

MINUTES OF PUBLIC HEARING/WORKSHOP: MARCH 2, 2021

Mayor Muska called the public hearing to order at 5:30 pm. Jimmy Doherty, Natalie Kelinske, David Pratka, Joe Pustejovsky, Steve Vanek, and Mayor Tommy Muska were all present. The public hearing was open to receive public comment regarding the adoption of revised zoning regulations. Ken Coignet from Public Management and the zoning committee were present to help answer any questions that citizens might have regarding the new zoning map and ordinance.

At 5:36 pm the city council went into workshop. CJ Gillaspie said that the Spruce Street drainage project that the city council budgeted this fiscal year, Walker Partners are 4 months behind on this project so most likely it will not happen this year. The Spruce Street drainage project was budgeted for \$275,000. The LAS – control valve project at Water Plant No. 7 is in dire need to be fixed and was not allocated in this year's current budget. CJ said he would like to take the funds allocated for the Spruce Street drainage project and use it towards this project since it is needed. The city received 4 bids for the LAS – control valve project and the lowest bid came in at \$213,000 (which \$25,000 is for contingency). The timeline for this project would be 6-8 months and all work would be done in/at well #7.

West ISD has two annexation requests regarding the new school build and future ag building/parking lot. Superintendent David Truitt will be here to discuss if there are any questions.

Agenda item #13 – Winter Storm comments from our February week of snow/inclement weather. Tommy said there are things we could do or prepare better, especially getting generators.

Agenda item #14 – CJ is requesting his on-call water guys to be able to take a work truck home. It would be one truck with all the tools that are needed, and that designated person would have the truck for 7 days and then the next on call shift would take it. After the winter storm we had, he believes this is a necessity.

Agenda item #16 – Officer Keathley has researched food trucks/vendor permit fees. He and Mayor Muska came up with charging \$100 per event or charge them by the month at \$100 dollars. We could offer a deal where if they buy a yearly license, charge them \$1,000 per year which saves them \$200 over the 12-month period. Steve Vanek feels like the vendor fee is too low and could hurt our local businesses.

Workshop adjourned at 5:52 pm.

MINUTES OF MEETING: MARCH 2, 2021

1. Call to order: Mayor Muska called the meeting to order at 6:01 PM.
2. Mayor Muska recited the pledge and gave the invocation.
3. Roll Call: present council members – Jimmy Doherty, Natalie Kelinske, David Pratka, Joe Pustejovsky, Steve Vanek, and Mayor Tommy Muska were all present.
4. On a motion by David Pratka, seconded by Steve Vanek; Approve minutes for February 2, 2021. All in favor, motion carried.
5. On a motion by Jimmy Doherty, seconded by Natalie Kelinske; Approve all bills for February 2021. All in favor, motion carried.

6. On a motion by Natalie Kelinske, seconded by Jimmy Doherty; Approve monthly departmental reports. All in favor, motion carried.

7. There were no citizen comments.

8. Public Comment Regarding the adoption of revised zoning regulations. Ken Coignet and the West Zoning Board was present during the public hearing and the council meeting to answer any questions regarding the proposed zoning regulations. Mayor Muska asked the public if anyone else had any questions or comments and no one replied. The next public hearing regarding this will be held at the April council meeting.

9. Four sealed competitive sealed proposals were received for the Water Plant No. 7 Control Valve and LAS Improvements project. PrimeSpec Construction, LLC came in with the lowest bid at \$213,000.00, HCS Commercial General Contractor's bid was \$243,313.00, B-5 Construction Company's bid was \$258,673.00, and Lamarc, Inc. bid was \$272,722.00. The proposers were evaluated for their qualifications, pricing, and time for completing the project. According to the scores, the best value proposal was offered by PrimeSpec Construction, LLC. Walker Partners has not previously worked with PrimeSpec Construction, LLC, but they spoke with several references and all the people they talked to offered outstanding references; therefore, Walker Partners recommends award of the project to PrimeSpec Construction, LLC in the amount of \$213,000.00. On a motion by Steve Vanek, seconded by Joe Pustejovsky; Approve awarding a construction contract for the Water Plant No. 7 control valve and LAS improvements project to PrimeSpec Construction, LLC for \$213,000.00. All in favor, motion carried.

10. Subdivision incentive, allocation/assistance. Joe Pustejovsky is working on this with his committee and last fall during budget talks we talked about allocating the College Street addition \$50,000 to be used towards infrastructure. When budget was finalized the amount was \$200,000 to be used towards new subdivision infrastructure incentives. Two of the subdivisions that will be coming up (Playdium Street and College Street) soon will require upgrading city infrastructure and lift stations. The old West ISD football field and track field will not need new infrastructure, the existing can be used since it is still in good shape as well as the Long Subdivision on Grady Calvary. CK Builders has been working with the city on tapping into our existing infrastructure and not tearing up the road to do so. CJ has helped them locate manholes for their project. City Attorney, Charles Buenger said that the EDC can legally direct funds towards infrastructure for these new subdivision builds, they would just pay the funds to the city. On a motion by Steve Vanek, seconded by Natalie Kelinske; Allocate up to \$50,000 to CK Builders to offset water/utility infrastructure costs for their new subdivision builds. All in favor, motion carried.

11. On a motion by David Pratka, seconded by Steve Vanek; Approve annexation request for West ISD for the Matus Trust Land for the new West Elementary School located on FM2114 Cottonwood Road. All in favor, motion carried.

12. On a motion by David Pratka, seconded by Natalie Kelinske; Approve annexation request for West ISD for the Agricultural Education Complex/District Expansion located on Jerry Mashek Drive (property North of the High School). All in favor, motion carried.

13. February 2021 winter storm comments. Mayor Muska and Steve Vanek were instrumental in providing a warming station at St. Mary's School. Thank you to Chief Barton for coordinating and rounding up volunteers, also thank you to West EMS and the West Volunteer Fire Department for assisting with this project. The Red Cross donated to the city 50 cots and blankets to be used for future disasters/needs. Thank you to our Public

Works Water Department for keeping the city supplied with water, we were extremely fortunate since many cities were without water for long periods of a time. This was a learning experience for us all!

14. On a motion by Steve Vanek, seconded by Jimmy Doherty; Approve to allow on-call public works employee to take home city vehicle. All in favor, motion carried.

15. Steve Vanek does not want to hold up the construction of the new subdivision that will be on the old high school football field. Jimmy Doherty said based on what our city attorney has said in the past, we should not allow CK Builders to start construction until after they put all the city infrastructure in place for all homes that are to be built. Thomas Gillette stated that they plan to have 38 homes built. Nick Harrington stated that there is existing infrastructure already in place. They will need to put sewer and water taps in and alleys. On a motion by Steve Vanek, seconded by David Pratkanis; Approve CK Builders to start construction on one single family dwelling on the old West High School Football field. All in favor, motion carried.

16. On a motion by Steve Vanek, seconded by Jimmy Doherty; Approve a permit fee of \$250 per event for specialty food truck vendors excluding construction areas. All in favor, motion carried.

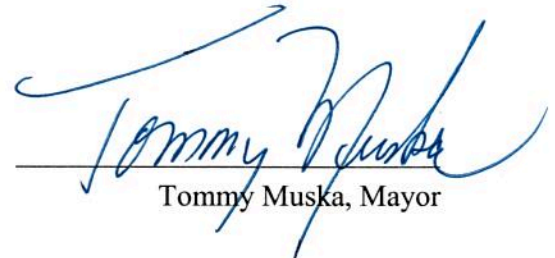
17. The city council went into executive session at 7:12 pm: under the provisions of Government Code 551: A closed meeting will be held pursuant to Section 551.074 of the Government Code (V.C.T.A) to address police personnel and directives with Chief Barton.

*Council adjourned out of executive session at 7:30 pm.

18. There were no council member comments and request for items to be placed on future agendas.

19. Council adjourned at 7:32 pm.


Shelly Nors, City Secretary


Tommy Muska, Mayor