

MINUTES OF WORKSHOP: APRIL 5, 2022

Mayor Muska called the workshop to order at 5:29 pm.

Council members in attendance: David Pratkanis, Cody Harris, Steve Vanek, Joe Pustejovsky, and Mayor Tommy Muska. Natalie Kelinske was not in attendance.

Agenda item #25 – Steve Vanek gave an update on the new police station. He explained that the bids we received were much higher than they anticipated. Construction company A&C's bid came in at \$639,900.00, CWA Construction was \$780,000.00 and JCM came in at \$593,724.00. Steve met with the architect David Nisbett, and contractor Julian Meza with JCM to try to get the cost down some. He mentioned the contingency amount was around \$25,000.00 and would not be needed, the actual building itself would be \$568,000.00. They would leave off the brick veneer on the exterior and add it later as more funds became available, this will save approximately \$8000.00. To save money on flooring, they chose to use sealed concrete and tile in the bathrooms.

Agenda item #9 – John Kocian- Chamber of Commerce requested permission to have a farmer's market on City Hall lawn. They have already checked with McLennan County Health District, and they have everything needed to get started. Their hope is to bring visitors to town and to use City Hall lawn to set up vendors every Saturday in April and May.

Agenda item # 12- Leslie Long-Grady Calvery Estates annexation of lots 1-8 with lots 1 - 6 being zoned as single family residential, and lots 7 and 8 being zoned M1 with restrictions outlined in proposal, and contingent on approval of final plat- Mike Sulak with the Zoning Board advised the council that they have met and have no issues with the annexation and zoning as it was requested.

Agenda item #14 – Leslie Long is requesting for the city to reimburse him for the new 8" water main on Reagan he had installed. He understood that the city had set aside some funds in the past for subdivisions, but he also understood that it may have to be budgeted. Mr. Long mentioned that the new subdivision will be bringing in quite a bit of tax revenue.

Agenda item #24 – West ISD Sidewalks -- Mayor Muska spoke with Superintendent David Truitt and got the name of their contractor who is building the new school, Mayor will be in contact with them to see if they can put in the new sidewalks along both the west and east side of Roberts Street.

Agenda item #26 – Mayor Muska mentioned there was a vacancy on the Governing Body of the McLennan County Rural Transit District. He also said that he was currently serving as a member of the of the board. There was no other discussion at this time.

The workshop adjourned at 5:43 pm.

MINUTES OF MEETING: APRIL 5, 2022

1. Call to order: Mayor Muska called the meeting to order at 5:58 PM.
2. Mayor Muska recited the pledge and gave the invocation.
3. Roll Call: present council members – David Pratka, Cody Harris, Steve Vanek, Joe Pustejovsky, and Mayor Tommy Muska. Natalie Kelinske was not in attendance.
4. On a motion by David Pratka, seconded by Steve Vaenk; Approve minutes for March 1, 2022. All in favor, motion carried.
5. On a motion by Joe Pustejovsky, seconded by Cody Harris; Approve bills for November 2021. All in favor, motion carried.
6. On a motion by David Pratka, seconded by Cody Harris; Approve monthly departmental reports. All in favor, motion carried
7. Citizen Comments – Matt Armstrong is a new resident to the city, he lives on North Davis, and he has noticed there are no sidewalks in this area, he is asking for the city to look into this in the future for safety purposes.
8. Street Dance – June 11, 2022, Matt Nemecek is requesting a temporary waiver of the ordinance to allow of age persons to drink alcoholic beverages in the designated closed off street area and to extend the noise ordinance 1 hour until midnight. He is also requesting to close off portions of Main Street from Pine St and Main St to Oak St and Main St and Columbus St and Main St. Topsy Lion staff will clean up all trash and West PD will serve as security for the event. On a motion made by David Pratka and seconded by Steve Vanek; to approve the request to temporarily waive the ordinance allowing of age individuals to consume alcoholic beverages in the designated closed off street, and to extend the noise ordinance to midnight and to close off the requested areas of Main Street. All in favor, motion carried.
9. John Kocian with the Chamber of Commerce is requesting to set up a Farmer's Market on City Hall lawn every Saturday beginning April 16, 2022, through the end of May. They chose City Hall lawn for its central location in the city and their hope is to bring in business to downtown. They have already received approval from McLennan County Health District. Councilman Joe Pustejovsky was concerned about people driving on the lawn and John assured him there would be no driving on the lawn. On a motion made by Cody Harris and seconded by David Pratka; allow the Chamber of Commerce to use City Hall lawn for a Farmer's Market. All in favor, motion carried.
10. On a motion made by David Pratka and seconded by Joe Pustejovsky: approve the Economic Development Corporation bylaws. All in favor, motion carried.

11. Trevor Beuerlein was present to give an update on the restrooms for the West Little League baseball fields. They would like to have a working meeting with Mayor Muska, the city council, and the West Little League Board of Directors to discuss what would work best for them and the city and to come up with a plan so they can go out for bid. They are wanting something similar to what is currently at the city park. Mayor Muska advised Trevor to get with him when he wanted to set up the meeting. No action taken.

12. Leslie Long has requested annexation of Grady Calvery Estates lots 1-8, with lots 1-6 being zoned single family residential, and lots 7 and 8 being zoned M1 with restrictions outlined in proposal and being contingent on approval of final plat. City Attorney Charlie Buenger asked if all the paperwork has been done on the annexation, it has not, so Attorney Buenger will work up a contract for the annexation. Cody Harris made a motion for this item to be tabled until contract is complete, Steve Vanek seconded. All in favor, motion carried.

13. City Attorney is working on the septic tank contract for the Grady Calvary Estates, item tabled until contract is complete.

14. Leslie Long is requesting for the city to reimburse him for the new 8" water main on Reagan St. he had installed for the Grady Calvery Estates Subdivision. He understood that the city had set aside some funds in the past for subdivisions, but he also understood that it may have to be something that gets brought up at budget. Mr. Long mentioned that all the lots have been sold and the new subdivision will be bringing in quite a bit of tax revenue for the city, he is estimating between \$60,000 and \$80,000 a year. No action taken on this item at this time.

15. David Holy was present with the construction plans for the Playdium Estates. The construction plans have been reviewed by the city's engineer Walker Partner. This item was for discussion only, no action taken until final plat is ready for approval.

16. On a motion made by David Pratka and seconded by Joe Pustejovsky to approve the construction plans for the West ISD's wastewater line. All in favor, motion carried.

17. FEMA HMGP 4485 grant for 2 generators for the Fire Department and Police Department. On a motion made by Steve Vanek and seconded by David Pratka: approve the submission of the completed application to Texas Department of Emergency Management (TDEM) for the FEMA HMGP DR 4485 grant funds. All in favor, motion carried.

18. On a motion made by David Pratka and seconded by Steve Vanek; approve resolution to submit the application to Texas Department of Emergency Management (TDEM) for the FEMA HMPG DR 4485 grant funds, appointing the mayor as the authorized official, and committing to the 25% match. All in favor, motion carried.

19. On a motion made by Joe Pustejovsky and seconded by Cody Harris: Adopt the Civil Rights Resolution and policies for the TxCDBG Grant Agreement CDV21-0430. All in favor, motion carried.

20. Cindy Metro with Langford Community Management Services gave a presentation on the TxCDBG Grant Agreement CDV21-0430, Section 3. She explained that Section 3 is persons with low to moderate income. The State and HUD wants contactors and engineers and even Langford to hire low to moderate income people for these projects. Langford will track the hours and compare the payroll rates with the county, and if the payrates fall below the county's low to moderate threshold they have to report them as Section 3 workers. No action taken on this item.

21. On a motion by Steve Vanek and seconded by David Pratka: Award and approve resolution for grant administration and project management services needed to satisfy the requirements under the American Rescue Plan Act (ARP) 2021 Coronavirus Local Fiscal Recovery fund activities and projects to Langford Community Management Services. All in favor, motion carried.

22. Steve Vanek is requesting to close the portion of Reagan Street from Goddard to Lackey May 28, 2022, from 7:00 a.m. until 4:00 p.m. for a car show. VFW and the West Cruisers are partnering for a benefit car show, proceeds will go to St. Mary's School and the West VFW. On a motion made by Cody Harris and seconded by Steve Vanek; approve the closure of Reagan St from Goddard to Lackey May 28, 2022, from 7:00 a.m until 4:00 p.m. All in favor, motion carried.

23. Cody Harris has been in contact with contractor Rusty Johnson to open the abandoned portion of College Street. He will have city employees and equipment clear and haul away the cedar tree in the alley to save money. Rusty Johnson will have a bid next week to. On a motion by Cody Harris and seconded by David Pratka table this item until Rusty Johnson comes back with a bid. All in favor, motion carried.

24. Mayor Muska spoke with Superintendent David Truitt about installing sidewalks along Roberts Street in front of the West ISD campus and got the name of the contractor who is building the new school, Mayor will contact them to see if they can put in the new sidewalks along both the west and east side of Roberts Street. No action taken.

25. Steve Vanek gave an update on the new police station. He explained that the bids we received were much higher than they anticipated. Construction company A&C's bid came in at \$639,900.00, CWA Construction was \$780,000.00 and JCM came in at \$593,724.00. Steve met with the architect David Nisbett, and contractor Julian Meza with JCM to try to get the cost down. He mentioned the contingency amount was around \$25,000.00 and would not be needed, the actual building itself would be \$568,000.00. They would leave off the brick veneer on the exterior and add it later as more funds became available, this will save approximately \$8000.00. To save money on flooring, they chose to


use sealed concrete and tile in the bathrooms. They also discussed using wood trusses instead of metal to save on electricity. No action taken.

26. – Mayor Muska mentioned there was a vacancy on the Governing Body of the McLennan County Rural Transit District. Mayor asked the council if they had anyone in mind for the position, no one did. Mayor Muska said since he was currently serving as a member of the board there would be no further action taken at this time.

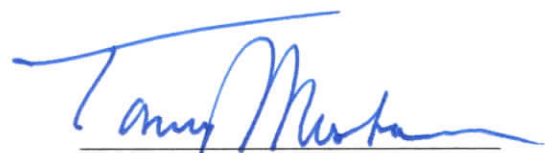
27. Garrett Uptmore with West EMS is asking the city for financial assistance. They are having a hard time with expenses going up, insurance companies not paying, and Medicare not paying for any COVID-19 related calls. He stated the city of Gholson received some grant funds and they are wanting to help the West EMS, he also stated he knew the City of West received funds as well and asked if the city would be willing to help them out. Mayor Muska advised that the grant funds received were to be used for infrastructure and it has been allocated to the new wastewater treatment plant. Mayor advised them that this would be something that would need to be addressed during budget, but asked them what their most dire need was, and Garrett stated it was fuel. Mayor Muska asked if providing fuel for the next 3 months would help them out, and Garrett stated that it would. On a motion made by Cody Harris and seconded by Steve Vanek; to provide the West EMS with fuel for the next 3 months. All in favor, motion carried.

28. Council member comments and requests for future agendas: Police station update from Steve Vanek. West EMS financial assistance update. Contract for the Grady Calvery Estates septic tank agreement and contract for the annexation of Grady Calvery Estates lots 1-8 with lots 1-6 being zoned single family residential, and lots 7 and 8 being zoned M1 with restrictions outlined in proposal.

2. Council adjourned at 7:18 pm.



Shelly Nors, City Secretary



Tommy Muska, Mayor