

City of Midway
City Council Meeting Minutes
April 25, 2022

The meeting was called to order at 7:00 p.m. by Mayor Brenda Ford.

The Invocation was given by Councilman John Whitmire, Councilman Gus Kangos led the Pledge.

Those in attendance included Mayor Brenda Ford, City Secretary Debra Newkirk, Council members Gus Kangos, John Whitmire, Rex Newkirk, and Angie Thornton, and Wes Savage. Councilman Steve Parrish and Water Operator Janet Boone were unable to attend.

Guest for the meeting was Marc Nelson, who will be sworn in as a Councilman during the May City Council meeting.

The Consent Agenda for April's meeting including the minutes of the February City Council meeting and the Financial Reports for February and March. There were no minutes for the March City Council meeting as that meeting had been canceled due to a lack of quorum. John Whitmire made the motion to accept the Consent Agenda, Angie Thornton made the second and with all present voting in agreement the motion passed.

There were no Public Comments nor Guest Presentations.

A letter was presented to Council that would allow John Seitz, part time employee of the City, to take the old "non-radio read" meters and sell them. This had been done several years before. Gus Kangos made the motion to approve the letter, Rex Newkirk made the second and with all voting in agreement the motion passed.

The sale of the City's car was brought back before Council to determine a selling price and to decide if it would be sold with or without decals. The decision was made that the decals would have to be removed before it left City property, most especially the "City of Midway". The Council stated that no repairs would be made and to contact Chief Herbert Gilbert and Sheriff Bobby Adams to determine who did the work to remove decals on their vehicles. Since there is only one person interested in the car, Wes was to reach out to him to see if he was still interested and have him make an offer.

A request had been made by a resident to repair School Rd/School Loop from Hwy 21 to FM 247. Debra Newkirk had reached out to County Commissioner Billy McNutt. Mr. McNutt came out and looked over the roads south of Hwy 21 with Wes Savage. Mr. McNutt's recommendation is to repair School Rd./School Loop first, then move on to Locust Lane, and then Hickory Loop. Mr. McNutt stated that at this time Mesquite Lane was not in any need of work. Wes stated that he would like to use Thomas Collard—Thomas had stated to Wes that if the City would buy the rock, he would do the blade work. Wes further stated the he would like to start using Thomas in the same capacity he had used Chris Tobias. Debra Newkirk informed the Council that there was \$4,427 on the Streets and Roads line of the Municipal Capital Improvement and Asset Replacement Fund for the purpose of repairing the road. Gus Kangos made the motion to approve Thomas Collard doing the work on School Rd/School Loop and for Wes to use him the way he had Chris Tobias, John Whitmire made the second and with all voting in favor the motion passed.

At this time the date of the May City Council meeting was brought before Council. With the regular monthly meeting being held on the last Monday of the month, that meeting falls on Memorial Day. May 16th and 23rd were mention as possible alternate dates along with alternate plans on each day. On the 16th,

the new Council members could be sworn in, the outgoing Council members would be recognized and a small "Meet Your City Council" reception could be held and then on the 23rd, the City would hold its regular monthly meeting. The other option is to do everything on the 23rd: swear in new members, recognize outgoing members, hold the regular monthly meeting and have a "Meet Your City Council" reception. Gus Kangos made the motion to have everything on the 23rd, John Whitmire made the second and with all voting in agreement the motion passed.

The first of two non-action items was brought before the Council. The first item concerned the flower beds in front of City Hall. In March, someone had run up on the sidewalk next to the building and had gotten stuck in the flower bed. In getting themselves unstuck, the dug a rut and tore up several landscape timbers. Discussion between Mayor Brenda Ford and City Secretary Debra Newkirk centered on Ms. Jo's Plants and Gifts located in Midway and operated by Jo Philips and her daughter Ashley Butler. An initial quote of \$386 and been received; this quote included: 8 knockout rose bushes @ \$23 each (\$184); 26 chocolate chip ajuge @ \$2 each (\$52); labor to install \$150—including cleaning out the beds, pulling out old plants and planting new ones. Monies to cover the cost would come from the Beautification line of the Municipal Capital Improvement and Asset Replacement Budget. The final bill came to \$520.00, broken down as follows: Chocolate Chip Ajuga (24 total count) @ \$2 each (\$48); Colens (7 count) @ \$2 12.00; Knock out roses (10 count) @ \$230 each; Labor for planting all plants \$150; Labor for removing and installing new landscape timbers (\$100.00). Everyone was very happy to have the flower beds looking good and Ashly being able to maintain them for us.

The second non-action item presented was the 2nd Quarter Budget Review. The City's Actual Expenses exceeded the City's Actual Incomes by \$9,122.05 for the quarter. The biggest expense for the quarter was the repayment of the USDA Loan in the amount of \$8,680.

The next item before the Council was the request of Debra Newkirk for the Council to approve the hiring of a part time person. A job description had been presented to the Council for the Assistant City Secretary position, with the ad being placed with TWC. Texas Workforce Commission would administer a typing test, screen a little deeper and then forward applicants to the City. Pay scale of \$12.00/hr. with benchmarks at 30-, 60-, and 90-days, 6 months and 1 year. Debra Newkirk told Council that it had taken her 10 years to learn what she knew, and she would like to take the next 10 years to train her replacement. John Whitmire made the motion to approve hiring a part time person and placing the ad with the TWC; Angie Thornton made the second and with all voting in agreement the motion carried.


The last items before the Council concerned the purchase of the updated Texas Municipal Law and Procedure Manual and the approval of paying the enrollment fees for the last two courses of the Certification program for Debra Newkirk. The Manual costs \$130.00 and is extremely instrumental in helping Debra keep the City on the right path; the courses cost \$125.00 each. John Whitmire made the motion to approve the purchase of the manual and the payment of the fees, Angie Thornton made the second and with all voting in agreement the motion carried.

Staff Reports were given next and with Janet Boone being unable to attend the meeting, Wes Savage gave the reports. Wes told the Council:

- As regards the current projects, we are still waiting on meters and other plumbing parts for completion of the meters
- We are waiting for the chemical needed to test the filtration system
- A change order has been done for the electrical to get everything up to code
- We are going to have to work on the sewer system sooner than anticipated and we will need to get with the engineer on what needs to be done there

Debra Newkirk updated the Council as regards the CDBG-MIT grant that is on the horizon. The City has had an updated LMI study done—this is a door-to-door survey consisting of income and number of people in the home. Previously, the City had been told that the LMI was 25% but after the survey it was shown to be 52.74%! The results of that survey had been given to TDA (Texas Department of Agriculture) and GLO (Texas General Land Office); GLO is the one overseeing the CDBG-MIT—both agencies have validated the results. Mrs. Newkirk also informed the Council that there are other agencies that offer programs that may be able to help with the costs of projects that cannot wait for the CDBG-MIT grant. The last item brought for Council action was the approval of the office being closed on May 6th as opposed to April 29th for Mrs. Newkirk's birthday and Mother's Day. Angie Thornton made the motion to approve the change, Gus Kangos made the second and with all voting in favor the motion carried.

The motion to adjourn was made by Gus Kangos, the second was made by Angie Thornton and with all in agreement, the meeting adjourned at 8:25 p.m.



Brenda Ford, Mayor



Debra Newkirk, City Secretary