

**CITY OF SCHULENBURG  
SCHULENBURG, TX  
AUGUST 15, 2016**

The City Council of the City of Schulenburg met in regular session at 7:00 on Monday, August 15, 2016, at the Council Chambers, 607 Upton Avenue, Schulenburg, Texas, Fayette County. Elected officials present included Mayor Roger Moellenberndt and Councilmen Rodney Gresser, Douglas Behlen, Arnold Stoever, Harvey Hercik and Larry Veselka. City Staff included Tami Blaschke-Walker, City Administrator; Troy Brenek, Chief of Police; Monte Akers, City Attorney; Candace Berger; David Osina, Sewer Superintendent; Daryl Moeller, Street Superintendent; and Richard Schneider, Code Enforcement Officer.

Visitors included Alana Wyatt, Board Of Adjustments Chairman; Dennis Venghaus, Planning & Zoning Chairman; Ivan Velasquez, Planning & Zoning member; Kathy Quinlann; Juanita Buxkamper; Dianna Zimmerman; Dellyn Havrda; Ronnie Bohac; Slade Kusey; Elroy Dieringer; Ronnie Bender; Diane Peck; Lisa Mederos, Schulenburg Sticker; Brian Lux; and James Brossmann.

Mayor Moellenberndt called the meeting to order while Candace Berger led the group in prayer. Mayor Moellenberndt then led the pledge.

Under **Presentations by Citizens**, Ronnie Bender and Diane Peck addressed the City Council regarding his BOA hearing scheduled for 6:30 P.M. He stated that he was 3 minutes late and that the group had already disbanded without giving any grace time – late because he did not know where to go for the hearing. Attorney Akers apologized for the inconvenience and informed him that he could reapply and reschedule the hearing. He complained about the lengthy process involved and that he fully intended to fill his storage building with his goods sitting outside so he could build his fence for his dogs. Also speaking was Brian Lux regarding the 260% increase he was assessed on his taxes and the fact that he just learned that he is located in the Manufactured Home District. While this is a challenge between him and the county, he requested the council consider all the hard working people struggling with the property tax increases and school bond issue increase when setting the city tax rate. There is a definite need for improved infrastructure and neglected city service properties but folks can't afford all the increases at once. Mayor Mollenberndt offered a public thank you to the Festival Association, volunteers, city employees, the bands, Mike Zwespher, local clubs and organization, law enforcement and EMS who made the Schulenburg Festival and success.

Under **Presentations, Proclamations and Recognitions**, Dennis Venghaus, Chairman of the Planning and Zoning Commission, presented their approved application for a subdivision Replat for 1.222 acres and the dedication to the public the use of easements for the First Re-subdivision of Part of Reserve A of the Steinmann I-10 Subdivision for the purpose of subdivision of the property into residential lots. Alderman Veselka made a motion, seconded by Alderman Behlen to accept the Planning and Zoning Commission's recommendation for the replat. Alana Wyatt, Chairman of the Zoning Board of Adjustments informed the Council that

they took no action on the application of Ronnie Bender for setback variances for the placement of a 12' by 24' storage building. She also stated that he is welcome to reapply.

Under the **Consent Agenda**, Alderman Behlen made a motion, seconded by Alderman Hercik to accept the minutes of the regular Council Meeting held on August 1, 2016, and the Workshops held on August 9<sup>th</sup> and 11<sup>th</sup>, 2016 and payment of the current bills submitted. The motion passed unanimously.

Mayor Moellenberndt introduced the agenda item regarding the lease/conveyance of the Civic Center to the Navidad Valley Community Connection. The conveyance of the property that the Civic Center was constructed on has restrictions set by the Wolters's family which could involve heavy legal fees to determine if it could actually be conveyed. Alderman Behlen expressed his concern for the NVCC's confidence as to whether they could financially fund the project if conveyed. Alderman Veselka was against any type of lease to the NVCC because it would require the City to perform an extensive renovation promptly where as otherwise the repairs can be done over time. Alderman Hercik stated his concerns for annual rentals and uses of the Civic Center and the need for the City to retain our rights to the facility. While it was the consensus of the council members that it was in the City's best interest to retain ownership and not to lease the facility to the NVCC; they commend Ms. Quinlann and her team for their work and dedication to make this a reality. Therefore, no action was taken.

Alderman Behlen made a motion, seconded by Alderman Veselka to propose a tax rate not to exceed \$ 0.1750 per \$100.00 valuation for the 2016 Proposed Tax Rate. The proposed tax rate is the highest rate you can adopt. Other choices included an effective rate of \$.01647 and a roll-back rate of \$0.1778 per \$100.00 valuation. The motion passed unanimously.

Members of the Council agree that changes need to be made to the mobile and manufactured home ordinance including the addition of modular housing and the designated district where mobile and manufactured homes can be located without going through the rezoning process. Currently mobile homes as old as 1976 can be moved into the city. Adopting an age limit such as homes no older than 10 or 15 years was expressed. Requiring HUD and modular housing to meet these standards and additional requirements such as pitched roofs, overhangs and mortar facades were also discussed. Eliminating or redrawing the Manufactured Home District is being considered since it includes a large amount of property on HWY 77 South. If it is eliminated, the placement would be regulated by the BOA through a variance application process but existing homes would be allowed to stay as long as they are under the same ownership and comply with any newly adopted rules. Attorney Akers was asked to present a modified ordinance for consideration in the future.

Alderman Veselka made a motion, seconded by Alderman Stoeber to adopt an ordinance approving an agreement between the State of Texas and the City of Schulenburg for the maintenance, control, supervision and regulation of certain state highways and/or portions of state highways in the city. The last time the ordinance was updated was 1997 and the only new language in the ordinance included ADA. The motion passed unanimously.

Administrator Walker introduced the license and improvement agreement between the City of Schulenburg and SISD regarding the installation of security cameras. The agreement outlined responsibilities between the City and SISD with SISD providing the equipment, city owning the poles and possible weather related damages that could occur with replacement responsibilities. These cameras must be installed by October. City Council tabled approving this item until Ms. Walker can provide additional information regarding the city being required to provide the plug-ins for the equipment which may require secondary electricity (addition of transformer/s) and installation within ¼ mile radius of SISD. Privacy issues were discussed for neighbors and Chief Brenek requested that a clause be included in the contract that stated that “police will not access cameras unless necessary”.

Administrator Walker informed the Council there is still a shortfall of \$421,000.00 for the proposed budget and if the Fire Department does not exceed \$50,000.00 for their requested budget, the city would be able to take \$371,000.00 out of reserves for the water tower rehab project; thus, negating the need for an additional workshop. Council was agreeable to the solution and took no action on setting another workshop.

Under **Reports from Officers**, the following was reported:

**Street/Garbage Department:** picked up brush when citizens paid the \$25.00 fee from removal; patched potholes; delivered and picked up roll off containers, hauled to Creedmoore and Altair; delivered dumpsters, barricades, etc. and mowed and shredded for Festival; and shredded 3 lots for abatements.

**Electric Department:** connects and disconnects, changed several meters; repaired street lights in and around Wolters Park; changed a few breakers that were bad at the park, ran wire up cables for the plug boxes and added more plugs at the rodeo arena; worked on an outage on High Hill Road; working at DFA, Monogram Foods and Prime Products; laid a 40' pole down for Mike Demel on Contech Road; and set pole and anchor for Alex Wellborn.

**Park Department:** regular maintenance (mowing, weed eating, clean restrooms); picked up animals and placed in dog pound when needed; fixed 2 more water lines that broke; and preparing for Festival Softball Tournament and cleaning up afterwards.

**Water Department:** line locates, connects and disconnects, meter change outs; flushed dead end water mains; made new ¾" water tap, ran service and set water meter for new mobile home in 600 block of South Street; met with Third Coast Environment Contractors to take water samples for TCEQ; Travis and Darren went to Austin to take Class D Water Exam; attended Budget Workshop; collected monthly Bacteriological Samples for TCEQ; began working on West Avenue water line project; installed backflow preventers on all hose bibs at Wolters Park, also turned on temporary water service for Carnival workers and BBQ cookers for Festival.

**Wastewater Department:** hauled one load of sludge from Kallus Plant and 2 loads of sludge from Babylon Plant; made sewer tap for 611 South Street; fixed water leak at

Sports Complex; shredded and boom ax cut for Schulenburg Festival; replaced suction pipe and flanges at Dollar General Lift Station.

**Administration:** preparations for the Schulenburg Festival; budget workshops; Megan Bartos and Derek Schwenke attended Landis+Gyr training in Georgetown; Techline pulling wires at Prime Products; lights purchased for Ball Field #2; Fayette Regional Airport Meeting on 23<sup>rd</sup>; fan consultation with Festival/City reps on 18<sup>th</sup>; big thank you to Festival for presentation of passes.

Adding to their reports were:

Chief Brenek – 4 arrests during Festival, and beautiful plaque presented to PD and First Responders for their efforts;

David Osina announced that Monogram's pre-treatment plant is up and running and doing excellent job; and

Daryl Moeller stated that the lift came in on Friday and working great and busy cleaning drainage areas.

At 8:13 P.M., the City Council of the City of Schulenburg adjourned into **Executive Session** under Government Code 551.072 – consultation with city attorney regarding legal issues.

The City Council reconvened at 8:57 P.M. and announced no action was taken in executive session. Alderman Veselka made a motion, seconded by Alderman Hercik to adjourn the meeting at 8:57 P.M. The motion passed unanimously.