

MINUTES OF WORKSHOP: MARCH 7, 2023

Mayor Muska called the workshop to order at 5:38 pm.

Mayor Muska, Natalie Kelinske, Joe Pustejovsky, and Matt Miller were present.

Mayor Muska reported that sales tax was at an all-time high at \$92,523.43 for the month of February.

Agenda item #8 regarding the annexation of 14.22 acres of land and the abutting Grady Calvery Drive right-of-way in McLennan County, Texas. Mayor Muska expressed his concern regarding the potential of increased traffic on Grady Calvery due to the new subdivision being constructed. Mayor believes that Grady Calvery will need to be widened to accommodate the additional flow of traffic. Mayor told the council that even though he has no vote, he would like them to take that in consideration when voting.

Agenda item #11 – overview and explanation of QIPP program. Mayor Muska asked the representative of this program to attend this evening, but unfortunately, he could not make it. He plans to have him at a future meeting to explain the program in detail.

Agenda item #12 – Mayor Muska said it's been years since the city has had a water/wastewater rate study done. Due to the expansion plans and estimated cost (\$18 million) of the wastewater treatment plant, we most likely will have to go up on our water/sewer rates. This study will help serve as a guide to help determine what those rates would look like. The cost for this study is estimated at \$15,000 and will include a 5-year plan.

Agenda item #13 – Overview of bid and approval of Reagan Street project. The city only received one bid and CJ would like to wait until the bids come in for the wastewater treatment plant which is scheduled for March 21, 2023. Our city engineers have estimated the cost of the expansion of the treatment plant to be around \$18 million. CJ said with the cost of materials slowly coming down, he has hopes that the bid will come in less and we could possibly move forward with rebidding the Reagan Street project. Once the bids come in for the wastewater treatment plant, Mayor Muska would like the council to meet on March 28 at 5:30 pm to discuss the Reagan Street project in further detail.

Agenda item #'s 14 and 15 – Natalie Kelinske stated that these two ordinances stemmed from downtown business owners who were upset about the Westfest parade parking situation. People started parking their vehicles as early as Tuesday of the week of the parade. At the townhall meeting there seemed to be a consensus against the overnight parking ordinance. Natalie would like to rescind the overnight parking ordinance and suggest no parking the morning of the parade. Joe Pustejovsky asked about handicapped parking and if there could be a designated spot. Natalie suggested a drop off area and possibly get with business owners to set up an area for this. Matt Miller said that Nick Nors

(Westfest parade chair) said that the parade officials arrive at the parade around 5:30 am the morning of the parade setup.

Chief White said that he has reviewed the golf cart ordinance that our legal team presented. In the ordinance presented he would like to take out not allowing any child under the age of 6 to ride in a golf cart, he knows we are a family town and would like to continue to allow children/babies to ride in the golf cart and allow them to sit in an adult's lap. Natalie suggested taking out item K (the operator of a golf cart shall not allow any children under the age of six (6) years to ride in a golf cart at any time and also take out item L (the operator of a golf cart shall not allow any passengers six (6) years of age or older but under the age of twelve (12) to ride in a golf cart on a public street unless they are seated and secured with a seatbelt dedicated and designed to hold passengers.

Agenda item #22, city contract processes. Natalie Kelinske wanted to know if the city has a process or procedure in place for city contracts. This was brought up due to the solid waste 2020 contract amendment and extension. Mayor Muska said it is good practice but reminded the council that health and sanitization does not legally require a city to go out for RFP's.

David Pratka arrived at 5:58 pm.

Workshop ended at 5:59 pm.

MINUTES OF MEETING: MARCH 7, 2023

1. Call to order: Mayor Muska called the meeting to order at 6:02 pm.
2. Mayor Muska gave the invocation and recited the pledge.
3. Roll Call: present council members – Natalie Kelinske, David Pratka, Joe Pustejovsky, Matt Miller, and Mayor Tommy Muska. Cody Harris was not in attendance.
4. On a motion by Matt Miller, seconded by Joe Pustejovsky; Approve minutes for February 7 and February 21, 2023. All in favor, motion carried.
5. On a motion by David Pratka, seconded by Matt Miller; Approve bills for February 2023. 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. There were two citizens that spoke during citizen comments. Evelyn Cepak spoke regarding wanting handicap parking spaces on both corners of Main Street and Oak Street. She also addressed a pothole located in front of Food Mart. Jeremy Angel spoke stating there were inconsistencies in our contract with Frontier Waste and doesn't want businesses to hurt because of

this. He said that he is worried that the ordinance will be stricter than the contract.

8. Public Hearing – no citizen comments.

Matt Miller said that he understands that Grady Calvery is a narrow road and if it's widened what would happen to the drainage? He would like to speak with the county since it's technically their road. Mayor said that once both sides of the Long & Brock property on Grady Calvery are annexed in city limits, then that road becomes city property. He said to keep in mind that growth will substantiate a need to widen that road and the burden of the cost will be on the city. CJ Gillaspie said it might be a good idea to do a traffic/road study. Walker Partners have conducted this type of study before, and it will give the city a bigger picture on the traffic of that road. Natalie Kelinske stated that she is not sure it would be beneficial to do that type of study since the subdivision is not completed yet. David Pratka doesn't want to stop progress/growth and Matt Miller agreed. On a motion by David Pratka, seconded by Natalie Kelinske; Approve ordinance No. 230307A annexing, for full purposes, approximately 14.22 acres of land and the abutting Grady Calvery Drive right-of-way, in McLennan County, Texas; providing for initial zoning; ratifying a municipal services agreement with the owner (Long & Brock, Inc.); providing an effective date. Joe Pustejovsky voted against it, all others in favor. Motion carried.

9. Public Hearing – no citizen comments.

On a motion by David Pratka, seconded by Matt Miller; Approve ordinance No. 230307B annexing, for full purposes, approximately 5.356 acres of land and the abutting Playdium Drive right-of-way, in McLennan County, Texas; providing for initial zoning; ratifying a municipal services agreement with the owner (David Holy), providing an effective date. All in favor, motion carried.

10. Stephanie Gray is requesting permission to block N. Roberts Street on Sunday, April 23, 2023, for the Cole Simmons Memorial Scholarship Fundraiser. She said it would be the same as last year, selling hamburgers, live music, and a cornhole tournament. She has spoken with Mark at Food Mart and with True Value and both are fine with the event. True Value is closed on Sunday's, but Food Mart is open. She plans to mark off several parking spaces and put up "Food Mart customer parking only" signs. Natalie Kelinske reminded her to fill out a special event permit at city hall. On a motion by David Pratka, seconded by Matt Miller; Approve permission to block N. Roberts Street on Sunday, April 23, 2023, for the Cole Simmons Memorial Scholarship Fundraiser. All in favor, motion carried.

11. Mayor Muska wanted to have a representative from the QIPP program to discuss the overview and explanation of the program. Unfortunately, he could not attend. This item will be on a future council meeting agenda. No action taken.

12. Specialized Public Finance recommended NewGen Strategies & Solutions to conduct a Water and Wastewater rate study to assess the overall financial stability of the utility, both now and projected into the future reflective of anticipated costs, to determine future rate actions that may be required particularly considering the City's upcoming wastewater treatment plant improvements as required by the Texas Commission on Environmental Quality. CJ Gillaspie recommended that we reach out to the company who originally did our study years ago. Since they did the research in the past, it might be easier to go with that company. We need to see where our rates need to be for us to pay for the wastewater treatment plant expansion that is estimated to cost around \$18 million. On a motion by Joe Pustejovsky, seconded by Matt Miller; Table this item until we can receive another bid. All in favor, motion carried.

13. Mayor Muska would like to have a workshop on March 28 at 5:30 pm to discuss the Reagan Street and the Wastewater Treatment Plant Expansion projects. No action was taken.

14. Natalie Kelinske stated that based on the town hall meeting it seems most of the public is against having an overnight parking ordinance year-round. On a motion by David Pratka, seconded by Matt Miller; Rescind Ordinance No. 230207C, Overnight parking ordinance. All in favor, motion carried.

15. Natalie Kelinske said that she suggests no parking after 5:00 am on the day of the parade only. Law enforcement will need to make the call to the towing company and the towing company will put out signage stating, "No parking". There will be no vehicles on the street parked after 5:00 am. On a motion by Matt Miller, seconded by Natalie Kelinske; Approve Ordinance No. 230307C, no parking on day of parade starting at 5:00 am. All in favor, motion carried.

16. Bill Hunt would like to amend our current article regarding Chapter 13, solid waste. Our current contract with Frontier Waste includes an existing franchise agreement. The updating of the ordinance is in line with what our current contract states, nothing more or less and has been approved by legal counsel. David Pratka made a motion to update ordinance no. 230307D regarding Chapter 14, solid waste. Motion died for lack of a second.

17. Chief White looked over the amendments made by our legal counsel regarding golf cart regulations. He didn't agree with the following requirements: Item (J) - not allowing any occupant of the golf cart to ride in the lap of the operator or any other occupant of the golf cart and item (K) - not allowing any children under the age of 6 years to ride in a golf cart at any time. Natalie Kelinske recommended striking out item (J) and (K), and item (I) – the operator of a golf cart shall not allow any passengers six years of age or older but under the age of 12 to ride in a golf cart on a public street unless

they are seated and secured with a seatbelt dedicated and designed to hold passengers. Mayor Muska reminded the council that golf cart owners would still need to register with the tax office to obtain a licensing plate and that if they are pulled over by an officer, they will be required to show proof of insurance. Nicole Nemec stated that she currently has 21 golf cart license plates in her office. On a motion by Matt Miller, seconded by Natalie Kelinske; Approve amending golf cart regulations, replacing the language currently found in the code of ordinances section 12.06 and striking out items (J), (K), and (I) listed under 12.06.004 operation regulations. All in favor, motion carried.

18. Chief White said that since he started, he has not seen a sex offender map and based on the city's requirements there would only be around 3 houses in the city limits that would be allowable for a sex offender to live. Chief wants to know how the council feels regarding the requirements and the map. The city determines the requirements, and they cannot do more than the state requires, the city could only do the same as the state or less. On a motion by David Pratka, seconded by Natalie Kelinske; Table this item until our city attorney can review. All in favor, motion carried.

19. On a motion by Matt Miller, seconded by David Pratka; Approve the West Police Department policy in reference to "Take Home Car" rules/guidelines. All in favor, motion carried.

20. On a motion by Natalie Kelinske; seconded by Joe Pustejovsky; Approve resolution regarding Jag Grant No. 4754301 and appointing the mayor as the authorized official. All in favor, motion carried.

21. On a motion by David Pratka; seconded by Matt Miller; Approve resolution regarding Homeland Security Grant No. 4838501 and appointing the mayor as authorized official. All in favor, motion carried.

22. Natalie Kelinske asked if the city had a process for contracts? Mayor Muska stated under normal circumstances we put out for bid. This issue stemmed from the Frontier Waste Management extension. No action was taken.

23. Joe Pustejovsky said that he had someone bring up changing a portion of Stillmeadow Drive to Memorial Drive. Potentially change the street name from Reagan Street stop sign) all the way to the memorial, not affecting the addresses of the houses currently there. On a motion by David Pratka, seconded by Natalie Kelinske; Table this item until further research can be done. All in favor, motion carried.

24. Mayor Muska received a quote from Lighting by GGA for holiday LED lighting, cloud-based app controlled. The quote was broken down by location: City Hall - \$10,935.00, Gazebo on city lawn - \$4,720.00, and Train

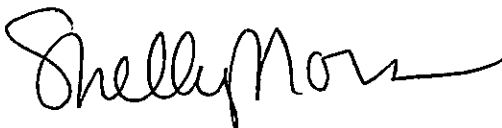
Depot - \$10,960.00. Pricing includes all installed materials, miscellaneous supplies, and labor. This is for year-round lighting and the colors can be changed according to the season and the holiday. Mayor Muska stated that the money is already in the hotel tax budget. Council agreed to move forward with City Hall and gazebo lighting. No action needed to be taken, already approved in the budget.

25. On a motion by David Pratka; seconded by Natalie Kelinske; Approval of final plat of Playdium Estates Phase II. All in favor, motion carried.

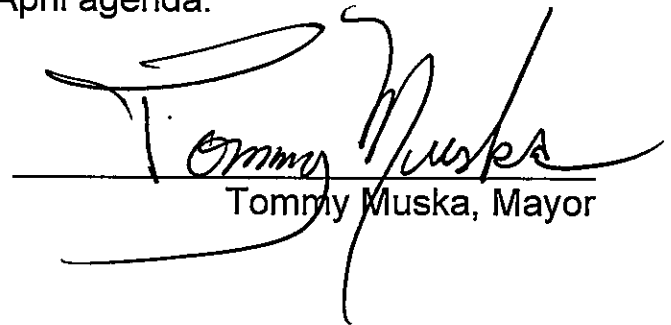
26. On a motion by David Pratka; seconded by Matt Miller; Approval of final plat for Grady Calvery North. All in favor, motion carried.

27. Council member comments and requests for items to be placed on future agendas: Mayor Muska requested March 28, 2023, workshop at 5:30 pm to discuss water/wastewater and street projects. Matt Miller requested to add Greater Waco Sports Commission to the April agenda.

28. Council adjourned at 7:22 pm.



Shelly Nors, City Secretary



Tommy Muska, Mayor