

## MINUTES OF WORKSHOP: NOVEMBER 7, 2017

Mayor Muska called the workshop to order at 5:30 PM.

Mayor Muska spoke about the city hall remodel proposal from CP&Y. There have been many legislative updates for court and the court window needs to have privacy. Currently city hall only has one window and this window is for water bills, court, and building permits. The remodel will be funded by court funds. David Nisbet with CP&Y said they would need to field measure the existing facility to get the schematic layout of city hall. He would like to interview the staff and then check with our current building code to come up with some solutions. The total cost for the design service would be \$6,800 and if approved by council then they can move that cost to design space and plans. Steve Vanek asked if the upstairs could be used for office space. David said they would have to check the soundness of the structure and also to keep in mind that an elevator would have to be put in and that would be a large expense.

David Holy was present and he spoke in regards to 10 acres of land that he purchased behind the Playdium Pool. David said that his goal is to build an affordable subdivision with homes around 1,500 square feet or maybe slightly larger. He would like to have this project started by next summer. He would put in the streets, curb, and gutter but he is asking the city if they could offer any incentives. David Pratka said that the EDC might be able to help, but he would have to bring it up to this committee. C.J. Gillaspie said the water main would have to be upgraded to a minimum 8" line and they would have to run underneath Cottonwood Road to do so. David said he would like to have two streets with cul de sac or a horseshoe around it if that would work. He is looking to build around 23 homes. Brian Muska recommended to Mr. Holy that he comes back to council with what he would like to see the city assist with and we could go from there.

Agenda item #16 – streets lights on Oak and Washington and North Roberts at the West High School and Middle School cross walk. Cheryl Marak brought this up and Mayor Muska said that he spoke with Floyd Wolf at Oncor and he suggests three light fixtures. He said the only costs would be the electricity costs.

Officer Keathley spoke in regards to agenda item #14 – repairs to patrol cars. He said that we have 10 cars currently in our fleet and three of them are in bad shape. He said the two Chevy Impala's are costing us a lot in repair costs. His advice is to find a way to get rid of them. He said that the car we purchased from Sykora's (the Crown Victoria from Baylor) is sound but it needs a motor. Auto Czech said they could install a motor with a 3 year warranty for \$5,500. Officer Keathley believes that if we replace the motor we will get at least another 10 years out of this car if it is driven good.

Mayor Muska said that agenda item #12 is approval of members to the West Hospital Authority Board. Both Emanuel Mitchell and Marsha Croll have been vetted and they are willing to serve.

C.J. Gillaspie spoke in regards to agenda item #13, city property lawn maintenance. Mike Sawyer's contract ended on October 1, 2017 and he would like Mike to continue to do the city property lawn maintenance. He said a 12 month contract would be \$1,250 per month with a total of \$15,000 per year. He also quoted a 6 month contract for \$1,650 per month with a total cost of \$9,900 per year. C.J. did state that this contract does not include the city park or the memorial at the park; he suggests having one person maintain this separately.

Workshop adjourned at 6:00 p.m.

## MINUTES OF MEETING: NOVEMBER 7, 2017

1. Mayor Muska called the meeting to order at 6:00 p.m.
2. Mayor Muska gave both the invocation and the pledge.
3. Roll Call: Karla Dulock, Cheryl Marak, Brian Muska, David Pratka, Steve Vanek, and Mayor Muska were all present.
4. On a motion by David Pratka, seconded by Steve Vanek; approve the October 3, 2017 council meeting minutes. All in favor, motion carried.
5. On a motion by Steve Vanek, seconded by Karla Dulock; approve October 2017 bills excluding check #'s: 19326 and 293816. All in favor, motion carried.
6. On a motion by Cheryl Marak, seconded by David Pratka; approve bills for True Value Hardware check #'s: 19326 and 293816. Brian Muska abstained, all others in favor, motion carried.
7. Mayor Muska recognized Chief Darryl Barton with a commendation letter to honor him. On a motion by Karla Dulock, seconded by Cheryl Marak; approve monthly departmental reports. All in favor, motion carried.
8. Citizen Comments – Evelyn Cepak and Betty Cacho spoke out in regards to the conditions of the West Community Center. They attend the senior center on a weekly basis and said that there are several loose ceiling tiles in the bathroom and some missing. They stated that there is a mouse problem as well most likely due to the weather stripping being missing around the doors. They complained that the kitchen stove needs to

be cleaned and that the storage room must have a leak in the roof because rain seeped in. To keep costs down to fix these issues they recommend using volunteers to do the labor and have merchants donate the materials.

9. On a motion by Steve Vanek, seconded by Karla Dulock; approve the \$6,800 preliminary master plan with CP&Y regarding city hall remodel proposal. All in favor, motion carried.
10. On a motion by Cheryl Marak, seconded by Steve Vanek; approve the request for a non-conforming permit for a carport for Ray Rochester at 713 N. Marable. All in favor, motion carried.
11. No action was taken regarding David Holy – Playdium Drive subdivision.
12. On a motion by Karla Dulock, seconded by Cheryl Marak; approve Marsha Croll for place 6 and Emanuel Mitchell for place 10 on the West Hospital Authority Board. All in favor, motion carried.
13. On a motion by Cheryl Marak, seconded by Brian Muska; approve a 6 month city property lawn maintenance contract with Mike Sawyer with the effective dates of April – September 2018. All in favor, motion carried.
14. Officer Keathley spoke in regards to the repairs on the patrol cars. He said that P8 is running now but it has a hole in the intake and we need to replace the motor. He received an estimate from Auto Czech for \$5,500 to put a new motor in. On a motion by Karla Dulock, seconded by Cheryl Marak; approve putting a new motor in patrol car P8 for a cost of \$5,500. All in favor, motion carried.
15. Brian Muska stated that he has received many complaints from residents regarding the building codes and the use of Bureau Veritas. Mayor Muska suggested forming a committee to review this information and come up with a new process. Those selected to the committee are: Brian Muska, David Pratka, Cheryl Marak, Hank Pfeleiderer, Dan Pokluda, Shannon Cox, and Larry Hykel. No action was taken on this item.
16. On a motion by Cheryl Marak, seconded by Brian Muska; approve three new street lights on North Roberts and the city pays the electricity costs. All in favor, motion carried.
17. Council met in Executive Session: Under the provisions of Government Code 551, to discuss:
  1. *Executive Session:* A closed meeting will be held pursuant to *Section 551.074 of the Government Code (V.C.T.A.)* to address court/city hall personnel update.
  2. *Executive Session:* A closed meeting will be held pursuant to *Section 551.074 of the Government Code (V.C.T.A.)* to address public works compensation.
  3. *Executive Session:* A closed meeting will be held pursuant to *Section 551.074 of the Government Code (V.C.T.A.)* to address police department salary incentives and personnel.
  4. *Executive Session:* A closed meeting will be held pursuant to *Section 551.071 of the Government Code (V.C.T.A.)* to address legal matters.

\*Council went into executive session at 6:41 p.m.

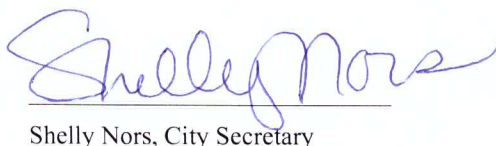
\*Council adjourned out of executive session at 7:26 p.m.

18. There were no council member comments or requests for future agendas.

19. Council adjourned at 7:27 p.m.



Tommy Muska, Mayor



Shelly Nors, City Secretary