

MINUTES OF WORKSHOP: AUGUST 1, 2023

Mayor Pro Tem David Pratka called the workshop to order at 5:35 pm.

Natalie Kelinske, Cody Harris, David Pratka, Joe Pustejovsky, and Matt Miller were present. Mayor Muska was not in attendance.

Matt Miller stated that Matt Nemec might not be present to speak regarding agenda item #9. Matt Nemec wanted to propose changing the mobile food truck permit fee and have the vendor pay instead of a yearly fee of \$250/year/per unit, and change the fee to \$50 every time they come to set up in West.

Kim Adkins from The Historic was present and was told by Bureau Veritas that they would need to install a FDC (a connection through which a fire department can pump water into the sprinkler system, standpipe, or other system within a building). This provides additional water to supplement the building's existing water supplies, which is a huge aid in the fire extinguishing process. Kim was curious as to how and where the FDC would be mounted on the building. CJ Gillaspie said that after speaking with Bureau Veritas, the FDC must be located at the front of the building; there would be no fire hydrant installed. CJ stated that it would be best if all parties met (The Historic, Bureau Veritas, the city fire marshal, and the contractor that would be installing it), this way everyone would be on the same page regarding this matter.

John Hurtick from the EDC committee was present. The EDC board met and agreed to help out Westfest so that they could build a 60' x 75' roof over the existing concrete dance floor and stage area. The structure would be 18 feet tall at the sides which would be an improvement over the tent height of 7 feet. This would allow for better ventilation. Westfest would pay \$40,000 and the EDC would pay \$30,000 out of their funds. Currently the EDC has around \$200,000 in the community development account. The EDC is asking for the council's approval to help fund this project.

Workshop ended at 5:47 pm.

MINUTES OF MEETING: AUGUST 1, 2023

1. Call to order: Mayor Pro Tem, David Pratka called the meeting to order at 6:00 pm.

2. Reverend Crowder gave the invocation and David Pratka recited the pledge.

3. Roll Call: present council members – Natalie Kelinske, Cody Harris, David Pratka, Joe Pustejovsky, and Matt Miller were present. Mayor Muska was not in attendance.

4. On a motion by Matt Miller, seconded by Cody Harris; Approve minutes for June 6, July 13, July 20, July 25, and July 27, 2023. All in favor, motion carried.

5. On a motion by Natlie Kelinske, seconded by Matt Miller; Approve bills for June and July 2023. All in favor, motion carried.

6. Junior Girl Scout, Abigayle Melton presented the council a beautiful bench to place in the downtown shopping district. Her bronze award project was to collect and recycle 500 pounds of plastic bags and film in 6 months. She was able to collect 700 pounds in 3 months & the bench is what she received in her efforts, and she graciously donated it to the city. A huge thank you to Abigayle! On a motion by David Pratka, seconded by Natalie Kelinske; Approve monthly departmental reports.

7. We had several citizens sign up to speak. Sara Mynarcik-Lenart spoke regarding the total solar eclipse that will happen on April 8, 2024. She wanted to know if there were any plans or activities planned for this event. She said that West has the best location, almost dead center for the path of the eclipse. West will have 4 minutes and 23 seconds of time to see it, which is the longest viewing time in the area. West could benefit financially. Waco and Baylor already have some events planned for the day. The last total solar eclipse was in 1870 and the next time the total solar eclipse will happen (after April 8, 2024) will be in the year 3000.

Buddy Cernosek and David Smith both spoke against the rezoning of East Elm Street West, TX, legal description West OT lot 12, block 16 (agenda item #14). Buddy said that he owns the property directly behind & adjacent to the property in question. He is against the rezoning and has spoken to his neighbors that are also not for rezoning that property commercially. He said several neighbors came to the zoning meeting and expressed their concerns and are not for the rezoning. David Smith said that the property looked like a jungle before, the owner cleaned it up a bit but it's back to being a jungle again. The owner has also been bringing in large truckloads of the

Marable Street project and dumping it on the property. He is against zoning this property commercially.

Troy Lee Graves owns 610 W. Elm and he stated that he is not for the commercial rezoning of the Uptmore's property at 613 West Spruce. He also said he wasn't informed that the alley was for sale.

We had seven citizens sign up to speak regarding the Waco Trib article that was published about a potential Love's Truckstop being in West. Jeff Holloman, Rebecca Eubanks, Michael Zahirniak, Amanda Zahirniak, Ronnie Skerik, and Rick Brewster all expressed their concern and voiced their opinions against having the Love's come into the West city limits. Most of their concerns included higher crime rate, drugs, prostitution, property tax decreases, and concern over water supply/demand. Lori Wolf was signed up to speak as well, but she declined.

8. On a motion by David Pratka, seconded by Joe Pustejovsky; Approve notice for joint general election, November 7, 2023. All in favor, motion carried.

9. Matt Nemecek had requested being placed on the agenda regarding street dance and food truck permits. He was not in attendance. No action was taken.

10. On a motion by Natalie Kelinske, seconded by Matt Miller; Appoint David Pratka and Joe Pustejovsky as signors on all Pointwest and Citizens State Bank Accounts. All in favor, motion carried.

11. John Hurtick said that the EDC met on July 25 and David Kolar the President of Westfest requested help with funding a new 60'x75' roof cover for the pavilion at the Westfest grounds. The structure will cost \$70,000 and Westfest is asking for \$30,000 from the EDC to help offset the cost. The EDC voted in favor of assisting with the \$30,000 in funding for this project. On a motion by Cody Harris, seconded by David Pratka; Approve \$30,000 of EDC funds to assist Westfest with the funding of the covered pavilion. Joe Pustejovsky did not vote. All others in favor, motion carried.

12. EDC recommendation for fire hydrant at The Historic. During the workshop, CJ Gillaspie said that no fire hydrant was needed. Bureau Veritas had examined the location and came up with a solution to the

problem. The compromise was that The Historic owners would install an FDC (Fire Department Connection) in the front of the building and run a pipe inside the building to the back. Since the closest fire hydrant in front of the building is over 100 feet, the city could give a variance for the overage. Bureau Veritas advised Austin Brock to submit a new plan that showed the FDC in front of the building for them to review. This item was tabled until a meeting could be set up between the appropriate parties, no action was taken.

13. Request to rezone residential property to commercial at 613 West Spruce Street, TX, legal description CASEY FM lot 12, block 3, acres 0.376. This item was tabled, no action was taken.

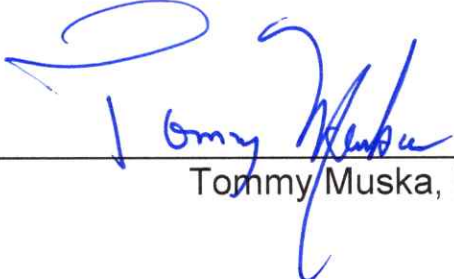
14. Request to rezone residential property to commercial at East Elm Street West, TX, legal description WEST OT lot 12, block 16. This item was tabled, no action was taken.

15. There were no citizen comments/requests for items to be placed on future agendas.

16. Council adjourned at 7:15 pm.



Shelly Gillaspie, City Secretary



Tommy Muska, Mayor