

**CITY OF SCHULENBURG
SCHULENBURG, TX
August 15, 2022**

The City Council of the City of Schulenburg met in regular session on Monday, August 15, 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, Larry Veselka, Howard Stoner, and Clarence Ahlschlager. City Staff present were City Administrator, Tami Walker, Chief of Police, Troy Brenek, Operations Manager, Darryl Moeller, Water/Wastewater Superintendent, Eric Cullen, and City Secretary, Mason Florus.

Visitors included, Darrell Vyvjala of the Schulenburg Sticker, Pastor Lemae Higgs, Nancy Tinsley, Steve Ulrich, Kim Olsovsky, Rodney Kalich, Mark Friedrich, Jeremy Baumgarten, Loretta Baumgarten, Holly Irwin, Shawn Irwin, and Irene Handley,

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, Loretta Baumgarten passed out documents to Council. She addressed Council with concerns over the Texan wrongly acquiring a permit. Mrs. Baumgarten quoted City Zoning Ordinance Chapter 14 Section 6.14

Mrs. Baumgarten claims that the City did not conduct certain studies because they were completed by TxDOT. Mrs. Baumgarten continued that when she contacted TxDOT, the Yoakum Office told her that they do not conduct such studies. Mrs. Baumgarten is requesting the City be held accountable, the Texan build a barrier, and this item be put on the agenda to discuss and remedy these issues.

Under Presentations by Citizens, Jeremy Baumgarten stated that City Council said they would take action if The Texan was in any City violation. Mr. Baumgarten claims that the Texan is in violation of the City's noise ordinance. Mr. Baumgarten claims that 18-wheeler noise is audible on his property, even on the furthest east rooms of his home. Mr. Baumgarten quoted City Code Chapter 8, Section 6, Part 3 and is asking council to hold the Texan accountable and stated that this is a "reasonable request."

Under Presentations by Citizens, Irene Handley addressed Council with concerns about damage to her door claiming the Police Department has done nothing to resolve the issue.

Alderman Veselka made a motion, seconded by Alderman Thomas, to accept Consent Agenda Items A, B, and C. The motion passed 3-1 with Alderman Stoner voting against.

- (A) The Minutes from the Regular Scheduled Meeting held on August 1, 2022
- (B) The Minutes from the Budget Workshop held on August 10, 2022
- (C) The Payment of current bills

Mrs. Walker led discussion on a bank bid to serve as the Depository Bank for the City of Schulenburg.

Mrs. Walker informed Council that the City received two bids, one from Fayetteville Bank and one from Fayette Savings Bank. Mrs. Walker continued that both banks offered no fees, and no review of service was factored into the decision. The deciding factor came down to interest rates.

Alderman Stoner asked if a third party was brought in. Mrs. Walker replied yes, the bids were so competitive she reached out to P & A Investment Consulting to provide a written recommendation. Along with the consultant, it is Mrs. Walker's recommendation to go with Fayetteville Bank because of their interest rates' ability to make the City more money in a rising and lowering environment.

Alderman Veselka made a motion, seconded by Alderman Stoner, to accept Fayetteville Bank as the City's Depository Bank. The motion passed unanimously.

Mrs. Walker led discussion on approving the 2022 Proposed Tax Rate and Setting a Public Hearing on the Tax Rate.

Mrs. Walker suggested to Council that they adopt the Voter Approval Rate. This will be at a rate of .21113%, and will see the City have an estimated increase in revenue of \$39, 226.36.

Alderman Veselka made a motion, seconded by Alderman Ahlschlager, to accept the Voter Approval Rate, and set a Public Hearing on Tuesday, September 6, at 5:45 P.M. in the Council Chambers. The motion passed unanimously.

Mrs. Walker led discussion on Ratifying the updated Drought Contingency Plan for the City of Schulenburg. Mrs. Walker elaborated that this is a requirement through TCEQ as part of the City's Emergency Preparedness Plan (EPP).

Mrs. Walker said it was submitted on August 12th to satisfy TCEQ's deadline. She continued that it has to be ratified by Council.

The Drought Contingency Plan has not been updated since 2018. Changes made include the capacity of the wells, number of connections, and additional fines for customers that go over 20,000 gallons should restrictions be put into effect.

Alderman Thomas made a motion, seconded by Alderman Veselka, to ratify the Drought Contingency Plan. The motion passed unanimously.

Mrs. Walker led discussion on setting a potential workshop date to discuss the Ordinance Amending Chapters 3 and 14 regarding Mobile Homes, HUD Manufactured Housing, and Travel Trailers and Adopting Regulations for same and Non-Traditional Housing.

Mrs. Walker professed to Council that more non-traditional housing request are coming into City Hall and City Staff needs guidance to move forward. Mrs. Walker announced that the City Attorney will be available the last week of August to participate.

Alderman Stoner asked if the City Attorney received any guidance or a feel from the past Councils on what direction to go.

Mrs. Walker answered no, the attorney simply updated the ordinance from what it was back in 2017-18, and she will listen to Council's concerns and make recommendations at this upcoming workshop. Council asked Mrs. Walker to get more dates in September that the attorney would be available.

Alderman Veselka made a motion, seconded by Alderman Ahlschlager, to table the item until the next meeting. The motion passed unanimously.

Operations Manager, Darryl Moeller's report was included in Council's Packets. Moeller did add that all the AC units at the Civic Center except one, are back online. The one that is not is a new one that Leons will finish installing this week.

Chief of Police, Troy Brenek, reported to Council that he spent the day at SISD participating in an active shooter training.

Alderman Ahlschlager asked if it was a "quiet" Festival. Chief replied yes, SPD only wrote one citation on Park Grounds. There was one fight but it was broken up quickly and the Sheriff Department wrote three citations for that incident.

Alderman Stoner asked about the right-of-way on Summit by old Lakeside. Chief explained that Sergeant Roggenkamp reached out to the business and they have 10 days to mow the grass.

Alderman Stoner also inquired about a customer having issues with people dumping in her dumpster. Mrs. Walker suggested putting a chain and a lock on the dumpster. Alderman Stoner answered she has a chain and a lock. Chief said he will look into it tomorrow.

Alderman Stoner asked if the City received grant funding to pay for some officers' salaries. Chief answered yes, the City is participating in the COPS grant that will help with funds for 3 years. After said time the responsibility turns fully to the City.

City Administrator, Tami Walker wanted to inform Council that there was a mistake on the Agenda. It's not the first meeting of the month, that's why Municipal Court Judge, Kayla Peters, and Library Director, Thadious Polasek, reports were not in Council's Packets.

Mrs. Walker reported the following to Council:

- August 1, conducted a staff meeting with Chief Brenek, Darryl Moeller, Thadious Polasek, and Mason Florus. Received a payment from Leon John Langhammer, and conducted a City Council Meeting
- August 2, Participated in a conference call with Schneider Engineering to discuss the Rate Study and Upgrade to Nicor. Tax Rates arrived and began working on required paperwork and notices for discussion with City Council
- August 3, 8, & 9, Review of Budget and Presentation to Council
- August 4, Discussions with grant writer – Langford & Associates – scheduled conference call
- August 5-7, Schulenburg Festival
- August 8, Met at the Texan for the placement of SEDC – Schulenburg sign. Paddy Magliolo, Darryl Moeller, Richard Sellstead, Jason Collinsworth, and myself along with the sign company. Construction is approximately 3 weeks out.
- August 9, Met with Strand Associates about the generators and the Drought Contingency Plan, attended SEDC Meeting

- August 10, 1st Budget Workshop for City Council
- August 11, Walkthrough at the County Barn Lift Station with Strand Associates and Supak. Met with William – discuss GST at Henderson Hill and expansion of Babylon Plant
- August 15, Conference call with Schneider Engineering – canceled and rescheduled

Mrs. Walker also announced that all of M&C Fonseca's concrete work is complete, the CDDP received 130 applications in the July 31st cycle, there will be a budget workshop on Wednesday, August 17, at 5 P.M., and on Thursday, August 18, the City will host the Texas Water Utility Association – Guadalupe District – monthly meeting at the Fire Station.

Mrs. Walker concluded stating that the Chamber invited Mayor and Council to Summit, a tourism presentation September 8th at Casino Hall in La Grange.

Alderman Stoner asked Mrs. Walker if City Workers are required to wear uniforms when they're on call because this weekend he saw a worker in a red t-shirt and a ball cap. Mrs. Walker said workers are required to and she will look into it.

Alderman Stoner asked who does the final inspection on concrete work because a resident on Keuper driveway's already cracked. Operations Manager, Darryl Moeller explained that that particular resident didn't want expansion joints. Alderman Stoner asked about the price because \$16 a square foot seems expensive. Moeller replied that concrete is very expensive, and there was only one bid and part of that is the delivery fee and that's passed along to the customer.

Alderman Stoner asked about the flowline at Keuper and North. Moeller replied that the City questioned the placement of the flowline as well. However, that is how the engineers drew it up and it was built to the specs provided.

Mrs. Walker invited Water/Wastewater Superintendent, Eric Cullen, to update Council on Babylon Sewer Plant.

Cullen stated that Babylon is experiencing a massive amount of flow from the industrial customers. As a result, one side is dead and sludge levels are extremely high. Cullen informed Council that there have been 9 loads hauled out so far. Cullen concluded that hopefully in the next two weeks levels will return back to normal.

Alderman Veselka asked what is causing this. Cullen answered that he is working with the engineers to figure it out and the City will also be taking composite samples to ensure that our industrial customers are pre-treating their wastewater like they should.

Alderman Stoner inquired if this had anything to do with the issues in March. Cullen replied no.

Alderman Ahlschlager asked if any of that flow could be diverted to Kallus. Cullen replied that it could but since Kallus mainly handles residential flow, he's afraid that industrial waste would throw off Kallus' levels.

Alderman Veselka made a motion, seconded by Alderman Ahlschlager, to adjourn the meeting at 6:57. The motion passed unanimously.