

**CITY OF SCHULENBURG  
SCHULENBURG, TX  
MARCH 7, 2016**

The City Council of the City of Schulenburg met in regular session on Monday, March 7, 2016, at the Council Chambers located at 607 Upton Avenue, Schulenburg, Texas, at 7:00 P.M. The elected officials present included Mayor Roger Moellenberndt, Aldermen Rodney Gresser, Douglas Behlen, Roland Kalina, Brenda Rehak and Larry Veselka. City Staff present were City Administrator, Tami Blaschke-Walker and Melissa Shepard.

Visitors included Lisa Mederos of the Schulenburg Sticker, Gene Berger, Kim Anders, June Berger, Tim Sanders of BEFCO Engineering, Jessica Fleck and Ivan Velasquez.

Under Presentations By Citizens, Jessica Fleck, the new Manager of the Schulenburg Mobile Home Park asked Council with possibly helping them pave the streets in the park to improve the look. Council responded that it is on private property and public funds cannot be spent.

Mayor Moellenberndt commented on how nice it looks on Highway 77 with the three old stations being removed. The old Andy's Food Mart will be replaced with a new O'Reilly Auto Parts building.

Alderman Behlen made a motion, seconded by Alderman Veselka to accept the Planning and Zoning Commission's recommendation to replat the property located at 1302, 1304 and 1306 Summit for Larry and Carolyn Osina for the sale of property. The motion passed unanimously.

Alderman Kalina made a motion, seconded by Alderman Rehak to accept the Proclamation declaring March 19, 2016 "Berger Day" in honor of Wilbert "Whip" Berger and Eugene "Gene" Berger for their dedication to the sport of baseball and youth of our community. The motion passed unanimously.

Items (a) through (b) are Consent Agenda items with no separate discussion unless a Councilmember requests further information.

- (a) The minutes from the February 15, 2016 regular meeting were presented for approval.
- (b) Current bills were presented for approval.

Alderman Veselka made a motion, seconded by Alderman Gresser to accept the Consent Agenda items (a) through (b). The motion passed unanimously.

Alderman Rehak made a motion, seconded by Alderman Behlen to accept the First Amendment to the Interlocal Agreement between the City of Schulenburg and Dallas County Schools to Enforce and Administer the Automated School Bus Safety / Stop Arm Enforcement Program to be dated January 4, 2016. The motion passed unanimously.

Tim Sanders of BEFCO Engineering presented 3 scenarios for drainage improvements in the 100 and 200 blocks of West Avenue to alleviate the possibilities of flooding the houses. Council agreed that Option "C" is the most cost efficient for what will be accomplished. This is a good starting point and can be extended to make more improvements in the next budget year.

Mr. Sanders also added that future planning for Eilers Street drainage is also in the works to stop the erosion. This can be divided into 2 or 3 year projects. Possible storm sewer to be added in this phase.

Alderman Behlen made a motion, seconded by Alderman Rehak to instruct City Staff to get with BEFCO to work out the West Avenue Drainage Improvements project, Option "C" and get better budget numbers. The motion passed unanimously.

The City of Schulenburg has been advised by Bureau Veritas that any exceptions or waivers of the City's adopted building and related code of ordinances must be conveyed in writing.

- (1) EXCEPTION / WAIVER: The requirement for engineered drawings as per Texas Engineering Practice Act for all MEP systems, for buildings up to 5000 sf enclosed, shall be waived by the City, provided that: Electrical System is not larger than 400 amps, Mechanical Heating and Cooling is a maximum of 5 tons, and plumbing systems are maximum of 10 fixtures.
- (2) WAIVER: The City of Schulenburg will not require an HVAC Comcheck as per the 2012 IECC (Building envelope, interior / exterior and mechanical). However, contractors will still be required to provide a "pass / fail" Comcheck report designed to evaluate the electrical efficiency of the proposed electrical and mechanical equipment.
- (3) WAIVER: As part of the plan review process, the City of Schulenburg will NOT require the following plans for residential structures, or any commercial structures up to 5000 sf enclosed:
  - (a) Hardware Schedule
  - (b) Plumbing Plans
  - (c) Plumbing Riser Diagrams
  - (d) Mechanical Plans
  - (e) Electrical Riser Details

Mrs. Blaschke-Walker stated that this will still require inspections.

Alderman Behlen made a motion, seconded by Alderman Veselka to accept the above Exception/ Waiver to the City of Schulenburg building and related Code of Ordinances to services provided by Bureau Veritas. The motion passed with Alderman Gresser, Behlen, Rehak & Veselka voting for and Alderman Kalina abstaining.

Alderman Rehak made a motion, seconded by Alderman Kalina to appoint Alana Wyatt as the Election Judge and Janet Machac as the Alternate Election Judge for the May 7, 2016 general election. The motion passed unanimously.

Municipal Court Judge, Alana Wyatt's report was presented. Council approved.

Chief of Police, Troy Brenek's report was presented. Council approved.

Water Department activities included:

- Line locates, connects and disconnects. Meter change outs.
- Read meters.
- Repaired damaged water service at 906 Herder.
- Met with Weisinger Well Service about production test results.
- Installed new kits in all the sloan valves at Downtown Restroom.
- Repaired broken valves at Rodeo Arena, rerouted copper services at pavilion, worked on faucets at Little League Field in Wolters Park.
- Tested RPZ at bulk water station at Warehouse as per TCEQ.
- Separated two water services at old Citgo Station, as well as one for old Shell Station for demolition contractors.
- Flushed dead end mains at Black Street, Shallar, Avenue B, MR, High Hill yard, Kemlon and Chuck Brown Ford.

Wastewater Department activities included:

- Hauled 8 loads of sludge from Babylon Plant and 2 loads from Kallus Plant.
- Abandoned Shell Station and Citgo Station sewer services.
- Repaired sewer tap at 401 Upton Avenue.
- Mowed Plants and Lift Stations.
- Repaired pump at I-10 Lift Station.
- Made 2" water tap and piped water to Field #5 at Sports Complex.

Street Department activities included:

- Picked up brush when citizens pay the \$25 for removal.
- Paved and did curbing on Black Street.
- Filled potholes around town.
- Hauled roll off container for O'Reilly's demolition of old building.

Electric Department activities included:

- Connects and disconnects.
- Derek Schwenke and Brian Zbrank attended a RF Users Group Conference in Georgetown. Also toured the plant where our transformers are made and repaired.
- Working on the new lighting and electrical for the Council Room rehabilitation.
- The lights at the Sports Complex field #4 is complete.
- Set 2 new transformers, on in 700 block of South Street and 103 St. John Road.

Park Department activities included:

- Regular maintenance (mowing, weed eating, clean restrooms)
- Picked up animals and placed in dog pound when needed.
- Preparing for Girls Softball Tournament.

City Administrator Tami Blaschke-Walker reported on several items. They are as follows:

February 18 Parks & Recreation Committee Meeting at 6:30 pm

February 19 Meeting with Tim Sanders, BEFCO to discuss the drainage issue at West Avenue and North Street

- February 22 Wolters Park walk through of play ground equipment and ground cover – health and safety issues - \$6,000
- February 23 Eddie Hare – Accessibility Inspection of Downtown Revitalization Project
- February 24 TCEQ Training Session with David Osina – Richmond / Rosenberg for Small Domestic Wastewater Systems
- March 2 Walk through with M & C Fonseca – sidewalk at Chamber
- March 3 Execution of Abatement was completed at James Avenue / Paulus Street residence of Sandra Luman

We are seeing a lot of improvements around town with the Citgo and Shell Stations being removed and Andy's Food Mart Station being removed for the new O' Reilly's Auto Parts. Ken Banks property, A-1 Motel and Lacy Courts property are all seeing clean up improvements.

Alderman Veselka showed some concern about the new renovation of the Council Chambers not being done under budget. \$10,000 was budgeted for this project to include the painting of the walls and the new ceiling but after boring the concrete floors to inlay the wiring they needed to be recovered. The two 70" televisions were bought locally at Audio Video Plus and the floors were installed by Weimar Home Furnishers.

Alderman Veselka made a motion, seconded by Alderman Gresser to adjourn the meeting at 8:08 p.m. The motion passed unanimously.