

**WHITE OAK CITY COUNCIL  
REGULAR MEETING  
WHITE OAK CITY HALL  
JUNE 10, 2014  
5:00 P.M.**

MEMBERS PRESENT : Mayor Rick May, Mayor Pro-Tem Barbara Ray, Lance Noll, Kyle Kutch, Jerry Blankenship

MEMBERS ABSENT : Greg Hulett

STAFF PRESENT : Charlie Smith, Sherry Roberts, Billy Morgan, Terry Roach, Randy Dodson, Wendell Basham, Jason Maxted, Tracey Fears

CALL TO ORDER

- A. Invocation
- B. Pledge of Allegiance

Mayor May called the meeting to order at 5:00 p.m. Councilmember Kutch led the invocation and Mayor May led the Pledge of Allegiance.

CONSENT AGENDA

- A. Consider and/or approve payment of bills
- B. Consider and/or approve City Council minutes from May 20, 2014
- C. Consider and/or approve WOEDCO minutes from March 25, 2014.
- D. Consider and/or approve COBRA Continuation of Coverage Administrative Agreement with Texas Municipal League Multistate Intergovernmental Employee Benefits Pool
- E. Consider and/or approve Interlocal Agreement for Employee Medical Insurance with Texas Municipal League Multistate Intergovernmental Employee Benefits Pool
- F. Consider and/or approve Tracey Fears as Public Works Director

Mayor Pro-Tem Ray stated that she assumed Texas Municipal League was the best choice for the city. City Secretary Sherry Roberts explained that The Ward Agency has previously bid out the city's employee health insurance and TML-IEBP has been the least expensive. Mayor Pro-Tem Ray made the motion to approve, seconded by Councilmember Kutch. Carried unanimously.

CITIZEN COMMENTS

None.

PROCLAMATION recognizing Juror Appreciation Week June 29-July 6, 2014.

Mayor May read the proclamation aloud for the audience.

CONSIDER AND/OR APPROVE Greg Hulett to the White Oak Economic Development Corporation Board.

Councilmember Blankenship made the motion to approve, seconded by Councilmember Noll. Carried unanimously.

CONSIDER AND/OR APPROVE Water Well Test Hole quotes.

City Coordinator Charlie Smith explained this has been previously discussed. Five quotes were sent out and only two were returned: C. Miller Drilling-\$49,950 and Continental Drilling & Service-\$79,594. The ideal scenario would be to find a well by the water plant that would go straight into the reservoir. If one good well is located, there will not be a second well tested. Mayor Pro-Tem Ray confirmed this quote was just to get to the water. Mr. Smith agreed and explained the process and the amount of water envisioned from the well. Councilmember Noll questioned if this would lessen the amount of water purchased from Longview. Mr. Smith affirmed but clarified these quotes were only for the test wells. Testing a well is a gamble depending on the location. There have been a couple of other locations looked at between White Oak and Gladewater or Big Sandy Creek. Councilmember Blankenship questioned the potential savings by drilling wells. Mr. Smith explained the City pays \$2.50/thousand gallons for treated water from Longview. The wells will save money over time. Mayor Pro-Tem Ray added that the City of White Oak does not have a treated-water contract with Longview and they do not have to furnish White Oak water. Councilmember Kutch questioned if only one well could be tested. Mr. Smith answered yes. Councilmember Noll questioned if the City gets to choose the test sites, also answered yes by Mr. Smith. Councilmember Noll questioned if C. Miller is reputable company to which Mr. Smith answered yes and they drilled Clarksville City's wells.

Councilmember Noll made the motion to approve C. Miller for the quotes, seconded by Mayor Pro-Tem Ray. Carried unanimously. Mr. Smith wanted clarification about testing for the first well at the water treatment plant. This was the consensus by the Council.

CONSIDER AND/OR APPROVE a subdivision and plat variance for Stephen Brecheen in North Oak Trails.

City Coordinator Smith explained the Brecheen's dilemma. When North Oak Trails was going to be a subdivision, there was supposed to have been a loop but it all fell through and development ceased. That property reverted to the landowners on both sides of the roadway. The Brecheen's wanted to purchase the 5.5 acres from Joe Wright and the two sisters want to build houses on this property. If they go in and abide by the City's subdivision ordinance, they would have to build over 300 feet of city street including curbs and gutters, which would cost approximately \$400 linear foot which would be thousands of dollars for two homes. After speaking to the engineers, this scenario allows for a variance for a division of property which will allow the homes to be built without the street requirement. This would then need to be platted at Gregg County Courthouse. The oil company has put in a nice road in there about three weeks ago and if maintained, there should be no issues regarding public emergencies. Councilmember Kutch questioned if an easement would be necessary for a portion of the property. Mr. Smith answered yes and explained. Councilmember Blankenship asked if this would affect our city utilities. Mr. Smith explained they would not be able to utilize city sewer lines and they could tie into Mr. Wright's 6" line to obtain city water. Mayor Pro-Tem Ray asked if these two homes are all that will be built. Mr. Smith answered yes; if additional homes are built, it then becomes a subdivision.

Councilmember Noll made the motion to approve, seconded by Councilmember Kutch. Carried unanimously.

CONSIDER AND/OR APPROVE RESOLUTION 2014-08 adopting a Delinquent Utility Accounts Collection Policy for the Water & Sewer Fund.

After a brief conversation regarding bad debt and collection agency fees, Councilmember Kutch made the motion to approve, seconded by Councilmember Blankenship. Carried unanimously.

CONSIDER AND/OR APPROVE RESOLUTION 2014-09 to contract with Municipal Recovery Services for delinquent water service accounts and authorizing Charles R. Smith to sign the contract on behalf of the City of White Oak.

Councilmember Noll made the motion to approve, seconded by Mayor Pro-Tem Ray. Carried unanimously.

DISCUSSION AND/OR DIRECTION to City Coordinator related to changing the subdivision ordinance to add the requirement of sidewalks.

City Coordinator Smith explained to the Council that he receives many complaints about the lack of sidewalks. He stated he seeks direction from Council regarding the possibility of changing the subdivision rules to include the addition of sidewalks. Council and staff would set up guidelines and qualifications for the rules. Councilmember Kutch questioned what would be the downside of the change. Mr. Smith explained the City would have to take over repairs caused by of tree root damage, etc. He explained that he is working with the White Oak Parks & Quality of Life Foundation about grant research to build sidewalks on both sides of White Oak Road. Sidewalk inclusion in subdivisions could be a case-by-case agreement and could carry a variance option in case sidewalks are not well suited. Mayor Pro-Tem Ray said if the developer pays for the construction, then it should not be a problem; but agrees with the variance option. She also agreed that White Oak Road should have sidewalks at least on one side of the road. Councilmember Blankenship suggested that fund raising could be an option and to ask citizens about donations, fundraisers, etc. to see what neighborhoods would be interested in sidewalks. Mr. Smith responded this is a good possibility and some of the sidewalk areas would tie into our parks. He then mentioned there are some grants that run about \$100,000 which would build about a mile of sidewalk. Councilmember Noll asked if the City was to get the money and were going to build a sidewalk down White Oak Road, what happens if you get that one person that does not want the sidewalk in front of their house. Mr. Smith answered that there would need to be discussion with TXDOT about their right-of-way. Mayor Pro-Tem Ray expressed how the lack of sidewalks down White Oak Road is a safety issue. The Council was in agreement with City Coordinator Smith's research of subdivision rules regarding sidewalk construction.

CONSIDER AND/OR APPROVE Contract for Paramedic Ambulance Services with Champion EMS.

City Coordinator Smith stated there are Champion representatives here to address the Council. Stan Holden, CEO of Champion informed the Council that Champion EMS is a 501(C)(3) operation formed like other charitable organizations. Their mission is to service people in need and is owned by Mother Frances and Good Shepherd Medical Center, 50/50. A change in healthcare reimbursements has affected community supplements. Champion EMS is asking for equal contribution from municipalities and counties. Calculations are specific to White Oak, yet closely resemble Gladewater's. They are also involved in contract negotiations with other communities like Marion County and the City of Jefferson. He offered to answer any questions from Council or staff. Mr. Smith asked how many transports a day to break- even. Mr. Holden answered it takes seven

transports and are only paid for such. Champion is not paid for pre-hospital care that does not involve transportation. The gap has been made up for years by the hospitals, but they can no longer provide this subsidy. Councilmember Noll questioned if the City would have an ambulance here at all times unless there is a call. Mr. Holden replied that their ambulances are spread out geographically, which is a complicated system. Mayor Pro-Tem Ray commented that in the past, Champion EMS would route one to town when there was a call and be stationed at football games. Mr. Holden pointed out that Champion is not required to station an ambulance at football games, but is good public relation. Mr. Smith advised he had three minor changes to discuss with him and stated that he would ask the Council if they are to approve the contract, to make the approval to include these changes.

City Secretary Sherry Roberts asked Mr. Holden if all of the ambulances were MICU to which Mr. Holden answered yes and they are all staffed with a paramedic. Ms. Roberts then questioned if Champion EMS offered a lower-level service that could be chosen from and have a paramedic respond to only the calls necessary. Mr. Holden explained it would not be economically feasible with the amount of money difference because they staff for 9-1-1 calls and most 9-1-1 calls require a paramedic.

Mr. Smith commented that he had a question from Council regarding the contract changes and he wished to ask about the changes aloud. The requested changes are:

§3.12 - *Champion EMS shall accept applications from current employees...* Mr. Smith questioned if this was only in the contract with the scenario of Champion's takeover of a current service and since it does not apply to White Oak, it should be removed. Mr. Holden agreed.

§4.4(a) – *Any and all modifications and/or improvements to the building made by Champion EMS shall become property of the city at the termination of this agreement.* Mr. Smith requested that Champion include the City must approve any improvements or modification prior to change.

§4.4(b) *The City agrees to make all necessary repairs and improvements to the exterior.* Mr. Smith asked for an exclusion to the EMS sign because it is specific to Champion EMS.

Mayor May pointed out that the contract also states the City will provide necessary interior improvements required from time to time but in §4.4(a) it mentioned any improvements that Champion might would perform. He thought this was confusing. Mr. Holden explained if it is necessary to make improvements, e.g. a crack in a sink; then the owner would be liable for repair. If Champion wanted something different but unnecessary, then Champion would pay for it. Mayor May then stated he read where it is a renewable five-year contract, Mr. Holden agreed. City Secretary Sherry Roberts questioned if the contract allowed for an annual increase, to which Mr. Smith answered no; the contract is for \$90,000 a year for five years.

Councilmember Blankenship questioned if there was money in the budget for this. Mr. Smith answered no. The contract expired in May and he had previously requested Champion to hold off until the new fiscal year which is October 1 for a contract renewal, but the Board said they would only extend until July.

Mayor Pro-Tem Ray made the motion to approve, seconded by Councilmember Noll. Mr. Smith mentioned that he and City Secretary Sherry Roberts have been looking at ways to fund this new subsidy which generated some ideas which have been discussed with Mayor May. Mayor May indicated that there will be some difficult choices to make in order to be able to provide this service. He also claimed that White Oak citizens would not accept anything less than a first-class ambulance service. Councilmember Noll stated that from the people he has talked to, there has

never been a problem with Champion. There is no doubt that healthcare reimbursement is a problem - for everyone, and paying this subsidy is not a surprise. He admitted no one wants to pay \$90,000 when it is not budgeted, but he considers it unfair to have a sub-par ambulance service. Carried unanimously.

CITY COORDINATOR ITEMS

A. Update on water sources, meters, and plant improvements.

City Coordinator Smith reported that one water clarifier is complete and back in service and two others are down. It is hoped that these will soon be back in service because this is why we are buying treated water from Longview.

B. Update on High School Baseball Field Renovation.

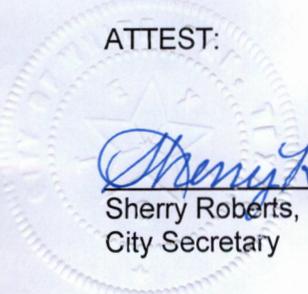
They have framed up the concession stand and it is looking good.

ADJOURNMENT

Councilmember Blankenship made the motion to adjourn at 5:53 p.m., seconded by Councilmember Noll. Carried unanimously.

  
Rick May, Mayor

ATTEST:

  
  
Sherry Roberts, TRMC  
City Secretary