

**CITY OF SCHULENBURG
SCHULENBURG, TX
February 21, 2023**

The City Council of the City of Schulenburg met in regular session on Tuesday, February 21, 2023, at 6:30 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 Sergeant, Tobey McFadden, and City Secretary, Mason Florus.

Visitors included, Darrell Vyvjala of the Schulenburg Sticker, Reverend Andrew Stafford, Reverend Dr. Pamela Sattiewhite, Ron and Lisa Langhamer, Irene Handley, 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 By Citizens, Ron Langhamer addressed Council with concerns about the City's inspection procedure. Mr. Langhamer stated that he called Bureau Veritas three times and left specific instructions for the inspector to call him. Mr. Langhamer claims the inspector never called and consequently failed the project three times because no one was at the jobsite.

Mr. Langhamer continued that Kenny and Megan are very helpful but Bureau Veritas is doing a poor job with their inspectors. Mr. Langhamer suggested that Schulenburg work with other towns and use one inspector in a co-op type situation instead of having a third party like Bureau Veritas.

Under Presentations By Citizens, Reverend Dr. Pamela Sattiewhite introduced herself to Council. Dr. Sattiewhite is the Pastor at Stevens Chapel United Methodist Church at 309 Wolters Ave. in Schulenburg. Dr. Sattiewhite said her congregation has been slim since COVID, but the numbers are growing. She thanked Council for everything they do and thanked the City for their participation in the Black History Celebration this past weekend.

Under Presentations By Citizens, Irene Handley complained about her neighbor's lights. She claims they are halogen lights bulbs, they are illegal, and the City should do something about it.

Under Presentations By Citizens, Lisa Langhamer had a few more comments about Bureau Veritas. She stated that their headquarters are in Paris France and they're not even an American Company. Mrs. Langhamer added that inspectors showing up at 6:15 A.M. is not a reasonable time, and the inspectors don't show up with proper equipment such as ladders.

Mayor Kocian displayed the Proclamation for Black History Month that she read Saturday at the Celebration. She presented a copy to Reverend Stafford and Dr. Sattiewhite.

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

- A. Minutes from the Regular Scheduled Council Meeting held on February 6, 2023
- B. Payment of Current Bills

Mrs. Walker led discussion on a bid proposal received from Construction Managers of Southeast Texas LLC, related to the Civic Center remodel and replacement of ceiling, interior walls, floors, and exterior doors.

Mrs. Walker explained that she and Darryl met with the contractor and he gave a rough bid on fixing the Civic Center as it was, or with some upgrades. The numbers are \$170,000 and \$250,000 respectively.

Mrs. Walker said if given the go ahead, the contractor will do a thorough walk through of the facility and put plans together in about 2 weeks. Mrs. Walker said that some ideas are eliminating the office to the left as you walk in and making that a meeting room. Also, eliminate the storage room to the right. Mrs. Walker said the plan is to keep the stage. However, the City will have to work with the school because although the school owns the lights, they may have to be moved or replaced.

Alderman Veselka asked about the CCA room. Mrs. Walker answered that the plan is to reduce the current room size by about half, and that still should be adequate space for them to operate. Mrs. Walker concluded that it would take about 2 months to draw up plans and 6-8 weeks for construction.

Alderman Ahlschlager asked if the City budgeted \$200,000. Mrs. Walker said that was correct. Alderman Ahlschlager stated he didn't feel comfortable going over budget.

Alderwoman Fietsam made a motion, seconded by Alderman Thomas, to enter into an agreement with Construction Managers of Southeast Texas to remodel the Civic Center. The motion passed 3-1 with Alderman Ahlschlager voting against.

Operations Manager, Darryl Moeller's report was included in Councils' packet.

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

- February 7, Strand emailed the contractor about the Ground Storage Tank at Henderson Hill
- February 8, met the deadline and submitted the grant for rifle resistant body armor. Also attended an EDC meeting
- February 9, Mayor and myself met with Mark Mayberry, The TEDEM rep from our region
- February 10, Darryl and myself met with the contractor for the Civic Center

- February 13-15 I was out of the office. Those same dates the auditors conducted their field visit
- February 16, Megan and Kenny participated in a webinar on land development and management
- February 18, rode in the parade and attended the Black History Celebration with Mayor and Alderman Ahlschlager

Mrs. Walker announced that Mayor is invited to participate in the League of Women Voters event on March 12.

Mrs. Walker added that as far as Bureau Veritas is concerned, the City tried to co-op with surrounding towns but everyone is going to a third party. She added that BV is also experiencing a lot of turnover and the City is seeing a lot of new inspectors.

Alderman Veselka asked if the City could get someone from BV to comedown and visit with us and hear the City's concerns. Mrs. Walker said she's willing to make some phone calls.

Alderman Veselka thanked Darryl for clearing a pipe he called him about.

Alderman Veselka made a motion, seconded by Alderman Thomas, to adjourn the meeting at 7:00. The motion passed unanimously.