City of West, Texas

City Council Meeting Minutes

Date: May 6, 2025

# Time: 6:00 PM

# Location: West Community Center, 200 Tokio Road, West, TX

## 1. Call to Order

The meeting was called to order by Mayor Pro-Tem Matt Miller at 6:00 PM.

## 2. Pledge and Invocation

Mayor Pro-Tem Matt Miller led the Pledge of Allegiance.

Mr. Ray Vanek delivered the invocation.

## 3. Roll Call

Members Present:

* Brian Muska
* Chris Nors
* Cody Harris
* Matt Miller (Mayor Pro-Tem)
* Jerrel Bolton

Member Absent:

* Mayor David Pratka

Staff Members Present:

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

## 4. Consent Agenda

Mayor Pro-Tem Miller introduced the consent agenda, which includes routine and noncontroversial items approved with one motion. Any item may be removed at the request of any member of the Council or City staff.

Items on the Consent Agenda:

* Approve Minutes: April 1, 2025
* Approve Bills: April 2025
* Monthly Departmental Reports:
* Police Department Report
* Public Works Report
* Fire Marshal Report
* Code/Permitting Report
* Engineer Report
* Mayor Report
* Project Expenditure Report
* Sales Tax Allocation/EDC Report

On a motion by Council Member Cody Harris, seconded by Council Member Brian Muska, the consent agenda was approved unanimously.

## 5. Citizen Comments

Mayor Pro-Tem Miller opened the floor for citizen comments.

Mr. Jeff Holloman spoke in opposition to Agenda Item #7.

## 6. Public Hearing: Rezoning Request

Mayor Pro-Tem Miller opened the public hearing at 6:09 PM regarding the proposed rezoning of a 15.155-acre tract of land located on Marable Street from C1 Commercial District to C2 General Commercial. The property is 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, identified as McLennan County Appraisal District Property ID 204004.

Mayor Pro-Tem Miller read a statement addressing public concerns and providing clarification on the City's position regarding the potential development of a Love’s Truck Stop on the property. The statement emphasized that the City has not entered into any formal agreements with Love’s and that any development would be subject to standard procedures, including zoning approvals and infrastructure considerations.

Individuals Speaking in Opposition:

* Darrin Banik
* Carolyn Muska
* Rebecca Eubanks
* Ronnie Skerik
* Jeff Holloman
* Natalie Hall
* Lori Wolf
* April Ryberg
* Shelly Miller

Each speaker expressed concerns about the potential impacts of the proposed development on the community, including traffic, environmental, and quality-of-life issues.

There being no further comments, Mayor Pro-Tem Miller closed the public hearing at 6:54 PM.

## 7. Discussion and Action: Zoning Change

Motion: A motion was made by Jerrel Bolton to rezone the 15.155-acre property from C1 Commercial District to C2 General Commercial. The motion was seconded by Matt Miller.

Call to Question: The motion was called to question by Jerrel Bolton.

Vote: four in favor, one opposed (Chris Nors). Motion passed.

## 8. Discussion and Action: Replat of West ISD Property

Motion: A motion was made by Chris Nors to approve the replat of the West ISD property located at 209 N. Harrison Street, as recommended by the Planning and Zoning Commission. The motion was seconded by Brian Muska.

Vote: All in favor. Motion carried.

## 9. Discussion and Action: Short-Term Rental Ordinance

No action was taken at this time, postponing the adoption of an ordinance regarding short-term rentals (STR) to the June agenda to allow a council member to address concerns from STRs currently operating within the city.

## 10. Discussion and Action: Appointment of Building Standards Commission Members

Motion: A motion was made by Cody Harris to appoint the following individuals to the Building Standards Commission:

* Al Vanek
* Chase Yankie
* Rob Lair
* Emmanuel Mitchel
* Dan Pokluda

The motion was seconded by Chris Nors.

Vote: All in favor. Motion carried.

### 11. Discussion and Action: Resolution Amending Master Fee Schedule (Zoning Ordinance)

A resolution amending the City of West Master Fee Schedule to include the following fees was approved:

* Rezone Application Fee
* Variance Application Fee
* Street and Alley Abandonment or Vacation Fee

The motion to approve was made by Jerrel Bolton and seconded by Cody Harris.
**Vote:** All in favor. Motion carried.

### 12. Discussion and Action: Resolution Amending Fee Schedule (Fire Prevention and Protection Ordinance)

A resolution amending the City of West Master Fee Schedule to include the following fees was approved:

* Certificate of Occupancy Fee
* Fire/Safety Inspection Fees
* Safety Plan Review for Large Event Permits
* Re-inspection for Any Occupancy Fee
* Burn Permit/Burn Plan Review Fee

The motion to approve was made by Matt Miller and seconded by Jerrel Bolton.
**Vote:** All in favor. Motion carried.

### 13. Discussion and Action: Resolution Amending Fee Schedule (Utilities Ordinance)

A resolution amending the City of West Master Fee Schedule to include updated fees for New Meter Installation was approved.

The motion to approve was made by Jerrel Bolton and seconded by Chris Nors.
**Vote:** All in favor. Motion carried.

### 14. Discussion and Action: Police Donation Funds Policy

No action was taken on this item to allow time for the city attorney to review and make corrections to the proposed policy regarding police donation funds.

### 15. Council Member Comments

* **Brian Muska** requested that the short-term rental ordinance be placed on next month's agenda.
* **Chris Nors** requested that the policy and procedure regarding police donation funds be placed on next month's agenda.

### Adjournment

There being no further business, the meeting was adjourned at 7:11 PM by Mayor Pro-Tem Matt Miller.

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Mayor David Pratka

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City Secretary Robin Wylie