

MINUTES OF WORKSHOP: MAY 7, 2019

Mayor Muska called the workshop to order at 5:33 pm. Brian Muska, David Pratka, Joe Pustejovsky, and Steve Vanek were present. Karla Dulock was not in attendance.

Brian Nors and David Nesbitt with CP&Y spoke about the remodel at the Community Center. They said they found some items of concern during their field study. He said that the porcelain pan is catching roof leaks, the ceiling tiles are stained and sagging, there is no insulation on the wall panel, and daylight is appearing where roof edge and wall meet causing air to pass through and creating an environment with high humidity. David does not recommend installation of new finishes until all the items he discussed have been fixed. Steve Vanek said we need to focus on the roof and ceiling grip and up, this should be our phase one. David Nesbitt said he would like to find a way to maximize our budget and not waste money. He recommends having another company to look at the mechanical, possibly Lochridge Priest to make sure the environment is conducive and to look at the existing system to give recommendations. He thinks this cost would be around \$1,500 but it is needed. He said the city hall remodel is actively progressing, they are currently working on the detailed scope which includes all engineering for mechanical, electrical, and plumbing. David said he met with city hall this week and they have approved a fee of \$800 to allow Lochridge Priest to look at all existing wiring for electrical research.

The Community Center roof is in dire need of replacement. We have received two bids, one from Parsons Roofing (\$33,518) and the other from Centex Roofing (\$39,700). Steve Vanek met with a consultant, Greg Vaughn and he said that the kind of roof that Centex offers is a TPO Roof which has a longer life longevity, more commercial grade. He said that Parsons is a PVC based/plastic material that is not as sturdy. David Nestbitt recommends going with a 60 mil and we need a rigid foam insulation to add to the bid as well as adding additional insulation on the roof to the existing layer.

Agenda item #10 – David and Rebecca Kolar non-conforming permit for a shop for their home at 905 S. Harrison. The reason for their request is to avoid construction over existing underground electric service and to align proposed structure with other similar structures along alleyway. It will also provide more backyard space for their residence. Their neighbors have all signed off showing their support.

#11 – Purchase of trench roller. C.J. Gillaspie said that they are currently renting a trench roller for the Marable Street project at \$2,200 a month rental. He said that he will need the trench roller for at least another two months, and he could also use it for future projects. He has located a used trench roller in Harker Heights and the purchase price is \$8,300 for the used machine. Brian Muska said that it makes sense to purchase it if it is not a piece of junk. C.J. said he would split the purchase between the two funds, general fund and water/sewer. C.J. said we still have \$200,000 left in water/sewer contingency that we have not used as well as the Playdium Drive project which was supposed to be in this year's budget but that is slated for next year.

#12 – The Waco McLennan County Health District annual contribution for next year's budget is \$5,959.80 based on the city population of 2,838 at \$2.10 per person. This help pays for indigent care and medical care for those in our community.

#13 – Our city wide clean up day is scheduled for Saturday, June 22 and Mayor Muska would like to have some dumpsters brought to the wastewater treatment plant for a few weeks after the clean up day for residents. He said the requirements would be they must show a City of West water bill and they would have to follow the list of approved items that can be brought. We would like to advertise this in the West News and Mayor Muska feels like it would be a great opportunity to clean up cluttered yards and homes.

#14 – Reagan Street/Mesquite Street drainage issues. The last storm Joe Pustejovsky and Steve Vanek as well as Mayor Muska drove around during and after the storm to check the areas of concern involving drainage. Joe said that we received about 4 ½ inches of rain and he saw no issues on Reagan street (north side) until you got to the Fire Station. Steve said he drove by Karen Rogers house with her backyard lot facing Reagan Street and he said that they have a very low backyard compared to the built-up street. He believes the lot her home sits on is too low compared to the street level.

Workshop adjourned at 5:56 pm.

MINUTES OF MEETING: MAY 7, 2019

1. Call to order: Mayor Muska called the meeting to order at 6:02 PM.
2. Joe Pustejovsky gave the invocation and Mayor Muska gave the pledge.
3. Roll Call: present council members – Brian Muska, Tommy Muska, David Pratka, Joe Pustejovsky, and Steve Vanek were all present. Karla Dulock was not in attendance.
4. On a motion by David Pratka, seconded by Steve Vanek; approve April 2 and April 27, 2019 minutes. All in favor, motion carried.
5. On a motion by David Pratka, seconded by Joe Pustejovsky; approve bills for April 2019 excluding check #'s 20067 & 296256. All in favor, motion carried.
6. On a motion by David Pratka, seconded by Steve Vanek; approve bills for True Value Hardware – check #'s 20067 & 296256. Brian Muska abstained, all others in favor, motion carried.

7. Monthly Departmental Reports – Mayor Muska stated that the sales tax is up from last year. Steve Vanek requested permission from Chief Barton to do the cruise portion again for the car show during the Memorial weekend. Chief said with filling the part time position with Brandon Worthy, he will be able to provide additional support with less overtime involved. C.J. spoke about the letter from TCEQ regarding the wastewater treatment plant. He said there is a fine, but they are not sure on cost yet, it could be up to \$25,000 but should be a lot less. He said that the city went over the limits of total ammonia nitrogen when their gearbox went out last year. The gearbox has since been repaired/replaced. C.J. also said that there was some damaged to the memorial at the city park over the weekend. New cameras have been ordered for security and monitoring. Joe said he witnessed two children playing in the fountain at the memorial and he told their mother that this is not a playground, it is a memorial. On a motion by David Pratka, seconded by Steve Vanek; approve monthly departmental reports. All in favor, motion carried.

8. Citizen Comments – Tracy Langford “packet”. Tracy thinks it is great we have an agenda and understands that there may be documents that the council may not want to share with us (the public) but was wondering if we could go beyond bare minimum and share with the public. Might help the public interact better.

9. Community Center and City Hall remodel updates. David Nesbitt said that the scope of the community center involved getting a field investigation and they found concerns that were not visible upon first look. There is missing insulation in walls and in the roof line. A new roof is needed as well as foam insulation in walls to seal and provide a thermal barrier for the center. He suggests meshing these two projects together and once this is complete then proceed with the interior finishes. Steve Vanek received roof prices but needs to get amended bids due to the recommendations of David Nesbitt. Steve will have the revised roof bids for the next council meeting. Brian Muska said that we need to look at the roof on down first, before doing anything to the interior. Steve likes the idea of doing this in two phases. Joe agrees but in looking at the pictures that were provided by David Nesbitt, it looks like there is a hole about ½ way down the wall, which causes a huge concern. David said they plan to seal all gaps and holes with spray foam. Brian Nors was present and said that they are currently working on doing construction documents and building the package for the city hall remodel. They should have a better update on city hall at the next council meeting. No action was taken.

10. Non-conforming request for setbacks at 905 S. Harrison – David & Rebecca Kolar. Mayor Muska said that C.J. Gillaspie looked at the area where they would like to put their new shop and saw no issues with it. David Kolar said that they are trying to avoid putting the building on the electrical line, so they brought it closer to the alley. He said that they will build it in line with everything else in that area. On a motion by Steve Vanek, seconded by David Pratka; approve the non-conforming variance request for setbacks at 905 S. Harrison for David & Rebecca Kolar. All in favor, motion carried.

11. C.J. Gillaspie spoke during workshop regarding the need to purchase a trench roller. He said it is needed to stabilize the roads and we have several projects in the future that we can use this machine for. We are currently paying a rental fee of \$2,200 per month and we need it for at least another two months. C.J. has located a used trench roller and he can purchase it for \$8,300. Brian Muska asked how much it would cost for a new machine and C.J. said anywhere from \$40,000 - \$50,000. Joe would like C.J. to check out the machine’s condition before purchasing it. On a motion by Steve Vanek, seconded by Brian Muska; approve up to \$8,500 to purchase a used trench roller depending up the inspection/condition of the machine, with funds to be paid ½ general fund and ½ water/sewer. All in favor, motion carried.

12. On a motion by David Pratka, seconded by Joe Pustejovsky; approve Waco-McLennan County Public Health District funding for 2019-2020 with an annual contribution of \$5,959.80 based on a population of 2,838 at \$2.10 per person. All in favor, motion carried.

13. Dumpster at sewer plant for Summer clean-up. Our city clean-up day will be held on June 22. We will have a few dumpsters out during this day for city residents. Mayor would like to move several dumpsters to the sewer plant for an extra few weeks to help with clutter. The city would be charged every time it’s dumped, and it will be available for use during regular business hours. You must provide city water bill and it’s for residential use only, not commercial use and no construction debris. Joe said we should create a log to document who is dumping there. On a motion by Brian Muska, seconded by Joe Pustejovsky; approve extra dumpsters at the sewer plant for two weeks starting June 22 with the requirements of showing city water bill, name & address logged, residential only, and no construction debris. All in favor, motion carried.

14. Reagan Street/Mesquite Street – drainage issue. Joe Pustejovsky said he drove down Reagan Street and another block over after the 3 ½” rain on a Saturday morning and he took pictures of the areas that the council and Jacob Bell spoke about at the last council meeting. He said the biggest issue was Spruce and Reagan Street by the Fire Station. As he got closer to Tokio Road he really saw no issues. He said down from Davis to Reagan Street it was fine. Steve Vanek also drove the area during that rain, and he said from Weinberger’s house on down to Tokio Road he saw no issues. He said about 30 minutes after the raining stopped, the areas that had the heaviest flooding seemed to be draining well. Mayor said we need to address this during budget. Joe would like to get a phone call especially from Karen Rogers and Stein Weinberger when the areas are flooding. Mayor said it’s a problem with any city when you get 3-4 inches of rain in a short period of time. He said that even Valley Mills Drive in Waco flooded just last week. No action taken, will look at during budget.

15. Area behind Bush’s Chicken and Czech Stop – drainage issue. Mayor said at one time the city did fix it by building up the ditch, but the Bold Springs Church did not like it because they had an issue with mowing the property due to the steepness of the ditch. Due to this issue, the city changed it back. He said that the area needs to be smoothed out and possibly put in a concrete ditch and curb as well as a retainer wall. No action taken, will look at during budget.

16. Opening College Street up behind Subway. David Pratka said long ago that use to be an actual street. He said with the traffic of St. Mary’s Church and school as well as Sykora Family Ford, he thinks it would serve the city better if we made that an actual street. He said this would help keep the heavy traffic off Harrison Street. Mayor said we need to look at this during budget. Brian Muska thinks we need to do an engineering study on it. No action taken.

17. Sign variance request from 30 to 50 feet on the corner lot of North I-35 and TM West Parkway (old VFW location). Justin Nelson from Barnett Signs was present and said the sign would be a lighted sign with the 7-Eleven logo with 2 digital price signs one for diesel and one for regular fuel. On a motion by Steve Vanek, seconded by David Pratkan; approve the sign variance request from 30 to 50 feet for the corner lot of North I-35 and TM West Parkway (old VFW location). All in favor, motion carried.

18. New roof for Community Center. Steve Vanek said he would go with what CP&Y is recommending for the Community Center roof. He will work on getting revised bids with better insulation for the roof and will report back during the June council meeting. No action was taken.

19. New sign for Community Center. Steve Vanek said he has priced a sign like the one located on City Hall lawn and at the Katy Depot. It will have the City of West logo with Community Center name and address in black and gold. He said it will be in gold leaf and will hold up in the weather. The cost is \$6,700. Brian Muska likes the idea of the sign but would like to see if an Eagle Scout would be interested in this project since they did the city park sign and the city hall sign. Brian said the city would help supplement the cost. Steve said he will contact Don Urbanovsky to see if an Eagle Scout would be interested in this project. No action was taken.

20. Plat approval for sell of Peach/Reagan Street corner lot. Mayor stated that Walker Partners should be done with the plat and title search by late May around May 20th. The land must be plated before we can put out for closed bid. No action was taken, this item will be on the June council agenda.

21. Resolution selecting an elected official of the City as the City's nominee for service as a member of the governing body of the McLennan County Rural Transit District place 7 director (precinct 3 region). Mayor Muska said the last time we had someone serve on this board was Jay Maler, which she is no longer a council member. He asked if anyone would like to volunteer to take that position. Joe Pustejovsky stated that he would do it. On a motion by Steve Vanek, seconded by David Pratkan; nominate Joe Pustejovsky for service as a member of the McLennan County Rural Transit District place 7 director for precinct 3 region. All in favor, motion carried.

22. Council member comments and request for items to be placed on future agendas. Steve Vanek requested: roof/ceiling bid for Community Center, AC study for Community Center by Lochridge Priest, and Community Center sign project for Eagle Scout. David Pratkan – park memorial damage, could we offer a reward? David feels like this is a personal attack and we should offer a reward leading to the perpetrators of the vandalism. Brian Muska would like to get a quote on TV's for the Community Center, since we could use these to show the packet on the projector.

23. Council adjourned at 7:03 pm.



Tommy Muska, Mayor



Shelly Nors, City Secretary