

**CITY OF SCHULENBURG
SCHULENBURG, TX
MAY 1, 2017**

The City Council of the City of Schulenburg met in regular session on Monday, May 1, 2017, 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, Brenda Rehak, Arnold Stoever, Harvey Hercik and Larry Veselka. City Staff present were City Administrator, Tami Blaschke-Walker, Chief Troy Brenek, City Attorney Monte Akers, Richard Schneider, Jason Strickland and Megan Bartos.

Visitors included Darrell Vyyjala of the Schulenburg Sticker, Frank Wick III, Otto Kocian, James Brossmann, Chip & Kim Bubela, Charles Greive, Helen Ohnheiser, Sylvia Mendoza, Edward Glass, Wendy Fietsam and Alana Wyatt

There were no Presentations By Citizens. Charles Grieve signed up to speak about a certain agenda item so Council chose to let him wait until the agenda item was presented.

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

- (a) The minutes from the regular meeting held on April 17, 2017 were presented for approval.
- (b) Current bills were presented for approval.

Alderman Stoever questioned the Kallus Sewer Plant and Babylon Sewer Plant bills. Megan Bartos assured him that the meters have been changed in both locations and the bills are accurate.

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

Mr. Johnnie Thomas has passed and the Schulenburg Housing Authority Committee needed a replacement. Linda Veselka recommended Edwin Ryba Jr.

Alderman Hercik made a motion, seconded by Alderman Rehak to approve the appointment of Edwin Ryba Jr. to the Schulenburg Housing Authority Committee. The motion passed unanimously.

Jason Strickland of the Water Department stated that he received a letter from the Texas Commission on Environmental Quality (TCEQ) stating that backflow prevention be put in areas to prevent contamination. He stated that he has been practicing this for years but TCEQ wants an ordinance to be put in place so businesses can be held responsible and fined for not being in compliance. He normally sends out letters in October and gives the businesses until the end of the year to do their backflow prevention testing.

City Administrator Tami Walker noted that because of the fines and penalties, the City will be required to print the ordinance in the newspaper.

Alderman Veselka made a motion, seconded by Alderman Stoeber to approve the cross-connection program ordinance required by the Texas Commission on Environmental Quality (TCEQ) for the protection of the City's public water supply. The motion passed unanimously.

No action was taken on the approval of a Joint Use Agreement and Tower Placement Agreement with South Central Tower Co. Mrs. Walker noted that there are few issues with the agreement that need to be worked out.

Mrs. Walker presented to council that Mr. Edward Driscoll, owner of 119 E Summit, wants to give the property to the City with the exception that the City pay the back taxes which are estimated at \$6800. She also noted that the house has asbestos and the City would have to pay for the proper removal. The demolition of the property would be done by the City.

Chief Brenek noted that he made an arrest for trespassing on that particular property. He has had several previous calls for service at that location. It is an eye sore but at least the SISD youth mowed it to help clean it up.

Alderman Veselka said he would love to see it gone. He feels for the neighbors that have to live next to that property and see it every day.

Alderman Hercik noted that he would like to have hard numbers before any action is taken.

No action was taken on the item and Mrs. Walker was directed to get hard numbers which would include the back taxes, asbestos removal and closing costs.

Mrs. Walker noted that the Investment Policy Resolution is a formality to be compliant according to the audit and meets the requirement by the City.

Alderman Rehak made a motion, seconded by Alderman Veselka to adopt an Investment Policy Resolution for the City of Schulenburg.

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

Chief of Police, Troy Brenek's report was presented and he noted the following:

- Betty Shimek, the Police Department Secretary, had knee surgery and is doing well.
- The Fayette County EMS came to do AED, CPR and first aid training for all City Employees. The City saved a lot of money by them doing the training.

Water Department activities included:

- Line locates, connects and disconnects. Meter change outs.
- Conducted annual Elevated Storage Tank and Ground Storage Tank inspections for TCEQ.
- Called in emergency line locates for water service repair in 1100 block of Pierce Street.
- Installed new air conditioner unit at Limb and Leaf site building.
- Mowed and weed eaten all Water Plants and Well Sites.
- Repaired roof on Ground Storage Tank at Well #9 discovered by inspector.
- Attended Preconstruction meeting for Ground Storage Tank Rehab Project.
- Replaced cables on aerator at Well #9.
- Attended CPR and First Aid Recertification.

Wastewater Department activities included:

- Hauled 3 loads of sludge from Babylon Plan and 1 load from Kallus Plant.
- Mowed both Plants and Lift Stations.
- Replaced pump at DFA Lift Station.
- Set manhole and layed 150' of sewer line on Keuper.
- Recertified CPR and First Aid.

Street / Garbage Department activities included:

- Picked up brush when citizens pay the \$25 for removal.
- Hauled containers to Creedmoor and Altair.
- Drove and rode on garbage truck.
- Patched potholes.
- Working on Pierce Street including backfilling curb.
- Mowing and shredding around town.
- Worked on maintainer.
- Met with BWI on new platform.
- Recertified CPR and First Aid.

Electric Department activities included:

- Connects and disconnects. Meter change outs.
- Fixed street lights.
- Read meters that did not come through electronically.
- Replaced a bad capacitor bank on Herder.
- Trimmed trees.
- Installed new fence posts for our right of way gate under the power line behind Moravia Hall.
- Installed concrete pipes and added a guard rail around a pole that keeps getting hit at Wolters Park.
- Replaced a broken light that shines at the Wolters Park entrance sign.
- Attended recertification class for CPR and First Aid.

Park Department activities included:

- Regular maintenance (mowing, weed eating, clean restrooms)
- Picked up animals and placed in dog pound when needed.
- Preparing for Playoff Softball game Wednesday night.
- Wolters Park: Preparing for the Relay for Life event April 28th.
- Recertified for CPR and First Aid.

City Administrator, Tami Blaschke-Walker, reported the following:

April 17 th – 21 st	Auditors in for their field visit: Megan, Melissa, Julie & Tami
March 21 st	Pool Manager – arranging for Certification and Re-Cert for Lifeguards
April 22 nd	Athlete's Community Service project

April 24 th – 28 th	Early Voting
April 25 th	Pre-Construction Meeting with DN Tanks Ground Storage rehabilitation Project – Move in on Monday, May 8 th
April 25 th – 26 th	First Aid, CPR, AED training
May 1 st – 2 nd	Early Voting – 12 hour days 7:30 a.m. – 7:30 p.m.

Additional items :

- Preparing ballots by mail
- Meeting with SISD in relation to metering statistics

Alana Wyatt, EDC President, stated that the recipient of EDC funding has a viable project, he has done a lot of work and has people hired.

Charles Greive has a problem with the grant portion of the funding. He was not aware that the EDC gave money to established business and wants the guidelines to apply for a grant. Several questions were raised by Mr. Greive:

- Why was it given to a business that has been open for several months?
- Is the grant process eligible for existing businesses?
- Is there any collateral to back up the loan?
- What happens to the grant if the criteria is not fulfilled?

City Attorney, Monte Akers, explained that the Schulenburg EDC is a Type B EDC. They collect EDC sales tax and some of the money comes from outside the City. The EDC is authorized to create financial incentives (loans, grants, tax rebates, etc.) to attract new businesses and hires. Schulenburg EDC was originally established to attract and bring in Blinn College. However, 4 to 6 years ago, the EDC changed their approach to where Blinn would receive 75% of the monies and the other 25% was set aside for local projects. It may have been that there was never enough funding accumulated to give a grant. Any business can apply as long as there is a project, the project fits the criteria and it brings in or retains primary jobs.

Should citizens disagree, 10% of Schulenburg voters can petition the City Council for an election. Then the City Council has to call an election on the next uniform election date and the voters will vote up or down on the project.

The practice of giving grants is common in other cities. This may be the start of something new in Schulenburg.

Mr. Greive does not understand how Anytime Fitness is stimulating the City when that kind of business is already existing in the City.

Chip Bubela noted that he applied for funds in October. It is not Anytime Fitness receiving the monies, it is North Main Street 501, LLC. He and his wife are very passionate health and wellness. They restored an existing building that was sitting for awhile. He asked the EDC for

funds, not specifically asking for a grant. He thinks it is great that a newer generation wants to come back and be interdependent with the community.

Alderman Rehak stated that Mr. Bubela met all the requirements and is glad that someone young came back and is investing in town.

Mr. Akers noted that each grant or loan is a case by case basis. It is a capital investment and needs to bring in or retain jobs. The amount given out depends largely on the available monies.

Mrs. Walker said that the performance agreement document does not exist as of yet and that is what she thinks is what Mr. Greive is asking for. The EDC has been saving monies so they could do something new like giving a grant. However, ultimately, the Council has the final say so.

Alderman Hercik confirmed that Mr. Bubela did not ask for the grant, it was presented to him. He also wanted to make it clear that to EDC members it is a case by case basis and they are not just handing out monies.

Alderman Veselka made a motion, seconded by Alderman Rehak to approve the second and final reading of a Resolution of the City of Schulenburg, Texas, approving a project of the Schulenburg Economic Development Corporation – a grant of \$25,000 and a loan of \$75,000 to North Main Street 501, LLC. of Schulenburg. The motion passed unanimously.

Alderman Veselka made a motion, seconded by Alderman Stoever to adjourn the meeting at 8:14 p.m. The motion passed unanimously.