:06 pm.

City Council reconvened from Executive Session at 8:44 pm. No action was taken.

For the discussion of future agenda items for City Council, we will add the lease for the hospital district to build the nursing home facility. Mayor Moore informed council that the City Secretary had received a complaint regarding the speed limit on Sandhurst Drive. He asked Interim Chief of Police Eloy Duran about calls in the area and Duran stated that only one citation was issued back in 2020. Mayor Moore requested an officer to patrol that area. Chief Duran stated he would have an officer patrol that area for a couple of days.

Interim City Manager Melissa Vossmer wanted to schedule a work session for council on April 25, 2022 starting at 4:30 and then have council meeting at 6:00. Councilwoman Ginger Cleavinger made the comment regarding debris from Landfill stating that a resident complained about the plastic bags flying over the fence and their animals eating them. Public Works Director Dennis Rojas explained to council that once the transfer station was complete, they would put more trash in that which would help with the

amount of trash blowing from the wind. Councilman Dwayne Smith asked about a cover requirement of the trash. Dennis stated that it is in the TCEQ requirements to cover the debris. He also stated that Curtis Green, Street and Sanitation supervisor called Amarillo asked about a requirement for covered loads and they are wanting to visit making an ordinance for that. Dennis Rojas stated that there will be a free day at the landfill on April 23rd and the fishing derby is set for May 7th, but they are struggling to get fish to stock the pond. Mayor Moore asked Chief Duran about his staff numbers. He stated that he was working in investigations to assist his other officer working in investigations.

There being no further business, Sherri Haschke made a motion to adjourn. Ginger Cleavinger seconded the motion and the same carried unanimously.

APPROVED:

ATTEST:

Justin Moore, Mayor

Wendy Kleynhans, City Secretary