

**CITY OF SCHULENBURG
SCHULENBURG, TX
March 7, 2022**

The City Council of the City of Schulenburg met in regular session on Monday, March 7, 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, Wendy Fietsam, Ben Herzik, and Clarence Ahlschlager. City Staff present were City Administrator, Tami Walker, Operations Manager, Darryl Moeller, and City Secretary, Mason Florus.

Visitors included, Darrell Vyvjala of the Schulenburg Sticker, Pastor J.P. Kessie of St. Paul's Presbyterian Church, Tina Bohlmann, Chairperson of the Planning and Zoning Commission, Cindy Metro with Langford and Associates, Howard Stoner, Joe Orsak, and Iván Velasquez.

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

Tina Bohlmann, Chairperson of the Planning and Zoning Commission, presented Council with a request from Joe Orsak for a Conditional Use Permit for the property located at 1319 Summit Street that is currently zoned as Heavy Industrial for the purpose of operating an AIRBNB/Short Term Rental.

Ms. Bohlmann stated that the board met Thursday, March 3rd, to discuss Mr. Orsak's proposal. There were several neighboring residents in attendance who voiced no opposition. As a result, there was a motion and a second and the board voted to grant Mr. Orsak the Conditional Use Permit.

Alderman Herzik made a motion, seconded by Alderman Fietsam, to accept the Board's recommendation. The motion passed unanimously.

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

- (A) The minutes from the Regular Scheduled Meeting on February 22, 2022
- (B) The payment of current bills

Alderman Herzik asked if the City was seeing an increase in prices of building materials. Mrs. Walker replied that the City is experiencing price increases and longer wait times, especially in the Electric Department but assured the City is doing the best it can.

Mrs. Walker led discussion on authorizing the Resolution for submission of an application for the 2022 TxCDBG Planning and Capacity Building Fund. Mrs. Walker read the Resolution and invited Cindy Metro of Langford and Associates to answer any questions presented by Council.

Alderman Herzik made a motion, seconded by Alderman Ahlschlager, to authorize the Resolution. The motion passed unanimously.

Mrs. Walker led discussion on replacing the Scum Ring in the Clarifier at the Kallus Sewer Plant. Mrs. Walker stated that since this exceeds the purchase limit of \$20,000, she is putting the item before Council. Mrs. Walker continued that Council's packets contained pictures and a

quote from Precision Pump Systems for \$85,000. Mrs. Walker pointed out that Precision Pump Systems is a Buy Board vendor and that allows the City to bypass solicitation of bids exceeding \$50,000.

Mrs. Walker's recommendation is that Council accepts the bid and allows Precision Pump Systems to replace the Scum Ring.

Alderman Ahlslager inquired about the lead-time on the Scum Ring. Mrs. Walker answered that there are no specific details at this time but it's likely 10-12 weeks. Alderman Ahlslager asked if the Clarifier would pass inspection and when the next inspection would be. Operations Manager, Darryl Moeller, responded that it would currently not pass inspection. He also doesn't know the next time the State will inspect the plants, but we have been looking to replace this for over a year and the City finally located a contractor willing to do the work.

Alderman Ahlslager exclaimed that this sounded like an emergency repair and asked if we had the money in the sewer budget. Mrs. Walker replied that there is enough budgeted money at this time if we shift a few things around.

Alderman Fietsam made a motion, seconded by Alderman Herzik, to hire Precision Pumps Systems. The motion passed unanimously.

Mrs. Walker led discussion on the damage to the Civic Center and future repairs to the building.

On Monday February 28, Maryann with Meals on Wheels reported that there was water everywhere at the Civic Center. The water fountain on the east wall had a busted pipe and leaked water all weekend.

ServePro was contacted immediately and began work on drying the Civic Center. As of last Tuesday, there was 50% moisture still in the building and the wainscoting will have to be replaced, the carpeting on the walls will have to be replaced, and some of the walls need to be cut into. Mrs. Walker said she extended the contract through today. As of today, there is still 40% moisture and the bill is up to \$10,861.

TML sent an adjuster out today and the City is waiting to see how much insurance will pay. Mrs. Walker stated that dance and OAP has been temporarily displaced and it's unclear how many bookings will have to be canceled. It depends on the repairs.

Alderman Herzik stated that he would like to see what insurance will cover before going forward.

At 6:25, Alderman Thomas entered the Council Chambers and took his seat at the Alderman Dais.

Alderman Herzik made a motion, seconded by Alderman Thomas, to continue with ServePro. The motion passed unanimously.

Municipal Judge, Kayla Peters, Chief of Police, Troy Brenek, and Library Director, Thadious Polasek's, reports were presented in Council's packets.

Operations Manager, Darryl Moeller, updated Council on the following in Public Works:

- Electric Department attended a meter class, set a pole at Bubela's Tree Farm, set at 40 ft. pole at the Nicor building, met with Schneider, and hung all the ambient lighting downtown
- Swater Department moved a cleanout on Keuper, worked on a TCEQ Emergency Plan, took samples, installed a new pump at the Sports Complex Lift Station, and unclogged a sewer line on Bucek
- Street Department cleaned up water at the Civic Center, welded a sludge box to repair it, hauled red dirt, and patched streets

Moeller also announced to Council that 7 of the guys just got their last round of Hep B shots so now they can fully assist with wastewater.

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

- February 23-26, winter weather caused scheduled tournaments to be canceled
- February 28, drawing for place on the ballot with candidates was conducted at City Hall, worked with City Staff on a new law that state legislature passed. We are now required to submit the required EPP (Emergency Preparedness Plan) to TCEQ and submitted prior to the deadline. The Civic Center had water throughout the building, we canceled all bookings and ServePro from Victoria assessed the building and agreed to reassess on Monday
- March 1, Public Hearing on TxCBDG
- March 2, The City was closed for Texas Independence Day
- March 4, Grant postings – Auditor documents
- March 7, Met with the adjuster sent by TML and ServePro to discuss the Civic Center
- February 28-March 4, rode around addressing issues such as potholes, permits, code enforcement, installation of flags, and work of City employees

Mrs. Walker also reported that City crews continue to put rock in the medians on East Ave, and Heinrich. The Sports Complex is looking great and scheduling of the fields has been steady.

Mrs. Walker followed up on Alderman Veselka's inquiry from the last meeting about the tower by BWI. Mrs. Walker stated the property is zoned Heavy Industrial and the height limit in the City Limits is 200 ft. This cell tower is right at 200 ft.

There will be an EDC meeting on March 9, a Parks & Rec. meeting on March 16, and the auditors are conducting their field visit starting March 14.

Alderman Herzik made a motion, seconded by Alderman Thomas, to adjourn the meeting at 6:35. The motion passed unanimously.