



MINUTES OF A CITY COUNCIL WORKSHOP / MEETING

WEST COMMUNITY CENTER 200 TOKIO ROAD

APRIL 01, 2025 – 5:30/6:00 PM

MEMBERS PRESENT: Mayor David Pratka (presiding), Mayor Pro Tem Matt Miller; Council Members Brian Muska, Chris Nors, Cody Harris, and Jerrel Bolton

MEMBERS ABSENT: None

STAFF PRESENT: City Attorney Adam Miles, Interim City Administrator Shannon Cox, City Secretary Robin Wylie, Director of Public Works Shawn Holden, Police Chief Chris White, Fire Inspector Garrett Graham

WORKSHOP - 5:30 PM

1. Call to order; *Mayor Pratka called workshop to order at 5:30pm*
2. The regular meeting agenda items were reviewed.
3. Adjourn; *Mayor Pratka adjourned workshop at 5:33 pm*

REGULAR SESSION – 6:00 PM

1. **Call to Order;** *Mayor Pratka called the meeting to order at 6:00 pm.*
2. **Invocation and Pledge;** *The Pledge was led by Mayor Pratka, Invocation was given by Matt Miller.*

3. **Roll Call; Present:** *Mayor David Pratka, Mayor Pro Tem Matt Miller, Council Members Brian Muska, Chris Nors, Cody Harris, and Jerrel Bolton.*
4. **Consent Agenda;** *Mayor Pratka reviewed sales tax revenue for March of 2025 (\$76,418.85) with an EDC allocation of \$6,368.23, the EDC fund balance is currently \$232,478.70. Matt Miller made a motion to approve the consent agenda, seconded by Chris Nors. All in favor motion carried. Mayor Pratka gave his report reminding citizens present that personal attacks, and disruptions would not be allowed during the meeting. Mayor Pratka made statements regarding the inevitable growth along I-35, and the benefits to The City of West including tax revenue. Stating that annexation is the first step to ensure the City of West's involvement and inclusion in the benefits of future development on I-35.*
5. **Hear citizen comments on matters pertaining to City business;** *Steve Soukut spoke in favor on Agenda Item no. 7, Jeff Holloman spoke in opposition on Agenda Item no. 7, Ronnie L. Skerik representing the Menlow WSC spoke neutrally on Agenda Item no. 7, Natalie Hall spoke in opposition on Agenda Item no. 7, Clint Howard spoke in opposition on Agenda Item no. 7. No action was taken.*
6. **A PUBLIC HEARING THAT PROPOSES TO ENLARGE AND EXTEND ITS BOUNDARY LIMITS TO INCLUDE THE FOLLOWING DESCRIBED TERRITORY: BEING 15.155 ACRES OF LAND, MORE OR LESS, LOCATED ON MARABLE STREET, BEING SITUATED IN THE N. HALF OF THE SW QUARTER OF SECTION 3 OF THE UNIVERSITY LANDS IN THE W.S. SMITH SURVEY IN MCLENNAN COUNTY, TEXAS BEING MCLENNAN COUNTY APPRAISAL DISTRICT PROPERTY ID 204004, BEING PART OF THE REMAINDER OF THAT CALLED 18.304 ACRE TRACT DESCRIBED IN A DEED TO JEANNE ANDERSON, RECORDED UNDER INSTRUMENT NO. 2012035007, OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.** *Mayor Pratka called the public hearing to order at 6:27 pm, speakers in opposition: Jeff Holloman, Matthew Eubanks, Rebecca Eubanks, Evelyn Cepak, Julia Smith, and Tanya Compton Dickey, Speakers in favor: None, Public hearing adjourned 6:45 pm.*
7. **Discussion, consideration, action if any, re: Annexation of 15.155 acres of land, more or less, located on Marable Street, being situated in the N. half of the S.W. quarter of section 3 of the University Lands in the W.S. Smith survey in McLennan County, Texas. Being McLennan County Appraisal District property ID 204004, being part of the remainder of that called 18.304 acre tract described in a deed to Jeanne Anderson, recorded under instrument no. 2012035007, of the public records of McLennan County, Texas – Jeanne Anderson** *Councilman Jerrel Bolton spoke in depth regarding his favor to annexation as requested, stating The City of West can not afford to make another bad financial decision if it intends to pay for the recent debt obligations regarding the wastewater treatment plant. Councilman Bolton stated that failure to annex this property,*

and benefit from the tax revenue it would generate would be a disservice to the residence of the City of West, and that ultimately the intent of the council is to represent the citizens. Chris Nors recommended the property be annexed and zoned as a C1 Commercial District ensuring the future owners / developers would have to come before the Planning and Zoning Commission, and the City Council to disclose development intentions prior to rezoning. Chris Nors made a motion to annex 15.155 acres of land, more or less, located on Marable Street, being situated in the N. half of the S.W. quarter of section 3 of the University Lands in the W.S. Smith survey in McLennan County, Texas. Being McLennan County Appraisal District property ID 204004, being part of the remainder of that called 18.304 acre tract described in a deed to Jeanne Anderson, recorded under instrument no. 2012035007, of the public records of McLennan County, Texas and classify said property as C1 Commercial District, motion seconded by Brian Muska. All in favor motion carried.

- 8. Discussion, consideration, action if any, re: West Police Department recognition of personnel, promotion(s), and Disaster Response Team Program – Chris White. No action was taken. Nathan Necessary was promoted to Sergeant and Chief White recognized the following:**

Exceptional Service Award -

*Lt. Jones (Duty for special programs)
Sgt. Gonzales (Dedication to the job)
Officer Cospers (Duty for special programs)
Officer D. Gonzalez (Duty for special programs)
Officer S. Wilkins (Dedication in follow-up Inv)*

Community Service Award -

*Lt. Jones (NNO and Explorers)
Sgt. Gonzalez (NNO and Explorers)
Sgt. Necessary (NNO)
Officer Wilkins (NNO and Explorers)
Officer Cospers (NNO)
Officer Gonzalez (NNO)
R/O Chadwick (NNO)*

Chief's Award -

Officer D. Gonzalez


- 9. Agenda Item no. 9, nonaction item to be heard at next month's meeting.**
- 10. Discussion, consideration, action if any, re: West ISD Senior Parade route on Saturday, May 17, 2024 at 10:00am – David Truitt On a motion made by Cody Harris and seconded by Chris Nors to approve as requested. All in favor, motion carried.**

11. Discussion, consideration, action if any, re: Replat 301 W. Ronda St, DAVIS LAST ADDITION, Lots 13 & 14, Block 25, as recommended by the Planning and Zoning Commission of The City of West – Baker Family Construction & Strata Trust Company, Mike Sulak *On a motion by Cody Harris, approval as recommended by the Planning and Zoning Commission, seconded by Chris Nors. All in favor, motion carried.*
12. Discussion, consideration, action if any, re: Current policy and procedure concerning donations to the West Police Department – Chief White Chris Nors *made a motion to implement policies regarding the West Police Department donation funds to include an expense account within the General Fund that carries an annual (fiscal year) rollover balance, motion seconded by Matt Miller. All in favor, motion carried.*
13. Discussion, consideration, action if any, re: A Resolution with fees pursuant to the existing Ordinance, Amending the City of West Master Fee Schedule to include fees relevant to Code Enforcement, and Nuisance Abatement – Joe Pustejovsky *On a motion by Cody Harris to adopt resolution 250401B amending the City of West Master Fee Schedule to include fees relevant to Code Enforcement, and Nuisance Abatement, seconded by Matt Miller. All in favor, motion carried.*
14. Discussion, consideration, action if any, re: A resolution appointing the Mayor as the chief executive officer and authorized representative to act in all matters in connection with the FEMA Hazard Mitigation Assistance grant project and committing the city to provide matching funds to secure and complete the FEMA Hazard Mitigation Grant – Shannon Cox. *On a motion by Matt Miller and seconded by Chris Nors to adopt resolution (250401C) appointing the Mayor as the chief executive officer and authorized representative to act in all matters in connection with the FEMA Hazard Mitigation Assistance grant project and committing the city to provide matching funds to secure and complete the FEMA Hazard Mitigation Grant. All in favor, motion carried.*
15. Discussion, consideration, action if any, re: Awarding a construction contract for the Wastewater Treatment Plant Drainage Channel Improvements Project, as recommended by the City Engineer, Walker Partners, LLC, and authorizing the Mayor to execute all documents necessary to complete this transaction – Shawn Holden, Kyle Schulze *Kyle Schulze gave his report and recommendation to the Council; Nine (9) sealed bids were received for the Wastewater Treatment Plant Drainage Channel Improvements project on Thursday, March 20, 2025. The bids were opened and publicly read aloud. Holy Contractors, LLC of Hewitt, Texas, was the lowest bidder for the base bid in an amount of \$530,558.00. The Engineer's Opinion of Probable Construction Cost (EOPC) provided by Walker Partners was \$860,000.00. The low bid is \$329,442.00 less than the EOPC; however, we believe it is a suitable bid and should be accepted. The base bid is for a reinforced concrete lined channel and is the recommended option. Alternate No. 1 is for a Stone Riprap lined channel and Alternate No. 2 is for a Grouted Stone Riprap lined channel. Holy Contractors LLC has been an acceptable contractor on previous projects in*

which Walker Partners have been involved and they have successfully completed projects for the City of West. Walker Partners recommends the award of the project to Holy Contractors, LLC for the base bid amount of \$530,558.00. On a motion by Chris Nors to award the Wastewater Treatment Plant Drainage Channel Improvement Project to Holy Contractors, as recommended by Walker Partners, motion seconded by Jerrel Bolton. All in favor, motion carried.

16. No council member comments or requests.

17. Adjournment. *Mayor Pratka adjourned the meeting at 7:20 pm*



City Secretary, Robin Wylie



~~Mayor, David Pratka~~
Mayor Pro-Tem, Matthew Miller