

**CITY OF SCHULENBURG
SCHULENBURG, TX
February 22, 2022**

The City Council of the City of Schulenburg met in regular session on Tuesday, February 22, 2022, 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, Gregg Thomas, Wendy Fietsam, Larry Veselka, Ben Herzik, and Clarence Ahlschlager. City Staff present were City Administrator, Tami Walker, Operations Manager, Darryl Moeller, and City Secretary, Mason Florus.

Visitors included, Layne Vyvjala of the Schulenburg Sticker, Chairperson of the Planning and Zoning Commission, Tina Bohlmann, Reverend, Andrew Stafford, Howard Stoner, and Iván Velasquez.

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

Alderman Thomas read a Proclamation recognizing Black History Month. After the reading, Mayor Kocian asked Alderman Thomas to report on the Black History Celebration held Saturday, February 19th.

Alderman Thomas stated that there was a small gathering at the Gazebo in the Railroad Park and members of the community partook in the First Annual Schulenburg Black History Celebration. He stated that there was a lot of emphasis on family. There were three guest speakers, Gladys Marie (Glass) Calhoun, Robert Moore, and Alderman Thomas with Reverend Stafford emceeding the event. The speakers highlighted the accomplishments of local African American community leaders like "Mr. Sunnyboy" who established Wrights' Park and acknowledged other individuals who ran Black Owned Businesses.

Alderman Thomas exclaimed that February is Black History Month but it takes all races to keep Schulenburg the wonderful community that it is. Alderman Thomas concluded by commending the Mayor and Reverend Stafford for their efforts putting together the celebration and he's looking forward to it being an annual event.

Tina Bohlmann, Chair Person of the Planning & Zoning Commission, presented Council with a request from Bethany Arceneaux for property located at 512 Baumgarten to be rezoned from Single Family Residential to request Conditional Use Permit for the purpose of operating an AIRBNB.

Mrs. Bohlmann stated that the P&Z conducted their meeting on February 17th, at 6:00. No one from the neighborhood attended the meeting. Mrs. Arceneaux was there to answer questions. She stated that this would be her 7th AIRBNB and is very involved in the entire process. When asked about if the property became a nuisance could it change back, Ms. Arceneaux answered yes. In addition, it was also state that if the property changes owners, the property will be rezoned back to Single Family Dwelling.

Mrs. Bohlmann informed Council that after a motion and a second, the Commission voted to grant the request.

Alderman Veselka made a motion, seconded by Alderman Thomas, to accept P&Z's recommendation. The motion passed unanimously.

Alderman Fietsam made a motion, seconded by Alderman Herzik, to accept the Consent Agenda. The motion passed unanimously

- (A) The Minutes from the Regular Scheduled Meeting held on February 7, 2022
- (B) The payment of current bills

Mrs. Walker led discussion on Racial Profiling as required by Article 2.132 Texas Code of Criminal Procedures for the Schulenburg Police Department. Mrs. Walker announced that this report must be submitted by March 1, 2022 and needed Council's acknowledgment.

Alderman Fietsam made a motion, seconded by Alderman Ahlschlager, acknowledging the report. The motion passed unanimously.

Mrs. Walker led discussion on entering in a Joint Election Agreement and Contract for Election Services Relating to an Election to be held on May 7, 2022.

Alderman Veselka made a motion, seconded by Alderman Thomas to contract with the County. The motion passed unanimously.

Mrs. Walker led discussion on submitting a completed application to the Texas Department of Emergency Management (TDEM) from FEMA HMGP DR 4485 Grant Funds. Mrs. Walker explained that funding opportunities are available in the development of improvements that relate to the city storm water system. The grant application deadline is April 29th and we are currently evaluating potential projects for the application. She concluded saying that this will be the beginning steps and there is a 25% match and she does not wish to exceed \$2 million.

Alderman Thomas made a motion, seconded by Alderman Ahlschlager, submitting the application. The motion passed unanimously.

Mrs. Walker led discussion on an Application Resolution to submit the application appointing an Authorized Official, and committing to the 25% match. Mrs. Walker pointed out that this is a resolution agreeing to the 25% match and appointing herself as the Authorized Official.

Alderman Herzik made a motion, seconded by Alderman Veselka, to accept the resolution. The motion passed unanimously.

Mrs. Walker led discussion on Awarding Grant Administration Services Contract for the preparation of the City's 2-22 Texas Community Development Block Grant (TxCDBG) – Planning and Capacity Building Fund Application and subsequent Grant Administration contract if funded.

Mrs. Walker told Council that the City reached out to 5 firms for grant writing. Two read the email and only one responded. The responding firm was Langford & Associates. Mrs. Walker said there isn't an exact project in mind as of yet but she advises to accept Langford & Associates for Administrative/Planning Services.

Alderman Veselka made a motion, seconded by Alderman Herzik, to accept Mrs. Walker's recommendation. The motion passed unanimously.

Chief Brenek was absent and had no report.

Operations Manager, Darryl Moeller, updated Council on the following:

- Street Department fixed ruts on West Avenue caused by an 18-wheeler. They also put up 8 additional "No Trucks" signs to try to eliminate 18-wheeler traffic on City streets. The department also finished filling in the "islands" on East Ave. with rocks. They will start filling the "islands" on Heinrich this week. They also fixed the doors at the Sports Complex and put out the flags for Presidents' Day.
- Parks Department is continuing mowing and preparing the ballfields. They also put chicken manure on fields 2,4, and 5. They will fertilize the high school fields with the manure when there isn't a game scheduled.
- Electric Department replaced a pole on Summit, finished all the connections at Bubela's Tree Farm and the new warehouse on 90. They also replaced 3 poles at the Fire Station and worked on installing the security cameras.
- Swater Department repaired a 2" leak on 957, installed a carport at the Main Pumphouse for the chlorine storage, replaced 4 chlorine valves at Kallus, and replaced two pumps at the I10 Lift Station.

Moeller also informed Council that Irby (Contractor for LCRA) is going to be in town and replacing electric poles at the St. Rose Cemetery and on Herder this Wednesday and Thursday.

City Administrator, Tami Walker, updated Council on the following:

- February 8th, continued working with Brenda Shelby on documentation to give to Don Blansitt's office, also conducted a second interview with a candidate for Swater
- February 9th, contacted Strand on assisting the City with acquiring concrete bids for curbing on Keuper – Mrs. Walker stated that the City has been looking for a contractor to provide concrete since Jan. 13th. State law requires that anything over \$50,000 the City has to go out for bid – the bid will be advertised in the newspaper next week
- February 11th, Nicor met with Schneider Engineering on electrical upgrades to their building
- February 15th, Darryl, Kenny, and myself met with Antonio Espinoza Jr. on potentially building two houses on the 300 block of N. Upton
- February 17th, worked with the grant writer and attended the P&Z hearing
- February 18th, met with Mike Bartos about the Weimar City Pool. Kenny and myself met with Tanya and Shane Hollas and Ronnie Winkler in regards to the apartments at 601 West – it took BV 2 weeks to generate a report, the apartments had a lot of electrical, plumbing, and structural issues

Mrs. Walker announced that there are going to be contested races for places 3 and 5:

Place 3 – Howard Stoner and Tina Bohlmann

Place 4 – Alderman Ahlschlager

Place 5 – Alderman Veselka and Randy Mican

Mrs. Walker concluded by saying that there was a staff meeting with herself, Chief, Darryl, Thadius, and Mason, and between the 8th and the 18th she rode around town checking on projects and looking at issues such as potholes, permits, and code enforcement.

Alderman Herzik stated that he really likes the flags displayed along the highway.

Alderman Veselka asked Mrs. Walker about the tower being installed by BWI. Mrs. Walker assured Council that they did pull a permit and to her knowledge there isn't a variance required but she will talk to Kenny in the morning. Mrs. Walker also confirmed that is an AT&T tower and the City will receive franchise fees from the new tower.

Alderman Herzik asked if Ace Hardware is still planning on opening next month. Mrs. Walker stated that they planed on opening this Spring and to her knowledge they're on schedule. Operations Manager, Darryl Moeller, confirmed that all the electricity is connected and ready to go at the new Ace building.

Alderman Veselka made a motion, seconded by Alderman Herzik, to adjourn the meeting at 6:43. The motion passed unanimously.