

**REGULAR MONTHLY MEETING
CITY OF KARNES CITY
JULY 26, 2016**

**STATE OF TEXAS)
COUNTY OF KARNES)
CITY OF KARNES CITY)**

On this 26th day of **July 2016**, the City Council of the City of Karnes City, Texas convened in a **Regular Monthly Meeting** at 6:00 P.M. in the City Hall with the following members answering to “Roll Call”:

Mayor - Leroy T. Skloss
Mayor Pro-Tem – Jimmy D. Loya, Sr.
Councilmembers: Lillian Lyssy, Helen Hernandez
Sherry Sommer and Raymond Robinson @ 6:02pm

Councilmember absent:

Others present: City Manager (CM) Don Tymrak, City Development Manager/Finance Director Ray Kroll, Chief of Police Roel Salas, Code Compliance Enforcement Officer (CCE) Kevin Moehrig, Director of Public Works (DPW) Fernando Rios, Accounting Administrator Haylee Sowell, Eloy Rodriguez
Jennifer Dillingham, Wade Hedtke and Sandra Cater

**C. U.S. Pledge of Allegiance and Texas Pledge of Allegiance
Moment of Silence/Prayer**

D. Consent Agenda:

(1) Minutes

a. June 28, 2016

(2) Reports

- a. Administration
- b. Finance/Accounting
- c. Police
- d. Public Works
- e. Parks & Recreation
- f. Code Enforcement
- g. Municipal Court
- h. Fire

After further discussion, a motion was made by Councilmember Sommer and seconded by Councilmember Hernandez to approve the Consent Agenda. The vote was 5-0 in favor and the motion was declared unanimously passed.

E. PUBLIC COMMENTS (“A” Session) – No public Comments

F. UNFINISHED BUSINESS (CONSIDER AND ACT UPON):

(3) Park Improvements – CM Tymrak states there are no formal changes being made, everything is proceeding as Council actions. Councilmember Sommer asked if we were

still on budget, FD Kroll states that there is a layout in binder. Councilmember Loya asks about us being \$64,000 under budget. FD Kroll says yes, we are around \$64,000 under budget, but still need stands, concession and scoreboard. Councilmember Sommer asks what the concession stand will cost us, CM Tymrak says the concession should be \$50,000-\$75,000 range at the most. Mayor Skloss asks if AEP has stated when their work will be done. DPW Rios said he talked to CP&L, line locates have been called in and he is waiting on 48hour confirmation. Looking at the week of 27th-31st. Councilmember Sommer questions money from 4B, thought it would pay everything? FD Kroll states due to additional changes, costs have increased, approx. \$12,000 more from Liska Construction. FD Kroll mentioned having extra Park funds, but Councilmember Sommer and Councilmember Lyssy want that to stay for Park A improvements. Mayor Skloss asks when grass will be planted, CM Tymrak states maybe August/September, CM Tymrak says they have to wait for all trenching to be done. Councilmember Sommer asks if money is still in Park budget for Canopies and Mulch. CM Tymrak states that the money is still in Park budget, but that will all come after the Summer due to the fact the park will be shut down for improvements. No action taken.

(4) CDBG 2015-2016 for Elevated Ground Storage – CM Tymrak states he received the Study back, the City has “Fat clays”. Raul Garcia said it won’t change any cost, just have to change type of foundation, no additional costs. Councilmember Loya asks how deep the piers have to be, CM Tymrak states the study was 60 feet deep, will know depth of piers at a later time . Councilmember Lyssy asks if the land has been purchased yet. CM Tymrak stated no, we were waiting to see if we could use the land, now knowing we can, we will go forward with the purchase. Working on Contract now for a Title policy, everything is on track right now CM Tymrak says, in response to Councilmember Robinson’s question of schedule. FD Kroll stated appraised property value dropped 42% from last year. Per FD Kroll, if we were to borrow in the next few months, the first interest payment wouldn’t be due till August of 2017, and first large payment would be Feb. 2018. Councilmember Sommer asks if we are just authorizing to pursue forward and further meeting will discuss budget details. CM Tymrak, says yes, all details will be resolved at a later date, and package will go out for Bid. After further discussion, a motion was made by Councilmember Sommer and seconded by Councilmember Lyssy to authorize to pursue the project. The vote was 5-0 in favor and the motion was declared unanimously passed.

G. NEW BUSINESS (CONSIDER AND ACT UPON):

(5) Ratification of 2016 Street Overlay Project – CM Tymrak stated the reason for ratification is because it didn’t constitute a new program, streets have already been approved once, but since there was a 25% cap, we pulled them out and now starting over with a new bidding process. To stay clean with bid process it will be called 2016 instead of 2015. Councilmember Loya asks if we needed a new official bid for these, CM Tymrak stated no, it was already authorized, just doing this to keep paperwork straight. Councilmember Loya asks if we were still doing “additional” streets as talked about at beginning, because we had “extra” money, and now we aren’t, why? CM Tymrak stated the problem came when we made the change to the proper oil, it increased cost. The oil pushed us past the 25% cost. The same number of streets are being done, we just could not fit it under the original bid with 25% cap. We have the money, just could not use it towards 2015 bid. We went into it with \$1.4 million and bid came out around 1 million, leaving approximately 25% cap, so the remaining streets are in a new bid. CM Tymrak states no streets are being added, but also no streets are being taken away from original plans either. Councilmember Loya stated looking at the

new bid is it true that money is coming from Street/Drainage project? CM Tymrak states that if we exceed the 1.4 million, then yes, we will have to branch over and use some of the extra money in Street and Drainage if needed, but the cap was at \$1.2 million, so we have the \$200,000 left to spend. If for some reason money needs to be used from Street and Drainage, it will be brought back before the Council to approve. Mayor Skloss stated no additional money is needed, we are just reallocating where the money is at. Councilmember Sommer asks for a list of all streets completed, and all streets left to be done, would like to have a list of progress and where we are in the current project.

After further discussion, a motion was made by Councilmember Lyssy and seconded by Councilmember Sommer to redo the ratification of the 2016 Steet Overlay project. The vote was 4-1 in favor and the motion was declared passed with Councilmember Loya voting against.

(6) Ratification of Debt Service Schedule for Effective Tax Rate Computation –

CM Tymrak presented the Council with the numbers and papers that were given to Brenda and Tax office. After further discussion, a motion was made by Councilmember Lyssy and seconded by Councilmember Sommer to ratify debt services of schedule for effective tax rate computation to give to the Tax Office. The vote was 5-0 in favor and the motion was declared unanimously passed.

(7) Water System Rates / Fees (11/12/15 Cost of Service Study) – Per FD Kroll in the packet the projected cost to operate Water System is approximately \$953,000, almost decreased and cut out 13%, initial rates (28\$ tier one) is where FD Kroll started for the budget. Once debt was set, now back up to \$953,000. Due to changes, operating expenses of water increased by \$80,000. New rate from Schneider engineering, the projected rate is \$947,000. This number is approximately \$10,000 short of what we have in expenses. FD Kroll does not feel this \$10,000 is a problem, the amount needed can be met by cutting overtime and other small expenses in the budget. Mayor Skloss asks why did residential customers in City limits go up \$1 and no one else? FD Kroll recommends all City Commercial and Residential should be increased by \$1 and all out of City Limits should be increased by \$2, this would give an additional \$4,000. In 1,000 increments the current cost of is \$33.80 and with new rate table would be approximately \$36.50. Per FD Kroll the new sewer rates increase inside city by 16% and outside City 20%. Councilmember Robinson asks who picked these numbers and why? FD Kroll stated that the numbers were provided from Schneider, and then he picked what he felt was the best rate that would come closest to the project. Councilmember Robinson asked why our rates are less than what it costs us to produce 1,000 gallons? Mayor Skloss stated the project took over 6 months due to flaws in the system. Mayor Skloss feels going up on base rates is a good choice, in case sales were to drop, we will have something to fall back on and cover charges. After further discussion, a motion was made by Councilmember Sommer and seconded by Councilmember Hernandez to adopt the new rates effective with the new budget as of October 1, 2016. The vote was 4-1 in favor and the motion was declared passed with Councilmember Robinson voting against.

(8) Ratification of indirect granting of variance to Ordinance Nos. 97-19 and 2000-13 resultant from 5/24/16 Council approval of KCISD Education Foundation Street Dance scheduled for 8/12/16 – CM Tymrak stated this was placed on the agenda because by allowing the City Dance to take place down town, the Council is giving a variance to Ordinance Nos. 97-19 and 2000-13, wanted it made on records that this variance was done. CM Tymrak also wanted to discuss the concerns about selling of alcohol. Councilmember Sommer asked what the concerns were, Mayor Skloss goes

in to discussion on the feedback he was given in regards to the selling of alcohol at a back to school function event for kids. Jennifer Dillingham explains that it will not only be alcohol, there will be drinks and other things for children as well. Mayor Skloss states they were just concerned due to school kids being there, he asked if the alcohol portion would be roped off or how they planned on taking care of it all. Jennifer Dillingham went in to further discussion the safety precautions that were being taken, like wristbands given to different ages, monitoring entrance/exit points, ropes, etc. Attendees will be allowed to walk up and down the streets with alcohol, but cannot leave roped off areas. Jennifer Dillingham went on to give more information on the placement of the stage, VIP seating and other small details on the event. Councilmember Sommer states that with the concern of alcohol, those are always going to come up at any public function, that it is all individual preference. Jennifer Dillingham asks the Council to grant the variances needed to host the event. After further discussion, a motion was made by Councilmember Loya and seconded by Councilmember Lyssy to grant the variances to Ordinance Nos. 97-19 and 2000-13. The vote was 4-0 in favor and the motion was declared unanimously passed. Councilmember Sommer abstained from voting.

(9) Purchase of 1995 Fontaine Lowboy Trailer – CM Tymrak stated he met with Don Liska and it will NOT meet our needs. This trailer would not roll up on our new truck. CM Tymrak stated he is currently looking at other trailers for future purchase. No action taken.

(10) Purchase of 2016 Caterpillar Mini-Excavator – Assistant DPW Eloy Rodriguez stated the machine is needed to get in tight spaces, brushy areas. It can be used to fix smaller problems on road too, we already have a trailer to haul it, it can float on mud if needed in wet leak areas that backhoe can't get. Per FD Kroll purchase would come from the remainder of budget for equipment. CM Tymrak stated he has two bids, one from Bobcat and other from Holt. After further discussion, a motion was made by Councilmember Lyssy and seconded by Councilmember Loya to purchase the 2016 Mini-Excavator from Holt in the amount of \$42,772.00. The vote was 5-0 in favor and the motion was declared unanimously passed.

(11) Chamber of Commerce request for assistance with downtown crepe myrtles – Per CM, Chamber of Commerce Secretary contacted Veronica requesting help in maintaining Crepe Myrtles. Councilmember Sommer stated if The City takes control of the trees, then the Chamber can't hold City responsible if something were to happen to trees or if they were to die. The City employees need to work with Chamber to get the trees fixed, shaped, and cleaned. After further discussion, a motion was made by Councilmember Sommer and seconded by Councilmember Hernandez to approve City staff to work with the Chamber and assist them in keeping the crepe myrtles in shape and trimming the overgrowth. The vote was 5-0 in favor and the motion was declared unanimously passed.

(12) City Manager Appraisal and Contract - The Council will convene into executive session as authorized by Texas Government Code 551.074 – The Mayor and Council convened into executive session at 8:22PM and reconvened into open session at 9:46PM. No Action Taken.

H. Public Comments (“B” Session) – None


I. Officer Comments

a. Finance Director/City Development Manager Comments – FD Kroll shows signs with Logos that will go downtime, all others around town will not have logo. Signs will be done in phases, all signs will be replaced before 2018.

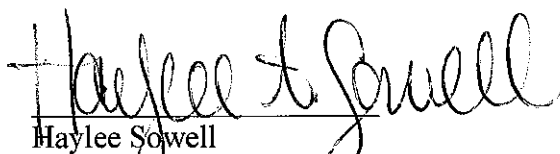
b. City Manager Comments – CM Tyrmak shows pictures of “dumping” in northern Karnes City. Per CC Moehrig, most dumping and problems on West Side of town... Councilmember Sommer asks that we do a big article in paper, or something to say we are fining them and then going to have a bulk pickup? Councilmember Sommer says as a City “ we have a problem” and need to make changes in CC. Councilmember Loya suggests possible monthly bulk pickup. Councilmember Sommer stated If we have a policy that don’t work, lets come back and change it.

c. Mayor and Council Comments – Councilmember Loya wants to remind employees to stay hydrated/cool, compliments the ladies in the office and would like a report from police regarding cases of burglaries and crimes going around town. Councilmember Sommer requests Ray to send out dates ASAP to meet on budget.

J. Adjournment: There being no further discussion, a motion was made by Councilmember Loya and seconded by Councilmember Hernandez to adjourn the meeting. The vote was 5-0 in favor and the motion was declared unanimously passed.


Leroy T. Skloss
Mayor

ATTEST:


Haylee Sowell
Accounting Administrator
for Veronica Butler, City Secretary

