

**REGULAR CALLED MEETING OF THE  
OVERTON MUNICIPAL DEVELOPMENT DISTRICT  
February 21, 2018**

Minutes of the Regular Called Meeting of the Overton Municipal Development District Board of Overton, Texas held on **February 21, 2018** at 5:00 PM at City Hall, 1200 South Commerce Street, Overton, Texas.

**Overton Municipal Development District (OMDD)**

**PRESENT:**

Joel Kerby, Chairman

Betty Clark

Loretta Posey

David Stone

**ABSENT:**

Nathan Kendall

Also, in attendance were Clyde Carter, Interim City Manager/Chief of Police, Wendy Bates, City Comptroller, Rachél Gafford, City Secretary, and Mayor C. R. Evans, Jr. representing staff. Richard Kymala, Jerry Clark, Cathy Gregory, Rob Hoover and Elsie Hollis representing the public.

**I. CALL TO ORDER – Chairman Kerby called the meeting to order at 5:00 PM**

1. **Board Member Stone** gave the invocation.
2. **Board Member Posey** led the pledge of allegiance.

**II. APPROVAL OF MINUTES**

1. Board to review and make possible corrections to minutes of the Regular Called Meeting of the OMMD on January 11, 2018.

**Board Member Stone made a motion to approve the January 11, 2018 minutes as submitted.**

**Board Member Clark seconded the motion.**

**Chairman Kerby called for a vote.**

**Motion carried 4 – 0, Board Member Kendall absent.**

**III. FINANCIAL REPORT**

1. Presentation of Financial Reports ending January 31, 2018.
2. Presentation of invoices to be paid.

*Comptroller Bates presented and reviewed the financial reports and the invoices to be paid to the Board.*

**No formal action was required for these items**

**IV. BUSINESS (Consider and/or action)**

***Board Member Clark requested to be excused from the Dias as she needed to recuse herself from Agenda Items IV.1 & 2***

1. Board to consider Richard Kymala requests, on behalf of the Overton Golf Course Association, for the funding of a replacement metal building vs. repair of the Golf Cart Shed's failing rear wall.

*Mayor Evans made a request of the Board to consider a proposal by City Manager Carter to possibly replace the existing cart shed with a metal building and to demolish the existing cart shed.*

*City Manager Carter presented a proposal of several options of metal storage buildings that could replace the existing shed. Carter made an argument for the demolition of the existing structure due to the danger it is to public safety in its current condition and with the old electrical wiring in the building. He stated that if for some reason the golf course ever did close, the City would then be responsible for mowing the golf course grounds as well as the Park and Community Building and the metal structure could be used by the City to store the lawn mowers and yard equipment.*

**Board Member Posey made a motion to authorize funding in amount not to exceed \$5,960 for the purchase of a metal building to replace the existing cart shed at the golf course.**

**Board Member Stone seconded the motion.**

**Chairman Kerby called for a vote.**

**Motion carried 3 – 0 - 1, Board Member Clark abstained, Board Member Kendall absent.**

2. Board to reconsider Richard Kylmala requests, on behalf of the Overton Golf Course Association, for funding repairs of the existing electrical wiring of the lake irrigation pump and the golf cart shed.

*City Manager Carter requested the Board reconsider the electrical repairs for the pump and the wiring of a replacement building to house the golf carts at the golf course. Carter stated that the electrical wiring presents a life safety issue for the public in its current condition and the City would like to see the Board fund the electrical repairs as presented.*

**Board Member Posey made a motion to authorize funding in amount not to exceed \$1,435 for the the electrical repairs to the pump and the wiring of the replacement building for the golf carts at the golf course.**

**Board Member Stone seconded the motion.**

**Chairman Kerby called for a vote.**

**Motion carried 3 – 0 - 1, Board Member Clark abstained, Board Member Kendall absent.**

**Board Member Clark returned to the Dias at 5:44 p.m. for the remainder of the meeting.**

3. Board to hear an update regarding the following committed projects:

*City Comptroller Bates and City Manager Carter gave a high-level update regarding the status of the projects.*

- a. Grant Match for CDBG Grant

- *Plans & specs are anticipated to be received from Engineer by June 1, 2018. The Environmental has been completed.*

- b. Possible Grant Match for the Warning Siren Grant

- We have submitted a response to their financial survey questions, still pending a response to see if they will accept the City's response for the Siren grant/loan application.

- c. Conversion of the Kennamer Square to City Park

- *City does not plan to start on the Kennamer park project until some of the other City projects that were started under the previous administration are completed*

***No action taken on any of the above items.***

4. Board to hear an update regarding the replacement flooring project for City Council Chambers and the Executive Conference Rooms with an estimated time frame for installation.

*City Manager Carter presented the progress that had been made on the flooring project to the board as the Council Chambers was half way complete at the time of the Board Meeting.*

5. Board to hear an update regarding the Warren/McKay guard rail project.

*City Manager Carter presented photos of the completed guard rail project stating that the rails had been donated to the City; therefore, the reimbursement being requested would be for the labor of installing the guard rails only. The Board had authorized \$6,100 toward this project; the total cost of labor was \$2,100; therefore, there is, a net savings of \$4,000 on this project.*

6. Board to hear update on the following projects at the City Park.

*City Manager Carter presented photos and a high-level update on the following projects at the park.*

- a. Installation of new playground equipment

- *Equipment had been installed by the installer; however, they had not brought the landscape material for the safe zones. The City is purchasing and plans to install wood chips in the safe zone areas.*

- b. Removal of old playground equipment

- *City staff was waiting for the Volunteer Fire Department to bring the jaws of life to cut up the remaining playground equipment so that it could be moved.*

- c. Refurbishing of remaining playground equipment

- *Jason Wood is making progress with the refurbishing and painting of the existing equipment which should be complete in the next few weeks if the rain will hold off.*

- d. French drain project

- *The cost of the French drain project went over budget by \$4,709 due to not being able to use the rented equipment due to the rains. City Manager Carter requested that the Board consider authorizing the \$4,000 in savings from the Warren/McKay Street Guard Rail project and the \$709 .25 savings from the Refurbishing of the Park Equipment to be re-allocated to the French Drain project cost overrun.*

**Board Member Posey made a motion to transfer \$4,000 from the Warren/McKay Street Guard Rail project and the \$709 .25 savings from the Refurbishing of the Park Equipment to the French Drain project at the City Park.**

**Board Member Clark seconded the motion.**

**Chairman Kerby called for a vote.**

**Motion carried 4 – 0, Board Member Kendall absent.**

- e. Tree removal project

- *City Manager Carter stated that the all the trees that are going to be removed are down; however, the rain has made the clean-up of the brush and stumps and the chipping of the brush a slow process. However, he hoped to have the park cleaned up in time for Easter.*
7. Board to consider and take action regarding funding wood chips for the safe zone area of the playground equipment.

**Board Member Clark made motion to discuss.**

**Board Member Stone seconded that motion.**

**Chairman Kerby called for a vote.**

**Motion carried 4 – 0, Board Member Kendall absent.**

*City Manager Carter requested that the Board consider funding wood chips for the safe zone area around the new playground equipment. That he initially had hoped to utilize the brush from the trees that were removed from the park; however, the City's chipper was making shards instead of wood chips that are not safe to put in the safe zone. Carter estimated that it would cost roughly \$1,764 to purchase enough wood chips (in addition to the promised donation of 9 tons) to complete the safe zone areas.*

**Board Member Stone made a motion to authorize up to \$2,500 toward the purchase of wood chips for the City Park safe zone areas.**

**Board Member Posey seconded the motion.**

**Chairman Kerby called for a vote.**

**Motion carried 4 – 0, Board Member Kendall absent.**

**V. ADJOURNMENT**

**Board Member Clark made a motion to adjourn.**

**Board Member Posey seconded the motion.**

**Chairman Kerby called for a vote.**

**Motion carried 4 – 0, Board Member Kendall absent.**

With no further business, Chairman Kerby adjourned the meeting at **6:26 PM**

Minutes submitted, approved and/or corrected this **9<sup>th</sup>** day of **May, 2018.**

  
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Joel L. Kerby, CHAIRMAN

Attested by:

  
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Rachel Gafford, CITY SECRETARY