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TOWN OF TEACHEY

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REGULAR MEETING

THE TEACHEY BOARD OF COMMISSIONERS MET ON MONDAY, JANUARY 10, 2022, AT 6:00P.M. IN THE TOWN HALL. PRESENT WERE MAYOR LEONARD FILLYAW AND THE FOLLOWING COMMISSIONERS: PATRICK WILLIAMS, WANDA HENDERSON, ETHYLEN POWELL, JAMES MOORE, AND RONNIE PAGE. ALSO, PRESENT WERE ATTORNEY GARRETT LUDLUM, JAMES PARKER JR, VERONICA PORRAS, CARMEN RIVERA, LOIS MCCARTNEY, AND RAYMOND WOODS.

MAYOR LEONARD FILLYAW CALLED THE MEETING TO ORDER AT 6:00 P.M., WELCOME EVERYONE AND ASKED FIRE CHIEF WILLIAMS TO GIVE THE INVOCATION. MAYOR FILLYAW THEN LED THE PLEDGE OF THE ALLEGIANCE. COMMISSIONER WANDA HENDERSON MADE THE MOTION TO APPROVE THE MINUTES FROM DECEMBER 13,2021 AND COMMISSIONER JAMES MOORE SECONDED. ALL AGREED.

COMMISSIONER JAMES MOORE JR. MADE THE MOTION TO APPROVE THE AGENDA AND COMMISSIONER ETHYLEN POWELL SECONDED. ALL AGREED.

VISITORS COMMENTS: THEY WERE NOT ANY COMMENTS FROM VISITORS.

ZONING AND PUBLIC WORKS UPDATES: JAMES PARKER JR. ASKED IF THEY WOULD LOOK OVER THE PERSONAL LEAVE AND SICK LEAVE POLICY AND CONSIDER REVISING. AFTER 10 YEARS EMPLOYED IT CONTINUE TO ACCRUE AT THE SAME RATE. JAMES PAKER JR. IS ASKING IF THEY WOULD INCREASE ACCRUE RATE AFTER 10 YEARS EMPLOYED. COMMISSIONER RONNIE PAGE MADE THE MOTION TO REVIEW POLICY AND SEE ABOUT REVISING POLICY. COMMISSIONER WANDA HENDERSON SECONDED. ALL AGREED.

JAMES PARKER JR. DISSCUESSED HIS CONCERNS ABOUT THE POSSIBILITY OF THE NEW SUBDIVISION. HE STATES THAT THE TOWN WILL NEED TO HIRE AN NEW EMPLOYEE AND THE WATER LINE PROJECT WOULD BE FROM \$50,000 TO

\$100,000, AT LEAST. WITH THE LOT SIZES THE DEVELOPER IS ASKING FOR IT TO BE 6,000 SQ FT, JAMES STATES THAT IS TOO SMALL AND THE MINIMUM LOT SIZE SHOULD BE AT 10,000 SQ FT. HE ALSO MENTIONED THAT MOST LIKELY CRIME RATES WILL GO UP AS WELL.

JAMES PARKER JR. MET WITH PUBLIC WATER SUPPLY FOR IS ANNUAL INSPECTION. THEY INFORMED HIM THAT ONCE THE TOWN OF TEACHEY REACHES 300 CONNECTIONS, WE WILL HAVE TO HAVE AN ELEVATED WATER STORAGE TANK. AS OF RIGHT NOW THE TOWN OF TEACHEY IS AT 275 CONNECTIONS. HE ASK TO TAKE IN ALL THESE FACTORS BEFORE MAKING A DECISION ON GOING FORWARD WITH THE SUBDIVISION.

ATTORNEY GARRETT LUDLUM HAS DONE SOME RESEACH ON THE TAXATION OF THE LAND FOR THE SUBDIVISION. IF THE TOWN IS INCLINE IN DOING THIS AND THE PROPERTY IS ANNEXED, IT CAN BE DONE IS SUGH A WAY THAT ONLY THE LOTS WILL BE TAXED UNTIL IMPROVEMENTS ARE MADE AND THE HOUSE IS COMPLETED THEN AT THAT TIME THE TOWN CAN TAX THE IMPROVEMENTS AS WELL. THIS CAN BE DONE OVER A 3 YEAR PERIOD. THE ATTORNEY GARRETT LUDLUM ADVICE THE COUNSEL THAT THE DEVELOPER NEED TO PRESENT US WITH THE ANNEXATION PETITION FIRST BEFORE ANYTHING AND ALSO ADVICE TO GET AN ENGINEER TO LOOK INTO THIS FOR THE TOWN OF TEACHEY AND IT SHOULD NOT BE TOWN OF WALLACE OR THE DEVELOPER'S. COMMISSIONER JAMES MOORE JR. MADE THE MOTION THAT THE LOT SIZE FOR THE SUBDIVISION STAY AS A 10,000 SQ FT LOT AND THAT THEY WILL PAY TAXES ON THE UNDEVELOP LOT AS WELL AS THE DEVELOP LOT (ONCE THE HOME IS COMPLETED UNTIL IT IS SOLD). ALSO, THAT DEVELOPER PRESENT US WITH THE ANNEXATION PETITION. COMMISSIONER ETHYLEN POWELL SECONDED. ALL AGREED.

COMMISSIONER WANDA HENDERSON MADE THE MOTION TO ASK ENGINEER JOE MCKEMEY TO MEET WITH JAMES PARKER JR. AND COME TO THE TOWN MEETING TO DISCU THE WATER AND SEWER CONCERNS IF THE NEW SUBDIVISION COME INTO THE TOWN. COMMISSIONER JAMES MOORE JR. SECONDED. ALL AGREED.

FIREMAN'S COMMENTS: COMMISSIONER RONNIE PAGE ANNOUNCED THAT FIRE CHIEF RICHARD WILLIAMS WAS ELECTED FOR 2 MORE YEARS. RONNIE PAGE WAS ELECTED FOR ASSISTANT FIRE CHIEF AND HIS IS NOW FULL TIME EMPLOYEE AS THE FIRE STATION ADMINISTRATOR.

UTILITY CLERK UPDATES: CARMEN RIVERA INFORMED COMMISSIONERS THAT SHE HAS BEEN APPLYING THE \$10 LATE FEE AT 4:00PM ON THE 10TH OF EVERY MONTH. SHE IS TRYING TO GIVE THEM THAT DAY TO MAKE THEIR PAYMENT BEFORE SHE APPLIES THE \$10.00 LATE FEE. CARMEN RIVERA STATES THAT SHE HAS BEEN WORKING WITH DEBT- SETOFF, WITH GRACE. SHE STATES THAT THERE ARE A LOT OF ACCOUNTS THAT WE CAN NOT COLLECT MONEYS ON BECAUSE NO SSN OR EIN AND ANY BALANCE \$50.00 AND LESS.

CARMEN WOULD LIKE TO KNOW IF SHE CAN CREATE A ALLOWANCE DEFAULT ACCOUNTS (WRITE-OFF FOR BAD DEBIT THAT IS NOT COLLECTIBLE).

COMMISSIONER ETHYLEN POWELL AND COMMISSIONERS ASKED HER TO GATHER ALL LEGAL AND THE PROCESS INFORMATION TOGETHER FOR THE NEXT TOWN MEETING.

OLD BUSINESS: THERE WERE NO OLD BUSINESS COMMENTS.

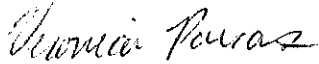
NEW BUSINESS: VERONICA PORRAS REMINDED THE COMMISSIONERS THAT THE TOWN OF TEACHEY IS ON THE UAL AND IT WAS A REQUIREMENT THAT THE FINANCIAL OFFICER AND COMMISSIONERS RECEIVE CLASSES THAT ARE RECOMMENDED BY THE UAL. VERONICA PORRAS SENT OUT AN EMAIL TO COMMISSIONERS ABOUT THE CLASSES AND LOCATIONS. VERONICA ALSO MADE AWARE OF THE NEW SOFTWARE SYSTEM IS GOING LIVE JANUARY 18TH. THERE IS A TRAINING CONFERENCE COMING UP MARCH ON 22ND & 23RD FOR THE NEW SOFTWARE SYSTEM THAT SHE WOULD LIKE TO ATTEND WITH CARMEN. SHE IS ASKING FOR APPROVAL AND WITH THE UNDERSTANDING THAT THE TOWN HALL WILL BE CLOSED FOR THOSE TWO DAYS. COMMISSIONER WANDA HENDERSON MADE A MOTION TO APPROVE THAT VERONICA AND CARMEN TAKE THE TRAINING IN MARCH. ETHYLEN POWELL SECONDED. ALL AGREED.

DISCISSION AND ANNOUNCEMENTS: THEY WERE NOT ANY DISCUSSION AND ANNOUNCEMENT.

ADJOURNMENT: COMMISSIONER JAMES MOORE JR MADE A MOTION TO ADJOURN. COMMISSIONER WANDA HENDERSON SECONDED. ALL AGREED

REPECTFULLY YOURS,

LEONARD D. FILLYAW
MAYOR

A handwritten signature in black ink, appearing to read 'L. D. Fillyaw', written over a diagonal line that extends from the bottom left towards the top right.A handwritten signature in black ink, appearing to read 'Veronica Porrás', written in a cursive style.

VERONICA A. PORRAS
TOWN ADMINISTRATOR/ CLERK