

**CITY OF SCHULENBURG
SCHULENBURG, TX
March, 21, 2022**

The City Council of the City of Schulenburg met in regular session on Monday, March 21st, 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 Veseika. City Staff present were City Administrator, Tami Walker, Operations Manager, Darryl Moeller, and City Secretary, Mason Florus.

Visitors included Pastor Lemae Higgs, Darrell Vyvjala of the Schulenburg Sticker, Andy Behlen of the Fayette County Record, Irene Handley, Howard Stoner, and Iván Velasquez.

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

Under Presentations By Citizens, Irene Handley addressed Council. Mrs. Handley claimed that \$1,200 worth of damages was brought upon her storm door. Mrs. Handley claims she called the police and the officer refused to take pictures and check the video. She said the suspect also removed hinges off her door, stole her cameras, and cut the wire to another camera. Mrs. Handley continued that May will mark ten years of this harassment occurring. The harassment has resulted in over \$20,000 worth of damages and it doesn't stop and it needs to stop. Mrs. Handley concluded that she spoke to a high-ranking Fayette County official and they told her to address Council.

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 7, 2022
- (B) The payment of current bills

Mrs. Walker led discussion on authorizing the Resolution suspending the May 2, 2022, Effective date of the Proposal by CenterPoint Energy Resources Corp., dba CenterPoint Energy Entex and CenterPoint Texas Gas – South Texas Division to implement interim GRIP Rate Adjustments for Gas Utility Investment 2021 and requiring delivery of this Resolution to the Company and Legal Counsel.

Mrs. Walker explained that on March 3, CenterPoint Gas made an Interim Rate Adjustment or "GRIP" filing with the cities in its South Texas division. The increase will raise residential rates by \$2.11 per month. This will increase the residential customer charge from \$24.92 to \$27.03 per month.

Mrs. Walker continued that under the GRIP statute, cities may not challenge the Company's request. However, they may suspend the effective date of the rate increase by 45 days. Mrs. Walker stated that this is what the City done in years past and we always suspended the effective date.

Alderman Veselka made a motion, seconded by Alderman Thomas, to accept the Resolution. The motion passed unanimously.

Mrs. Walker led discussion on procurement of a Grant Manager/Administrative firm for pre-award and post award consulting services; to prepare with all the supporting documentation the FEMA Hazard Mitigation Grant Application DR4485 for a hazard mitigation project (pre-award) and upon funding of a state awarded contract (post award) to manage the grant from beginning to closeout.

Mrs. Walker announced to Council that City Staff sent out an RFP on March 1, 2022. Over ten firms were contacted and the deadline was on March 17, 2022 at 4:00 P.M. One firm, Langford Community Management Services, responded to the RFP. It is Mrs. Walker's recommendation to accept Langford as the Grant Manager/Administrative firm.

Alderman Ahlschlager asked Mrs. Walker how much Langford would charge. Mrs. Walker replied that the fee is built into the contract. Alderman Herzik then asked what if we don't get the grant. Mrs. Walker replied that the City would pay no money besides minimum application fees.

Alderman Herzik made a motion, seconded by Alderman Ahlschlager, to accept Langford. The motion passed unanimously.

Mrs. Walker led discussion on possible action on the overall repairs/remodel of the Civic Center exceeding the \$20,000 purchase limit, if needed, competitive bids over \$50,000, and if needed, procurement of an architect.

Mrs. Walker elaborated that after the water damage, inside repairs need to be addressed. However, guidance in the direction Council wants to move forward is needed because the roof is also an issue and the City may consider doing repairs on the outside as well before we move forward on interior repairs.

Alderman Veselka asked if the frame was still good. Operations Manager, Darryl Moeller, replied yes, except some of the purlin towards the bottom. Alderman Veselka also asked if there were any stipulations on the building. Mrs. Walker said to her knowledge when it was given to the City the City took out a loan to complete construction and CCA contributed \$30,000.

Alderman Ahlschlager exclaimed that in his opinion, the roof should be the first priority. Mrs. Walker agreed, stating that that this the direction she was leaning but wanted to get Council's thoughts.

Alderman Herzik asked about a roof coating. Moeller said he has information on that. Alderman Veselka asked if the roof is really in that bad of shape. Moeller answered that paint is coming off and the roof is original which is almost 40 years old.

Mrs. Walker inquired if council wanted her to get quotes together and come back with prices at the next meeting. Alderman Veselka asked if the City could get a grant. Mrs. Walker replied that in the GLO grant the City tried to tie in the Civic Center as a shelter but it didn't go through. Alderman Veselka stated that he would like to see the Civic Center if nothing else stay as a shelter for local residents should a disaster occur.

Alderman Veselka asked if we could use reserves. Mrs. Walker said that that can certainly be a consideration. Alderman Veselka reinstated that we have plenty and I know if we use it, they can be built back up. Mrs. Walker reminded Council that HOT funds could not be used for this project. Alderman Ahlschlager agreed but added that we could stretch out construction past October and the project could be spread across two budgets.

Mrs. Walker then proposed that Council table the item and after Darryl and herself collect some quotes the issue could be revisited at the next meeting.

Alderman Veselka made a motion, seconded by Alderman Fietsam, to table the item. The motion passed unanimously.

Mrs. Walker led discussion on the Manufactured Home Ordinance and the proposed Manufactured Home District.

Mrs. Walker stated that in 2017, the City proposed allowing non-traditional houses such as barndominiums, silos, and tiny houses. In addition, the attorney at the time suggested that we combine the Planning and Zoning Commission and Board of Adjustments. Mrs. Walker just wanted to include this as a discussion item to see what direction Council wants to go and provide the City with the right tools to be effective. Once she receives direction, Mrs. Walker will put this item on the agenda.

Chief of Police, Troy Brenek, was absent and didn't have a report. Fire Marshal, Steve Strickland's, report was presented in Council's packet.

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

- Electric Department completed some tree trimming, and installed all the new lights in the Civic Center
- Swater Department had some more problems with the lift stations including the I10 Lift Station. Also, a pump at Babaylon went down and was repaired
- Street Department assisted ServePro, cleaned up at the Civic Center, worked on the Fire Station pad, and installed some culverts on Baumgarten.
- Parks Department has been busy preparing fields and mowing grass.

Moeller wanted to thank everyone who helped at City Wide Clean up. He reported that everything ran smoothly and the City filled 8 roll-offs with garbage during the four days.

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

- March 8, conducted a meeting with Strand
- March 9, Lyons Club and SISD removed their items from the Civic Center. Attended an EDC meeting
- March 14 and 15, Auditors were in the office conducting their field visit
- March 16, attended a Parks and Rec meeting to address field scheduling conflicts and fee schedules. We will reconvene in a month and a half to readdress concerns if needed
- March 17, Grant Service RFP
- Today, conducted a staff meeting, and was the last day for the concrete bids on Keuper
- City Hall is currently accepting bids on the EPP for TCEQ and will have the results by the next meeting

Mrs. Walker mentioned that the generators that are now required by TCEQ will cost approximately \$400,000 and have a 40-46 week waiting time.

Mayor read a thank you letter from Mrs. Calhoun who commended the City on the Black History Month Celebration. Mayor also read a thank you letter from Cheryl Picar thanking the City for Displaying a "Red Door" mural on City Hall for mental health awareness.

At 6:55 Council adjourned into an Executive Session to discuss the following pursuant to Government Code, Section 551.086 – Certain Power Utilities; Competitive Matters – City of Schulenburg Utility System – Power Supply and Associated Competitive Matters.

- (C) This Chapter does not require a public power utility governing body to conduct an open meeting to deliberate, vote, or take final action on any competitive matter, as that term is defined by Section 552.133 (Exception: Confidentiality of Public Power Utility Competitive Matters.) This section does not limit the right of a public power utility governing body to hold a closed session under any other exception provided for in this chapter.

City Council came out of Executive Session at 7:17 P.M. Alderman Veselka made a motion, seconded by Alderman Herzik, to adjourn the meeting at 7:17. The motion passed unanimously.