



BOARD MEETING MINUTES – February 12, 2018

PRESENT: Danny Barrett, Billy Whisenant, Carolyn Lawrence, Jerod Peek, David Vela, Ken Becker, Larissa Place, Stacy Fritz

CALL TO ORDER: 10:29 AM by Billy Whisenant

PRAYER: Jerod Peek

PRESENTATION: Danny Barrett with Texas Communities Group, LLC presented.

Danny has been with his law firm for 33 years and they specialize in property tax work. He grew up in a small town and noticed the need for a project like this. The work they were doing at the law firm needed something beyond what they were doing. 5 years ago they started TCG. About ½ of the contracts they have are with EDC's. They work on problem properties, seizures, trust properties.

Texas Communities Group LLC benefits its clients by focusing on these (4) areas:

1. Trust Property
2. Abandoned Property
3. Property Database
4. Code Enforcement

Trust Property – been foreclosed on, the City/ISD own

- TCG maintains an inventory of all Trust Property and the details for each.
- Provides an on-line, locally targeted, fully automated bidding system.
- Posted Real Estate signage.
- Property catalogues placed in the community.
- Automated Deed Process (ADP).
- Innovative Interlocal Agreements.

During this process TCG reviews buyers to make sure we would have good purchases. There are currently over 130 Trust Properties in Sweetwater. The main goal is to the properties listed. Currently no one is paying taxes on these properties and we want them back on the tax roll.

Abandoned Property – TSG assists our cities in identifying properties that meet the Real Property Seizure requirements by a municipality.

The property must be:

1. In a municipality; and
2. Less than one acre; and
3. Has been abandoned for at least one year; and
4. The taxes on the property are delinquent for:
 - a. Each of the preceding five years; or
 - b. Each of the preceding three years if a lien on the property has been created on the property in favor of the municipality for the cost of remedying a healthy or safety hazard on the property.

Property Database – “Smart Phone App”. A smart phone app is available that will allow city and community staff to upload problem properties to the TCG database “with the snap of a picture”.

This will send the info to TCG where they can capture the location's coordinates from the picture.

“Best Process” – TCG management analyzed reported problem properties to determining the “Best Process” for handling each property. Each property is then categorized as to its best determined process for resolution:

1. Tax Foreclosure
2. Abandoned Property Procedures
3. Code Enforcement

TCG data management provides a simple and effective format for reporting and maintaining a database of problem properties, trust properties and mapping data.

Code Enforcement

- TCG can provide consulting and oversight on current procedures, documents and strategies for an effective Code Enforcement Program.
- TCG can provide full service Code Enforcement to those cities without an existing Codes Program
- The TCG Codes Division can assist our cities in adopting and maintaining current and updated Codes and Ordinances.
- The TCG can provide cost-effective and creative disposal tactics for abandoned vehicles and motor homes.
- TCG can assist the city as a 3rd party negotiator between the property owner and the city.



The sweetest place in Texas for business.

Con't

If landfill is an issue there is an application which Sweetwater would qualify for. The City can apply for a landfill specifically for the debris from demolition of seized buildings. This is the only use for this landfill and can be put on a trust property location.

Carolyn Lawrence asked what the pricing structure is for TCG – Danny send a contract to Ken Becker which stated \$6000 for a year.

Jerod Peek asked what type of EDC's TCG works with. Danny was not sure but thinks they are mostly B's but possibly some A's.

ACTION ITEMS:

MINUTES: Board to review and consider approving minutes from the January 2018 meeting. Jerod Peek made the motion to approve the minutes. Carolyn Lawrence seconded. The motion carried.

FINANCIALS: Board to review and consider approving the December 2017 financial statements. Carolyn Lawrence made the motion to approve the financials. Jerod Peek seconded. The motion carried.

ACCOUNTS PAYABLE: Board to review and consider approving accounts payables. Jerod Peek the motion to approve the accounts payables. Carolyn Lawrence seconded. The motion carried.

CITY MANAGER UPDATE (David Vela):

- Pleased about February's sales tax allocation. 20.75% increase over February 2017. This reflects December sales.
 - Comptroller's office called about what we are seeing. Asked what is driving the increase. Possibly construction from hail storm and retail for Holidays. They believed he construction and utilities projects may be a factor.
- Landfill – At tomorrow's Commission Meeting they will vote on the purchase of a track loader. They have currently been renting and will save money if they purchase. City is doing all the work on the new landfill and not contracting out work. The permitting has happened and believe the project will be complete by end of 2018.
- City Commissioners will appoint member of Commission & David Vela for Board to create bylaws for MDD. Jerod cannot be on the Board due to it becoming a quorum for SEED.
- Water tower – City Manager cannot give an update before his Commissioners are updated tomorrow. He will get Ken the information and Ken will pass it along to the Board. Board can also view the video link for the Commissioner's Meeting.
- During meeting tomorrow, they will review the City Charter articles 1,2, and 3 and vote.

MARKETING/ADMIN UPDATE (Larissa Place): The board was updated on the following topics:

- Senior Interview dates are confirmed for the week of May 8th. Blackwell will travel to Sweetwater and Highland will travel to Roscoe.
- USDA contacted Sweetwater Economic Dev. last year to hold a Homeowners workshop. It had to be canceled and they have reached out to try again. Larissa has reserved Argo's for the evening of March 5th from 6-7:30. It is open to the public and we will start advertising the meeting. The goal is to inform the community of the programs the USDA has to offer for low income mortgage options.
- Larissa submitted another RFI from the Governor's office that could work for the Kmart building. In asking a lot of questions of the listing agent Larissa was able to get the access code into the building. Took pictures and took notes so hopefully any future requests we have the answers to. Billy W. asked if Larissa would email a copy of the RFI to review later.
- USG will hold their Board meeting in Sweetwater in March. We have ordered mesquite pens made from wood from Nolan and Fisher Counties for them along with boxes. The boxes have Sweetwater, TX on them.
- At a recent Speaker's Bureau held at SHS, District Attorney Ricky Thompson presented. His presentation includes a lot of information on drug charges and issues within our County. After the presentation, we had teachers, counselors and the principal stating they wished there was better quality in the presentation so the kids could really see. We found that SISD does not have any Drug Education program. The Sherriff's Department does the 3 other schools in the County but there is no funding for SISD. The Police turned down the opportunity as well due to funding. DA and Larissa discussed a possible joint task to bring a program to SISD. The next day DA called Larissa and stated he is going to work with the police dept. and he will fund a program for 6-8 grades from seizure funds. DA and Sweetwater Economic Development will work on a program for the High School as a refresher. We will work on a meeting getting together the DA's office, Sweetwater Econ. Dev., Chamber and SISD.



The sweetest place in Texas for business.

MARKETING/ADMIN UPDATE (Larissa Place): Continued

- After the topic of the Broadway entrances to Sweetwater at the last couple meetings, Larissa went out and took pictures of the buildings that are an eye sore. She obtained the Code of Ordinances from City Manager David Vela. Her presentation listed pictures of the structures, addresses and possible code violations. Larissa was unsure where to start for a project like this and felt this could at least get the ball rolling. There are no properties along Broadway that fall into this category that the City or ISD own. Larissa attended a TMCN meeting titled "Answering the Lingering Problems with Dilapidated and Abandoned Structures." Danny Barrett with TCG spoke.

EXEC DIR. UPDATE (Ken Becker): The board was updated on the following topics:

- GFS has Engineering firms in town. They have hired Steve Mahaffey and Dent Trucking. They currently have 13 employees in Sweetwater and are working on hiring an Admin.
- SISD is working with Sweetwater Economic Development to be more involved in the manufacturing sector. There is a meeting this Thursday with the Dr. McFarland and Mrs. McCarty, the High School and Middle School Principals and Councilors. Everyone will be visiting USG, Ludlum Measurements, Inc, Buzzi and EMA. We want them to see the opportunities available for students straight out of High School. USG has at least 40 openings a year due to retirement and advancements alone. This could mean jobs for a large % of SISD graduating class. Sweetwater Economic Development has purchased hard hats for all attending the tour which will have the logos of all the manufacturing companies, SISD and Sweetwater Economic Development. We hope that they keep in their offices and classrooms so students can see and ask questions.
- Regional Manufacturing Partnership is 1 year old and still meeting. It is going in a good direction.
- TxDOT has not provided any updates lately. They have supplied no notices of work that is going on around Nolan County.
- There is a Job Fair coming up which Sweetwater Economic Development will be a sponsor of. There are some companies in Sweetwater that are already planning to attend.
- The Country Club bill should be cleared up at this time. We are waiting for the next bill to see the current balance.
- There will be a Candidate Forum at the Coliseum on February 13th. Each candidate will have 3-4 minutes to present.
- Fresenius is the new dialysis unit at Rolling Plains Memorial Hospital. Ken has been down and met the staff. They are currently waiting for approval to accept Medicare/Medicaid. We have received confirmation that Colorado City dialysis unit is closed. They were currently treating 35 patients, half of which may come to Sweetwater. All the more reason to get the approval needed quickly to treat these patients.

EXECUTIVE SESSION: Carolyn Lawrence made the motion to go into Executive Session. Jerod Peek seconded. The motion carried.

REGULAR SESSION: Jerod Peek made the motion to re-enter Regular Session. Carolyn Lawrence seconded. The motion carried.

ADJOURN

Board to consider adjourning. Carolyn Lawrence made the motion to adjourn the meeting. Jerod Peek seconded. The motion carried.