

**CITY OF SCHULENBURG
SCHULENBURG, TX
December 5, 2022**

The City Council of the City of Schulenburg met in regular session on Monday, December 5, 2022, at 6:35 P.M. in the Council Chambers located at 607 Upton Avenue, Schulenburg, Texas. The elected officials present included Mayor, Elaine Kocian, Alderwoman, Wendy Fietsam, Aldermen, Gregg Thomas, Larry Veselka, and Clarence Ahlschlager. City Staff present were City Administrator, Tami Walker, Operations Manager, Darryl Moeller, Police Chief, Troy Brenek, Billing Manager, Megan Bartos, Permitting Officer, Kenny Schramek, and City Secretary, Mason Florus.

Visitors included, Darrell Vyvjala of the Schulenburg Sticker, Reverend Andrew Stafford, Board of Adjustments Chairperson, Ona Marak, Board of Adjustments Member, Kathy Kleiber, Board of Adjustments Member, Ruben Rodriguez, Jeanine Ulrich, and Iván Velasquez.

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

Under Presentations, Proclamations, and Recognitions, Mayor Kocian read and presented a Proclamation recognizing the 2022 Schulenburg High School Volleyball Team for their accomplishment of reaching the UIL State Tournament.

Alderman Veselka made a motion, seconded by Alderwoman Fietsam, to approve the consent agenda. The motion passed unanimously.

- A. Minutes from the Regular Scheduled Council Meeting held on November 21, 2022
- B. Payment of Current Bills

Mrs. Walker led discussion on amending the Schedule of Fees, processing, permitting, and inspection procedures. Mrs. Walker informed Council that Alderwoman Fietsam requested this item be put on the agenda and invited her to have the floor.

Alderwoman Fietsam stated that she believes any permit, inspected or not, should have a fee. However, Alderwoman Fietsam professed that some things the City currently requires permits for (painting, flooring, cabinets, etc.) should be eliminated.

Mrs. Walker invited Jeanine Ulrich, a citizen who also had comments on permitting, to speak. Mrs. Ulrich announced to Council that she thinks every fence should be inspected. Alderwoman Fietsam agreed saying all fences need a permit and need to be inspected. Permitting Officer, Kenny Schramek, stated that that's fine but the homeowners must present a survey.

Mr. Schramek asked Council if personal cutoffs would require a permit. There was a general consensus by Council that if a reputable contractor does the work, personal cutoffs would not require a permit.

Alderwoman Fietsam suggested increasing the percentage the City collects on permits to go from 15% to 20%. Mr. Schramek agreed saying that when BV does conduct inspections that's where a lot of the "leg work" gets conducted on City Hall's side.

Alderwoman Fietsam made a motion, seconded by Alderman Veselka, to increase the inspection fee from 15% to 20% and to not require permits on countertops, faucets, fence repair, fixtures, flooring, painting, sheetrock, siding, and switches, and to keep the \$25 Administration Fee for permits that do not require an inspection. The motion passed unanimously.

Mrs. Walker led discussion on purchasing a compactor for The Texan. Mrs. Walker announced that the Texan contacted the City about the compactor. She is recommending the City purchase the compactor (\$27,868.44). The City will make all the money back and more with rental and dumping fees.

Alderwoman Fietsam made a motion, seconded by Alderman Thomas, to purchase the compactor. The motion passed unanimously.

Mrs. Walker led discussion on changes to the City Zoning Map: Discussion regarding proposed changes to city zoning map to create R-5 zoning districts and amend certain R-1 Districts in the city.

Alderwoman Fietsam made a motion, seconded by Alderman Ahlschlager, to postpone any action on the Zoning map until the January 17th 2023 City Council Meeting. The motion passed unanimously.

Mrs. Walker led discussion on the HUD Manufactured Home / Modular Ordinance text amendment. Mrs. Walker read the text amendment:

"Public Hearing, discussion and consider action related to zoning ordinance amendments to Chapter 3 and Chapter 14 of the Code of Ordinances to adopt regulations repealing references to mobile homes when the reference should be HUD Homes, deleting references to travel trailers and adding references to HUD Homes and Modular / Industrial Home, repealing floating mobile home park zones and prohibiting pre 1976 mobile homes in the city, prohibiting HUD Homes in District R-1 and authorizing same in District R-5; authorizing Modular Homes in R-1 and R-5 and specifying procedures and development standards, locations, adding and revising definitions and providing for enforcement and penalties for violations."

Alderwoman Fietsam made a motion, seconded by Alderman Thomas, to adopt the text amendment. The motion passed unanimously.

Municipal Court Judge, Kayla Peters, Police Chief, Troy Brenek, Library Director, Thadious Polasek, and Operations Manager, Darryl Moeller's reports were all included in Council's Packets.

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

- The Henderson Hill Ground Storage Tank's corroded spots have been painted. Also, this morning the tank was disinfected and City crews began filling. I emailed the engineer as well.
- Well 10 is online, there was a small issue but Mercer was here Friday and corrected the problem
- Sunday, December 4, Mayor, Mayor Pro-Tem Veselka, Alderman Thomas, and I road in the lighted parade. It was a fun time and I wanted to commend the Chamber on a wonderful event

Mrs. Walker wanted to extend well wishes to Alderman Stoner as he is still having health issues. Mrs. Walker also reminded Council that the City Christmas Party is December 15th and deadline to RSVP is this Wednesday at Noon.

Mrs. Walker concluded stating since this is the last meeting of the year, she wanted to wish everyone a Merry Christmas and a Happy New Year.

Alderman Veselka inquired when Gary McBride will be back to run the Street Sweeper on a regular basis. Operations Manager, Darryl Moeller, answered after the first of the year.

Alderman Veselka also questioned the RV Park on East Avenue's annexation status. Permitting Officer, Kenny Schramek, stated that he sent an annexation application but hasn't received it back yet. Billing Manager, Megan Bartos, added that she has contacted the owner's office and left messages but hasn't heard anything back.

Alderman Veselka made a motion, seconded by Alderman Ahlschlager, to adjourn the meeting at 7:54. The motion passed unanimously.