

## **MINUTES OF WORKSHOP: MARCH 1, 2022**

Mayor Muska called the workshop to order at 5:31 pm.

All council members were in attendance: Natalie Kelinske, David Pratkanis, Cody Harris, Joe Pustejovsky, and Mayor Tommy Muska. Joe Pustejovsky had a late arrival at 5:56 pm. Steve Vanek was not in attendance.

Charles Buenger said he investigated Leslie Long's deed restrictions regarding The Grady Calvery Estates. His concern was that Leslie wants septic tanks for those lots, but what if the owners want city sewer instead? Mayor said the council voted in a previous meeting allowing septic systems for those lots. Charles said after doing more research in the state government code, since it's a voluntary annexation, we could execute a contract. Natalie asked Leslie if they were comfortable with those lots never being on city sewer? Leslie stated yes, it's just not financially possible for them to do city sewer. Mayor reminded them that they will be provided city water, fire, and police protection. CJ Gillaspie asked which lots he was wanting to annex now in the city. Leslie stated that lots 1-8 would be the first annexation phase, and lots 9-13 would be later.

Bill Sanders was present to go over the 2020 – 2021 financial audit for the city. He said overall the city is very healthy. The general fund total net position for the year, \$5,749,639 and the water/sewer fund net position was at \$18,689,035 for a total net position for the city at \$24,438,674. Total revenues for the General Fund were at \$2,514,242 with operating expenses at \$2,650,315. This left a deficit of \$136,073 but there was a water/sewer transfer of \$250,000 so that created an excess of \$250,000 in revenues for the general fund. The water/Sewer fund had revenues of \$1,985,542 and operating expenses of \$1,683,784. With the \$250,000 transfer to the general fund, the water/sewer fund ended the year with a net loss of \$107,798. As of September 30, 2021, the City's deposits with financial institutions in excess of federal depository insurance limits were fully collateralized. The book balances of the City's deposits were \$3,474,775, of which \$500,000 were covered by FDIC insurance and \$2,974,775 were collateralized by United States Government securities with a market value of \$4,103,093, held by independent financial institutions. The city has a total of \$4,578,059 in long-term debt between its general fund and water/sewer fund.

Agenda item #10, Mayor Muska said that the West Little League is asking for potential funding for renovation of their bathrooms at the ballpark.

Agenda item #12, opening of an abandoned portion of College Street. Cody Harris said that he is waiting on bids from Rusty Johnson and will report back on this at the next council meeting.

The workshop adjourned at 5:57 pm.

## **MINUTES OF MEETING: MARCH 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, Joe Pustejovsky, and Mayor Tommy Muska. Steve Vanek was not in attendance.
4. Joe Pustejovsky asked for an amendment to the February council meeting minutes on agenda item #9 regarding Joel Jacobson and the North College Street lots that he purchased. Joe said that the city was to supply him with some materials and CJ said that was correct, about \$2,500 worth. The total proposal was for \$55,650 and we need to adjust it by taking out the \$2,500 for the materials. On a motion by Joe Pustejovsky, seconded by Natalie Kelinske; Approve minutes for February 1, 2022, with the amendment of the project not to exceed \$53,150.00. All in favor, motion carried.
5. On a motion by David Pratka, seconded by Cody Harris; Approve February 2022 bills. All in favor, motion carried.
6. On a motion by Natalie Kelinske, seconded by David Pratka; Approve monthly departmental reports. All in favor, motion carried.
7. Citizens comments – Edward Klish regarding Pareya Drive paving. Edward said that Pareya Drive off North Ridge Circle is all dug up and is a mud pit. He wanted to know what the plans were to get it paved. CJ Gillaspie said that it's up to the developer to have that done. Edward asked for a timeline and CJ said that he will see if the developer can put some gravel down as a temporary fix until they can have it paved.
8. Approval of 2020 – 2021 financial audit. Bill Sanders recapped what he spoke about in the workshop. Overall, the city is financially healthy in both the general fund and water/sewer fund. On a motion by David Pratka, seconded by Natalie Kelinske; Approve the 2020-2021 financial audit. All in favor, motion carried.
9. The Economic Development Corporation did not get to meet last week due to inclement weather. This item will be placed on next month's agenda.
10. Little League funding for bathrooms, Trevor Beuerlein said that he has been talking with CJ Gillaspie on construction and utilities for this project. Trevor said the bids he has received have been coming in high. Mayor Muska said that the EDC might be able to assist with this project.
11. Leslie Long will need to meet with the Zoning Board to discuss the Grady Calvery Estates subdivision. On a motion by David Pratka, seconded by Cody Harris; Table this item until the Zoning Board can decide and advise the council. All in favor, motion carried.

12. Cody Harris is working on getting a bid with Rusty Johnson to potentially open the abandoned portion of College Street between Spruce and Elm. It is a designated city street and Freddie Polansky asked if we could clean that area up and improve that road. Joe Pustejovsky said that Mr. Polansky could possibly replat his lot and it would be cheaper and faster than what we could do (could take the city 2-3 years). Cody will talk to Freddie about this. No action was taken.

13. Leslie Long's agreement to waive the lift station and subdivision ordinance was reviewed by the city attorney, Charles Buenger. Charles gave his blessing and said that next month he will have a contract for approval. No action was taken.

14. Natalie Kelinske noticed that the city employee handbook did not have a whistleblower policy implemented. This type of policy is for the protection of the employees and allows them to be able to report something without fear of retaliation. Charles Buenger gave his approval of the policy that Natalie had presented and did say that it is governed by state law. On a motion by David Pratka, seconded by Cody Harris; Approve the whistleblower policy and implement it in the city employee handbook. All in favor, motion carried.

15. Executive Session: Under the provisions of Government Code 551, the Council will meet in Executive Session 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 procedures for how to handle inclement weather/City Hall closures/hazard pay for employees.*


*\*Council entered executive session at 6:37 pm and adjourned out of executive session at 7:15 pm.*

16. No action was taken regarding procedures for inclement weather/City Hall closures/hazard pay for employees.

17. Council member comments and requests for items to be placed on future agendas: Natalie Kelinske requested the sidewalks for the school (West ISD) be placed on a future agenda. Mayor Muska stated that he needs to set up a meeting with the city and West ISD to discuss this.

18. Council adjourned at 7:21 pm

  
Shelly Nors, City Secretary

  
Tommy Muska, Mayor