

MINUTES OF WORKSHOP: FEBRUARY 1, 2022

Mayor Muska called the workshop to order at 5:32 pm.

All council members were in attendance: Natalie Kelinske, David Pratka, Cody Harris, Joe Pustejovsky, Steve Vanek, and Mayor Tommy Muska.

Mayor Muska explained to the council that our auditor, Bill Sanders would not be present at the meeting due to illness. Mayor said that we can either have a special called meeting to go over the audit with Bill or do it at our regularly scheduled council meeting in March.

Agenda item #9 – Steve Vanek said in his opinion he feels like we should honor the letter that the council approved in 2006 since the 7 lots have been paying city taxes since 1915. He estimates that the city received around \$80,500 in property taxes in the last 60 years. Joe Pustejovsky thinks that the letter is useless since it was dated back in 2006 but he does believe that it is within the city's responsibility to do something with providing septic to that property. Joel Jacobson received an engineering proposal of \$9,750 from Clark and Associates, he tried contacting Walker Partners but they are pretty busy at the moment. The labor proposal from All-Tex Utilities (turnkey labor install) would be \$34,900, material costs of \$11,000, with the total proposal coming to \$55,650. Joel stated that he currently has 7 lots but is in the platting process of having 4 lots. He is proposing a direct reimbursement from the city, he would pay for everything upfront. Our city attorney reminded the council that we do not have any legal obligation to do anything since the letter was dated so long ago. David Pratka and Cody Harris both feel that we do need to bring in water/sewer to honor the 2006 council's wishes. Natalie Kelinske said that she feels since the property taxes have been paid for 60+ years on these 7 lots, we should honor the letter and once new homes are built, we will recoup those expenses.

Stephanie Gray with Wolf's Bar would like to have a scholarship memorial fundraiser in honor of Cole Simmons on April 24th. This would be like the Ryder Miller event with a street dance, cornhole, and closing on the street. Natalie Kelinske said she did receive a few complaints on the last benefit regarding trash and not using West Police as security.

Agenda item #11 – Mayor Muska said he has vetted Emmanuel Mitchell and Marsha Croll to serve again on the West Hospital Authority Board of Directors. Both are currently serving and have agreed to serve another term.

Agenda item #12 – CJ Gillaspie said that he would prefer to wait to bid the Reagan and Spruce drainage project since it's a smaller project and bid it out with the larger Reagan & Davis project that will bid out mid-Summer. Generally, it is more cost effective to bid out the smaller projects with a larger one.

Agenda item #13 – CJ Gillaspie said that the drought contingency plan & resolution must be renewed every 5 years, it is a TCEQ requirement, and we also must have it to apply for grants as well.

Agenda item #14 – CDBG grant has been approved (\$350,000) and the ARPA funds the city will receive totals around \$740,000. The ARPA funds have stipulations on what projects can be funded, we can use it for improvement of our wastewater which is what the city would like to proceed with. CJ stated that we currently have a 10” line, and the upgrade would be a 15” line. These two funds/grants can be merged. Steve Vanek asked if the ARPA funds can be used to help Joel Jacobson with his current situation regarding his College Street lots. Mayor Muska said we would investigate this.

Agenda item #16 – Steve Vanek said that the council decided to keep the speed bumps on South Harrison Street, but he did price out some speed bumps that would be more noise friendly to put in front of Tonya Kolar’s house. The price of those speed bumps is between \$1,500 - \$1,550. We would not replace both sets of speed bumps, just the speed bumps in front of Tonya’s house. Steve Vanek requests to take the money out of the General Fund Street repair and maintenance budget.

The workshop adjourned at 5:54 pm.

MINUTES OF MEETING: FEBRUARY 1, 2022

1. Call to order: Mayor Muska called the meeting to order at 6:00 PM.
2. Mayor Muska recited the pledge and gave the invocation.
3. Roll Call: present council members – Natalie Kelinske, David Pratka, Cody Harris, Steve Vanek, Joe Pustejovsky, and Mayor Tommy Muska.
4. On a motion by Steve Vanek, seconded by David Pratka; Approve minutes for January 2022. All in favor, motion carried.
5. On a motion by David Pratka, seconded by Cody Harris; Approve January 2022 bills. All in favor, motion carried.
6. On a motion by David Pratka, seconded by Joe Pustejovsky; Approve monthly departmental reports. All in favor, motion carried.
7. There were no citizen comments.
8. Approval of 2020 – 2021 financial audit. No action was taken, this item will be on March’s council meeting agenda.
9. Joel Jacobson was present and spoke regarding the 2006 letter he received for the installation of wastewater service on his lots on North College Street. City Attorney Charles Buenger reminded the

council that the city council has no legal obligation to honor the 2016 letter. Steve Vanek did his research and said he estimated that the city received around \$80,500 in taxes over the last 60 years (7 empty lots). Steve Vanek thinks we should honor the 2006 City Council's request and assume the costs of making water and sewer infrastructure available to Lots 1 thru 7 Block 15 Shook Addition. Joel received proposals from the following: Clark and Associates – engineering proposal of \$9,750, a labor proposal from All-Tex Utilities for \$34,900, material costs of \$11,000, making it a total cost of sewer extension \$55,650. Joel is proposing to pay for the cost upfront and then the city would reimburse him upon completion of the project. Joel said his plan is to replat that area into 4 lots and construction costs for each home would be around \$290,000 with a valuation of \$430,000 per home. All homes would be over 2,200 square feet with side approach garages. CJ reminded the council that all replats must go through Walker Partners for approval since it would be considered a subdivision. Joe Pustejovsky agreed that we need to get sewer to the property, but he does not feel like the city should pay for the project in its entirety since the letter was dated so long ago and doesn't think it's right spending taxpayers' dollars to do so. David Pratka and Cody Harris both agree with Steve Vanek in honoring the letter. Natalie Kelinske agrees with assisting, since this is not a brand-new development, and those 7 lots are up to date on taxes. On a motion by Steve Vanek, seconded by Natalie Kelinske; Approval of Joel Jacobson paying for the sewer taps (not reimbursable) and paying all costs for the project upfront with the city reimbursing him after completion of project not to exceed \$55,650. Joe Pustejovsky voted against it, all others in favor, motion carried. **Minutes amended at the March 1, 2022 meeting. Joe Pustejovsky said that the price should be less the materials that the city will provide. CJ Gillaspie said they are going to supply around \$2,500 worth of materials. The motion was made by Joe Pustejovsky, seconded by Natalie Kelinske; Approval of Joel Jacobson paying for the sewer taps (not reimbursable) and paying all costs for the project upfront with the city reimbursing him after completion of project not to exceed \$53,150. All in favor. Motion carried.*

10. The owner of Wolf's Bar, Stephanie Gray would like to have a memorial scholarship fundraiser in honor of Cole Simmons on Sunday, April 24, 2022. Stephanie did a similar fundraiser for Ryder Miller's family, and it was a successful event. She has received blessings from the Simmons family as well as her retail neighbors. She is planning on having a street dance, cornhole, and closing of the street (1/2 block in front of Wolf's on Roberts Street) for the event. Natalie Kelinske said that she had received a few complaints during the last fundraiser, she was pleased it was super successful but heard that trash was an issue as well as not using West Police Department Officers for security. Stephanie said that she and her husband personally picked up trash after the last event and that the West Police Department did do extra patrol last time, but she would be sure to use them for this event. On a motion by Natalie Kelinske, seconded by Cody Harris; Approval of the Wolf's Bar memorial scholarship fundraiser in honor of Cole Simmons on Sunday, April 24, 2022, street dance, cornhole, and closing of 1/2 block on Roberts Street, subject to compliance (securing special event permit, police security, and trash pick-up). All in favor, motion carried.

11. Currently, both Marsha Croll and Emmanuel Mitchell serve as Directors on the West Hospital Authority Board (place 6 and place 10). Both have agreed to serve again. The city has 4 places on this board and the hospital has 6 places. On a motion by David Pratka, seconded by Steve Vanek; Approve appointing Marsha Croll and Emmanuel Mitchell as directors to place 6 and place 10 on the West Hospital Authority Board. All in favor, motion carried.

12. The Reagan and Spruce Streets drainage project will cost around \$350,000 and it would be beneficial cost wise to add it to a larger project such as the Reagan, Davis, Marable Street project. On a motion by Natalie Kelinske, seconded by Steve Vanek; Wait to bid out the Reagan and Spruce Streets drainage project and add it to a larger project (Reagan, Davis, and Marable Streets). All in favor, motion carried.

13. On a motion by David Pratka, seconded by Natalie Kelinske; Renew and approve the drought contingency plan and resolution. All in favor, motion carried.

14. On a motion by David Pratka, seconded by Steve Vanek; Move forward with estimates on cost from Walker Partners for infrastructure, Playdium Drive, and Pecan Street project regarding CDBG grant and ARPA funds. All in favor, motion carried.

15. Cody Harris said that Freddie Polansky mentioned to him about wanting to open the abandoned portion of College Street. Sue Pescaia's building is blocking that abandoned portion of the street and Mayor Muska has spoken to her about removing it. Cody said that he spoke with Sykora Family Ford and they would be ok with opening up that street and he also thinks it might help with St. Mary's traffic. Joe Pustejovsky said that if you look on that abandoned portion of the street, it's sideways and crooked, not straight at all and Mr. Cernosek's carport is in the middle. Natalie feels like we need to fund money on our existing streets instead of putting in a new street. Cody also brought that point up to Freddie Polansky, he said at least possibly clear it up and maybe put gravel down first then open it up and chip seal it. On a motion by Steve Vanek, seconded by Cody Harris; Table this item, Cody Harris will get numbers for Walker Partners on cost to open this abandoned portion and will report back later. All in favor, motion carried.

16. Steve Vanek said that at the last council meeting we agreed to keep the speed bumps on south Harrison Street, but he oversaw researching less aggressive speed bumps that will still slow you down but not create as much road noise. This type of less aggressive speed bump costs around \$1,500 - \$1,550. He suggests that we keep the one set that is already in place and then replace the other set-in front of Tonya Kolar's house with the less aggressive speed bumps. On a motion by Natalie Kelinske, seconded by Steve Vanek; Agree to purchase the less aggressive speed bumps and replace the set already in front of Tonya Kolar's house with these. All in favor, motion carried.

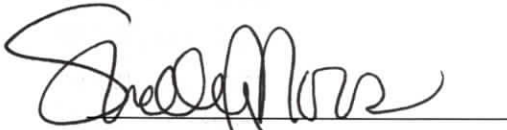
17. Diane Friend, Joe Mashek, and Tim Jaska have graciously served on the Economic Development Committee Board, but they would like to step down. Brian Muska, Amanda Niemeyer, and Tim Payne

have been vetted and are willing to step in and serve. On a motion by Natalie Kelinske, seconded by David Pratka; Appoint Brian Muska, Amanda Niemeyer, and Tim Payne to the Economic Development Committee Board. All in favor, motion carried.

18. The current wording in our subdivision ordinance: Sec. 13.03.015 Septic tanks – when there is no city sewer available, an approved septic tank shall be used with the approval of the state commission on environmental quality. The Texas State law requirement is an acre for septic tanks. Mayor Muska told the council, unless you would like to change the wording of the ordinance, then no action should be taken. No action was taken on this item.

19. Council member comments and requests for items to be placed on future agendas: Cody Harris will research the cost involved in the reopening of College Street near CEFCO. Joe Pustejovsky reminded the council that next month elections will take place during our regularly scheduled council meeting, so the March 1st meeting will be held at the West Fire Station.

19. Council adjourned at 6:46 pm.



Shelly Nors, City Secretary



Tommy Muska, Mayor