

**CITY OF SCHULENBURG
SCHULENBURG, TX
October 4, 2021**

The City Council of the City of Schulenburg met in regular session on Monday, October 4, 2021, at 6:00 P.M. in the Council Chambers located at 607 Upton Avenue, Schulenburg, Texas. The elected officials present included Mayor, Elaine Kocian, Aldermen, Greg Thomas, Wendy Fietsam, Larry Veselka, Ben Herzik, and Clarence Ahlschlager. City Staff present were City Administrator, Tami Walker, Chief of Police, Troy Brenek, City Attorney, Cynthia Kirchoff, Operations Manager, Darryl Moeller, and Human Resources Officer, Mason Florus.

Visitors included, Darrell Vyvjala of the Schulenburg Sticker, Fayette County Precinct 4 Commissioner, Drew Brossmann, Fayette County EMS Director, Josh Vandever, Janell Foster of Langford and Associates, Iván Velasquez, Roland Kalina, Theresa Kalina, Ryan Wotipka, Erin Wotipka, Bob Hammontree, and Gail Hammontree.

Mayor Kocian called role and led the Pledge of Allegiance. Mason Florus said a prayer over the meeting and its members.

Grant Writer, Janell Foster, updated Council on the CDBG Grant #7220421- Schulenburg Henderson Hill Water System Improvement Project. Mrs. Foster stated that HUD requires that the grant be presented in an open meeting. Mrs. Foster added that the City is done with their portion and Langford will report all the remaining necessary data to HUD and the TDA.

Alderman Veselka made a motion, seconded by Alderman Herzik, to accept Consent Agenda Items A and B. The motion passed unanimously.

- (A) The Minutes from the Regular Scheduled Meeting held on September 20, 2021
- (B) The payment of current bills

At 6:07, Council adjourned into an Executive Session to discuss the following pursuant to Government Code, Section 551.071, Consultation with the Attorney.

Council adjourned Executive Session at 7:05.

Alderman Fietsam made a motion, seconded by Alderman Thomas, to accept a bid to the lowest responsible bidder, Shupak of Orchard, Texas in the amount of \$365,550 for upgrading the County Barn Lift Station. The motion passed unanimously.

Alderman Veselka made a motion, seconded Alderman Herzik ensuring that the City will provide utilities to the new EMS Station. The motion passed unanimously.

Mrs. Walker led discussion on the License Agreement between the City of Schulenburg and Von Minden, LLC and discussed the commercial lease agreement provided to the City of Schulenburg.

Mrs. Walker explained to Council that as of Friday, October 1, 2021, a payment was left in the night drop for \$5,000. The deadline for the balance due for the pad mount transformer was end of fiscal year – September 30, 2021.

Ryan Wotipka, owner of the Von Minden building, stated that he entered a verbal agreement that he would not have to pay for the transformer until it started using electricity. However, he was served a letter during COVID to start making payments and although that was not the original agreement, he has been making payments.

Mrs. Walker said that Billing Manager, Megan Bartos, has taken over communications with Mr. Wotipka and he agreed to pay 33% and will pay the rest in payments, but as of today there is still an outstanding balance of \$16,000.

Alderman Veselka stated that the City is a business, and if the City is not making money, it's bad for business.

Wotipka said he intends to make payments and pay the balance in full.

After Alderman Veselka asked how soon, Mr. Wotipka replied, "it depends how fast we grow." Probably about two years.

Alderman Herzik said he wants to see something done with the building but it's a timeline issue.

Wotipka says he has to concentrate on other buildings before he can turn all his attention to the Von Minden. He would like and need to close the alley occasionally and he is going to pay it but just can't right now.

Mr. Wotipka stated that in 4 months he could probably pay it off paying \$4,000 a month.

Alderman Veselka stated that he would like to see Mr. Wotipka pay \$4,000 a month paid out in 4 months, and if it's not paid the City will pick up the transformer.

Mrs. Walker said she'll work out the terms with the attorney.

Alderman Veselka made a motion, seconded by Alderman Thomas, to accept the payment plan, revoke the License Agreement and cancel the lease agreement. Council Member Veselka then withdrew his motion. A new motion was made by Alderman Veselka and seconded by Alderman Thomas to accept the payment plan and revoke the license agreement. The motion passed unanimously.

Reports from Officers:

Municipal Court Judge, Kayla Peters, and Library Director, Thadious Polasek's reports were given to Council.

Chief Brenek reported to Council that he presented all the code enforcement violations and the PD is working to streamline the process and make it more efficient.

He also informed Council that Officer Devan Taylor put in his two weeks' notice and will be taking a Sergeant position in Flatonina.

Operations Manager, Darryl Moeller, reported the following to Council:

- Sewer Department drained sludge, cleaned up lift stations, and worked on pumps at DFA
- Electric Department set poles and trimmed trees
- Street Department did some patching, paved Baumgarten with the help of the County, and did some shredding
- Water Department repaired a leak in the pasture between Eilers and Summit, replaced valves and meters, and cleaned up around fire hydrants
- Parks Department have been reworking all the ball fields

City Administrator, Tami Walker, reported the following to Council:

- September 23 – Conference call with engineers, attended a meeting with the new uniform providers, attended a health insurance meeting
- September 24 and 27 – Off for vacation
- September 28 – CDPP Meeting in Austin – LCRA
- September 30 – Attended a preconstruction meeting for the GST at Henderson Hill, attended a meeting with a developer, and had a conference call with TxDOT
- October 5 – Appointment with a developer

Mrs. Walker announced that the City will be closed on Monday, October 11th in observance of Columbus Day.

Mrs. Walker also made a correction to the Mayoral Appointments. Rodney Kalich is the president of the Stock Show Board and Regina Shramek is the 4H President.

Mrs. Walker, Chief, and Mason will be attending the TML Conference in Houston October 6-8th.

Mrs. Walker is also going with Mason to the TMCA Seminar in Galveston on October 27-29. This will be Mason's final seminar and he will be complete with all his courses and hours but will not technically graduate until the next seminar in January of 2022.

Mrs. Walker mentioned that SVFD was awarded \$47,855 by the CDPP Grant through LCRA. The money will go towards building the new addition on the East side of the Fire Station.

Alderman Veselka made a motion, seconded by Alderman Ahlschlager, to adjourn the meeting at 7:50. The motion passed unanimously.