

**SPECIAL CALLED MEETING**

**City Council**

**January 21, 2020**

The City Council of the City of Brownwood, Texas, met in a Special Called Meeting on Tuesday, January 21, 2020, at 4:25 p.m., in the Council Chambers, City Hall, 501 Center Avenue, Brownwood, Texas, with the following members present:

	<b>Stephen E. Haynes</b>	:	<b>Mayor</b>
	<b>H. D. Jones</b>	:	<b>Councilman – Ward 1</b>
	<b>Ed McMillian</b>	:	<b>Councilman – Ward 2</b>
	<b>Larry Mathis</b>	:	<b>Councilman – Ward 3</b>
**	<b>Draco Miller</b>	:	<b>Councilman – Ward 4</b>
	<b>Walker Willey</b>	:	<b>Councilman – Ward 5</b>
	<b>Emily Crawford</b>	:	<b>City Manager</b>
	<b>Pat Chesser</b>	:	<b>City Attorney</b>
	<b>Christi Wynn</b>	:	<b>City Secretary</b>

with no members absent constituting a quorum of the City Council.

Mayor Haynes called the meeting to order.

**WORKSHOP:**

**Council may discuss facility improvements and a possible tax note to fund the improvements.**

Items discussed were as follows:

**Senior Citizens Center** - The Senior Citizen Center is at about 80% comfortable capacity on an average daily basis. They serve an average of 114 in the Center and 134 home delivered meals per day. They are serving more people, and the City's contribution is going up. The manager has requested expanding the facility for several years. We have a quote from a contractor for \$330,000 for a 2,470 sq. ft. expansion (38'x 65'). Should the Event Center project move forward, there will be parking conflicts for the Seniors and Event Center/Coliseum guests. The purpose of this discussion is to determine if the Council is interested in expanding or relocating the Center and what kind of information you need for this decision. City Manager Crawford stated that she is not recommending the expansion at this time. Director of the Senior Citizens Program, Angie Dees stated that since they moved from Camp Bowie to downtown, numbers have increased. They have no room for meetings or activities. Councilman Mathis suggested utilizing the library as they have breakout rooms for such activities. Mrs. Dees suggested a temporary solution for utilizing some empty entryway space. With some reconfiguration and a little construction, there could be another forty seating spaces added. Finance Director, Walter Middleton stated that funding from the State and the County have both gone down substantially and the City has had to contribute more and more over the years. The City has had to bear the facility costs for years. He suggested asking the County for assistance when we decide what direction is best. \*\* Councilman Miller entered here.

**Aquatic Center Pool Resurfacing** - The original pool surface was plaster, which should have an eight to ten-year life. After six years, it began to crack and degrade. We installed a polyurea pool liner in 2016. It has not performed according to the expectations we were given. The liner has peeled off in multiple places. We have had two vendors patch and repair the liner several times over the past three years. We need to determine the surface type, write specs, and go to bid for the final cost. We have received three quotes for a new surface. 1. Sunbelt Pools (built the pool) – plaster resurfacing - \$225,000. Five-year product warranty. 2. Atlantis Pool Plastering - plaster resurfacing - \$99,000. Five-year product warranty. 3. Commercial Swim Management – Eco-finish - \$180,000. Ten-year product warranty. Staff is going to Austin next week to see pools with the eco-finish to determine if it is an option we wish to pursue. We must make a decision soon to have it complete by May. The alternative is to continue patching the pool as the liner peels. Mr. Middleton suggested passing a resolution to be able to reimburse the City funds if we move forward with the tax note.

**Adams Street Community Renovation** - Adams Street Community Center is the most frequently booked city facility. It is very outdated. BRW Architects anticipated a full remodel to cost approximately \$340,000. The breakdown of cost is below.

Updating Finishes (flooring, ceilings, light fixtures, painting)	\$225,000
Updating Bathrooms and Kitchen	\$ 75,000
Feature Entrance with New Storefront and Lobby	\$ 40,000

We think the cost can be reduced, but we would also need new Audio-Visual Technology capabilities and furniture. Alternatives are to wait and package the renovation with the Event Center project or take up at a later time.

Mrs. Crawford stated she thought the project was pre-mature to tackle at this time and recommended it be removed from the list.

**Law Enforcement Center Flooring** - The LEC is 20 years old. The carpet in the offices and the Municipal Court is worn and stained. If we are to replace the carpet, the approximate amount is \$3.50/sq. ft. (installed) for approximately 7,107 sq. ft. The total cost is \$25,000 as broken down below.

Municipal Court	\$11,500
Police Department Offices	\$13,500

An alternative is for us to budget the replacement over a few years through the budget. Mayor Haynes suggested this item be added to the tax note.

**Fuel Pumps at Service Center** - The fuel pumps are approximately 40 years old. We have four pumps; two located within each cabinet. Fuel pump #4 has failed and is unrepairable. The software has been failing, but we have patched it in order to continue operating. The pumps and software are at end of life. We would like to relocate the fuel island away from the current location, as it causes a backlog of vehicles that cannot get around each other. We plan to move the fuel island about 50' from its current location to get it out of the main drive. The estimated cost of new pumps, software and relocation are \$130,000.

Pumps & Software	\$86,000
Concrete & Canopy	\$44,000

The alternative is to purchase fuel from retail stations if the system goes down, which will be more expensive and difficult to track. Councilman Willey expressed concern and stated this is a high priority item.

**Water/Sewer Truck Shed** - We purchased a Combo Truck in 2018 which is our front-line equipment for sewer chokes and line locates. The truck has an intricate piping system and always holds water. It is susceptible to extremely cold weather, which can cause damage, like breaking the pipes. The truck should be kept in an enclosed, insulated area and connected to power. Currently, during cold weather, we must park the truck in a bay at the garage. This prevents the shop from using one bay to break down vehicles because we must keep it empty for the combo truck. It delays repairs and services for other vehicles. We have cut this request for two years. The estimated cost for the shed is \$60,000 (as per quote from welder). An alternative is to continue to park the Combo Truck in the garage. Director of Utilities, Henry Wied stated that this shed will help extend the life of the expensive equipment. The 40x40 shed will be large enough for two trucks. It will need electrical and insulation and to be fully enclosed.

**Landfill Truck Scales** - The truck scales are 21 years old. Last year, we put \$20,000 into repairing them. When the scales go down, we have no way to accurately calculate tonnage for the landfill, and we lose money. We would like to install a new set of scales parallel to the existing scales. Included in the estimate is a small scale house that would be placed between the two scales, so the attendant can work both sets. This way, the old scales can be used as a back-up in the event the new scales go down. The estimated cost for a new set of scales and installation is about \$100,000. An alternative is to continue to operate with old scales. We do not recommend it.

**Landfill Litter Netting** - The Indian Creek side of the Landfill does not have litter control netting. TCEQ requires the litter netting, and we are at the point in excavation that we need to install it before neighbors begin to complain. The netting is 3,000' long and 25' tall. The price of the netting fence is \$120,000. We must relocate eight three-phase power poles across the road in order to have enough clearance between the power lines and litter netting. The relocation is \$55,000 (as per Oncor). The estimated cost is \$175,000 for the netting, installation, and relocation of power poles. We have no option as per TCEQ's requirements; we must install the fence. An alternative is to do the project in phases. We do not recommend that. There was discussion about the fence height and if it could be reduced – to which it cannot. There was discussion about talking to Oncor about the cost of relocating the power lines.

**Fire Station #2** - We do not recommend expanding the bay or adding a bay to Station #2. Our most pressing need is for the renovation of the restroom and living quarters. There is only one restroom and there is no room for expansion in the existing space. We would like to remodel the restroom area and add one more restroom and shower unit. In order to do this, a 546 sq. ft. addition to the building can be constructed for the sleeping quarters. The sleeping quarters would be identical to those in Station #1. The former sleeping quarters

Special Meeting – January 21, 2020

Page 4 of 4

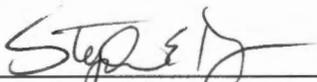
would be used for the expanded restrooms, a lieutenant office, and a workout area. The anticipated total cost is about \$100,000 and includes: 546 sq. ft. addition, 2 new expanded restrooms, an asbestos contractor (for cutting a doorway in exiting living quarters), and mini-split HVAC for sleeping quarters. We believe the project will actually cost less but are projecting a maximum cost since no bids have been requested. An alternative is for us to do nothing at this time. We have no room to expand the existing restroom without adding space.

Mrs. Crawford recommended using remaining funds from 2016 C.O. for the fire station expansion. Council was open to the idea, as long as there were still plans to fund a dog park.

Mrs. Crawford stated that we will be paying off a tax note this year. She wanted to keep expenses down on a new tax note so the payments could be the same or close to what we pay now. There was discussion about funds for a dog park.

**ADJOURNMENT:**

There being no further business to come before the Council at this time, Mayor Haynes declared the meeting adjourned.

  
\_\_\_\_\_  
STEPHEN E. HAYNES, Mayor

**ATTEST:**

  
\_\_\_\_\_  
CHRISTI WYNN, City Secretary