

**CITY OF SCHULENBURG  
SCHULENBURG, TX  
April, 4, 2022**

The City Council of the City of Schulenburg met in regular session on Monday, April 4<sup>th</sup>, 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 Greg Thomas, Wendy Fietsam, Ben Herzik, Clarence Ahlschlager, and Larry Veselka. City Staff present were City Administrator, Tami Walker, City Attorney, Patty Akers, Operations Manager, Darryl Moeller, Permitting Officer, Kenny Schramek, Billing Manager, Megan Bartos, and City Secretary, Mason Florus.

Visitors included Darrell Vyvjala of the Schulenburg Sticker, Tim Sanders of BEFCO Engineering, Joe and Roxanne Orsak, Howard Stoner, and Iván Velasquez.

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

Under Presentations By Citizens, Roxanne Orsak asked Council to consider a few items before they go into Executive Session. Mrs. Orsak stated that she read through the 2017 Minutes and professed to Council that on February 21, 2017, Council met in a special session discussing mobile and modular homes. Mrs. Orsak claimed that Alderman Harvey Hercik pointed out page 18, section 539 of the proposed ordinance allowed certain homes such as barndominiums, container homes, "tiny homes," etc. in the city limits. Mrs. Orsak stated that the minutes reflected that Alderman Hercik thought such homes should not be allowed and Council was all in agreement.

Mrs. Orsak went on to say that 5 years later when two buildings show up on their property, all of a sudden Council wanted to revisit the ordinance. Mrs. Orsak stated that she and her husband, Joe, met with Mrs. Walker and City Staff and without a clear ordinance or direction from Council, City Hall does not have the right avenues to guide citizens on what will and will not be allowed for nontraditional housing.

Mrs. Orsak continued saying that the vacation home rental market is booming and she advised Council that something needs to be in place because more will surely be coming in the years ahead. She concluded by proclaiming that the current ordinance stating that mobile homes must be similar in value to other homes within 500 feet must also be addressed. Mrs. Orsak stated that there is a diverse range of homes within 500 feet of their current property, so what should they go by?

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

- (A) The Minutes of the Regular Scheduled Meeting held on March 21, 2022
- (B) The payment of current bills

Mrs. Walker led discussion on the procurement of an Engineering firm for pre-award and post award engineering; to help prepare Scope of work, estimated budget, and the Benefit Cost Analysis for FEMA Hazard Mitigation Grant Application DR4485 for a hazard mitigation project (pre -award) and upon funding of a state awarded contract (post award) the engineering firm will be responsible for the development of preliminary and final design plans, bidding process, construction compliance, and necessary interim and final inspections as required for its proposed project.

Mrs. Walker stated that March 17, 2022 was the deadline for RFPs for grant services. The City received three from Stand Associates, TRC, and BEFCO. A scoring committee reviewed the RFPs and scored them accordingly. Mrs. Walker continued that she and Operations Manager, Darryl Moeller, reviewed the committees scores and they recommend BEFCO for engineering purposes of the application.

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

Mrs. Walker led discussion on awarding a concrete bid for contracted services on Keuper Avenue.

Mrs. Walker informed Council only one bid was received from M&C Fonseca for \$198,150. Mrs. Walker stated that only \$145,000 was budgeted but proposed the rest would come from the money budgeted for Limestone (\$75,000) to cover the additional expenses. Mrs. Walker added that if selected, construction would start in about 3 weeks.

Alderman Ahlschlager proclaimed that M&C has done work in the past and they've always done a great job, especially on the downtown sidewalks and the Wolters Ave. Bridge by the Main Pump House.

Alderman Herzik asked Moeller how he foresaw dipping into the limestone budget affecting other operations. Moeller responded that right now the City has an adequate pile of limestone stocked up. If need be, we can replenish it next year.

Alderman Ahlschlager made a motion, seconded by Alderman Fietsam, to accept M&C Fonseca's bid. The motion passed unanimously.

Mrs. Walker led discussion on the possible repairs/remodeling of the Civic Center. Mrs. Walker explained that TML cut a check for \$15, 626.88 and paid the ServePro bill of \$14,076.02. In addition, once construction is complete, the City may receive additional insurance money for depreciation.

Mrs. Walker stated Darryl received three bids from Xtreme Roofing, Remedy Roofing, and Haworth Roofing. However, the law mandates that a contractor doing construction for a City

entity must have general liability and workers' comp insurance. Haworth is the only contractor out of the three to have both. As a result, Haworth is the only frontrunner.

Mrs. Walker added that purlin and insulation are not included in the bids. Alderman Ahlschlager said he was in shock when he saw the price (\$136,885) but " I guess that's the difference five years makes." Alderman Veselka asked if the purlin was still good. Moeller answered that they should be. Alderman Thomas asked about the insulation. Moeller responded that hopefully the insulation is still good and won't have to be replaced. However, one of the other bids included insulation and he believes the quote was \$13,900.

Alderman Ahlschlager asked where the money would come from. Mrs. Walker replied that no money was budget for the Civic Center. She continued that in prior meetings it was suggested by Council that the City could dip into reserves.

Alderman Thomas made a motion, seconded by Alderman Herzik, to award Haworth the Civic Center Roofing bid. The motion passed unanimously.

Mrs. Walker led discussion on possibly moving the April 18<sup>th</sup> 2022 meeting. Mrs. Walker elaborated that Mayor Kocian expressed interest in moving the meeting since it's Easter Monday and kids will be off school.

Alderman Veselka made a motion, seconded by Alderman Ahlschlager, to move the meeting to Tuesday, April 19<sup>th</sup>. The motion passed unanimously.

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

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

- Electric Department installed a 150 KVA Transformer at the new cell tower and put up all the lights and ran all the temporary power for Sausagefest
- Street and Parks Department got downtown ready for Sausagefest and tore down the Boy Scout Hut
- Swater Department tied in a 4" sewer line on Avenue A, fixed leaking PVC at DFA Lift Station and at Babylon, repaired a collapsed 4" clay line on Paulus

Moeller also stated that Travis Wagner had quit the City and Friday, April 1, was his last day.

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

- Met with Darryl to review the damage at the Civic Center
- Mason and I met with County Election Administrator, Terri Hefner at the Library to discuss moving the polling place from the County Building to the Library
- Conducted a staff meeting with City Hall Staff on communication and streamlining with Public Works

- Darryl, Glenn Polasek, and myself met with Mrs. Wagner to discuss what was needed for Sausagefest
- Met with the LCRA rep
- Traveled to Austin to attend the CDDP meeting through LCRA. Also was appointed to serve another 2 years on their board
- Drove around checking on projects
- Worked with City Staff on providing documents to the auditors
- This past weekend the Steps Forward Program saw members painting pens at the Expo Center
- This Wednesday, some City Employees will be traveling to La Grange to participate in Catapult wellness screening

Mrs. Walker concluded by stating that the City hired a new employee, Mitchell Blaschke, about a month ago. He will work in Swater and already has obtained his class D Wastewater License.

At 6:33, Council adjourned into an Executive Session to discuss the following pursuant to Government Code, Section 551.071 – Consultation with Attorney.

“Consultation with City Attorney regarding municipal authority to regulate Residential Development inside the City Limits.”

Council adjourned out of Executive Session at 7:54. Mayor Kocian informed the Orsaks that the City will be contacting them and no action was taken.

Alderman Veselka made a motion, seconded by Alderman Thomas, to adjourn the meeting at 7:55. The motion passed unanimously.