

REGULAR SESSION

February 14, 2024

The Thorndale City Council met in Regular Session on Wednesday, February 14, 2024 in the meeting room of Thorndale City Hall, 105 N. Main Street, Thorndale, Texas at 5:30 p.m.

Present - Mayor – George Galbreath Jr.
Mayor Pro Tem – Steven Zuehlke
Council –Marla Davis, Michael Becker, Wayne Green,
Employees – Raymond Miller Jr., Stacy Irwin, Tonya Pickett, Jeremy Hoskins
Absent - Jared Melde

1. Call to Order

Mayor Galbreath called the meeting to order at 5:30 p.m.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Galbreath.

3. Citizens Public Comments

Citizen Sam Pickett stated the streets by the Housing Authority are still not cleaned up and the wall at the baseball field is still not completed.

4. *Consent Agenda*

- a) Approval of Minutes**
- b) Approval of Bills**
- c) Financial Statements Report**
- d) Tax Report**
- e) Police Report**
- f) City Administrator Report**

Councilman Zuehlke made the motion to approve items on the consent agenda. Motion was seconded by Councilman Green and carried, 4-0.

REGULAR AGENDA ITEMS

5. Discussion and update on the City Water Supply Project and Water Meter Replacement Project.

Administrator Miller stated as part of the Water Supply Project the city is applying for 15 million dollars with the Texas Water Development Board. The Test Well Project was successful and showed good test results and flow. In regards to the Water Meter Replacement Project to date the city has received over 400 cellular endpoints. Fortiline has stated they would handle or pay for the installation of the cellular endpoints due to the issues the city has encountered.

6. Discussion and update on Milam County Emergency Management Planning Activities for the April 8, 2024 Total Solar Eclipse.

Administrator Miller reported that a Total Solar Eclipse will be happening around 1:30 pm on Monday April 8th, west of IH 35 not knowing if it will reach the city. The concern is traffic of people going to the event and leaving the event causing traffic to back up. The police are aware and will handle traffic control necessary.

7. Discussion and possible action to review the bids received for the Athletic Field Concession Stand Project and to award the contract.

Administrator Miller stated the sealed bids were opened at 2:00 pm on Tuesday, January 16, 2024. The bids are as follows: B&B construction & Welding Services \$178,400, MRI Builders \$150,000 and EBCO Development, Inc. \$176,500. Councilman Zuehlke made the motion to go with the lowest bid of \$150,000 by MRI Builders. Motion was seconded by Councilwoman Davis and carried, 4-0.

8. Discussion and possible action on the possible location of a proposed Pickle Ball Court at the City Park.

Administrator Miller explained that an individual would be willing to build a Pickle Ball Court at no expense from the city. Some of the locations considered be at the horseshoe pit area or near the playscape or between the ball fields. Councilwoman Davis made the motion to approve the construction of the Pickle Ball Court as long as it is a completed project painted and ready to go and located at the horseshoe pits. Motion was seconded by Councilman Zuehlke and carried, 4-0.

9. Discussion and possible action to approve Resolution #24-02 approving the Tax Abatement Agreement between the City of Thorndale and Thorndale Plaza, LLC.

Administrator Miller stated if approved it would allow for an abatement of 80% of the taxable value of the owner's improvements for a period of 5 years. If they fail to meet any of the stipulations of the agreement the city would recapture the amount for the full taxable value of the improvements without tax abatement for the years the Owner was in default. Councilman Zuehlke made the motion to approve the Tax Abatement Agreement. Motion was seconded by Councilman Becker and carried, 4-0.

10. Discussion and possible action to select an Engineer(s) for the City's Water Supply and Water Distribution Projects through the Texas Water Development Board's Drinking Water State Revolving Fund and authorize the City Administrator to secure services.

The city had two companies submit qualifications for Engineering services, MRB Group and KSA Engineers & Grant Lischka. After some discussion, Councilman Green made the motion to select KSA Engineers & Grant Lischka. Motion was seconded by Councilman Zuehlke and carried, 4-0.

11. Discussion and possible action to select a Financial Advisor for the City's Water Supply and Water Distribution Projects through the Texas Water Development Board's

Drinking Water State Revolving Fund and authorize the City Administrator to secure services.

The city had two companies submit qualifications for Financial Advisor, US Capital Advisors and SAMCO Capital. After some discussion, Councilman Zuehlke made the motion to select SAMCO Capital. Motion was seconded by Councilman Green and carried, 4-0.

- 12. Discussion and possible action to select a Bond Counsel for the City's Water Supply and Water Distribution Projects through the Texas Water Development Board's Drinking Water State Revolving Fund and authorize the City Administrator to secure services.**

The city had four companies submit qualifications for Bond Counsel, Orrick, Herrington & Sutcliffe, LLP, Norton, Rose & Fulbright, US LLP, Bickerstaff, Heath, Delgado, Acosta, LLP and McCall, Parkhurst & Horton, LLP. After some discussion, Councilwoman Davis made the motion to select McCall, Parkhurst & Horton, LLP. Motion was seconded by Councilman Zuehlke and carried, 4-0.

- 13. Discussion and possible action to approve Ordinance #2024-02 approving the re-plat of Lot 4 & 5, Block 6 of Country meadows Phase II Subdivision.**

After some discussion, Councilman Zuehlke made the motion to approve the re-platting of Block 6, Lots 4 & 5. Motion was seconded by Councilman Green and carried, 4-0.

- 14. Discussion and possible action to grant a variance to the rules and regulations governing the platting or re-platting of land in regards to lot width and lot size for Lot 3, Block 3 of the Newton & Johnson Subdivision.**

Geraldo Reyes with EVK Homes spoke to the council requesting a variance on lot sizes on Salty Street. One of the lots would be 75' by 110' and the other would be 50' by 109'. The requirement from the City's ordinance is 65' by 65'. After some discussion, Councilman Zuehlke made the motion to table. Motion was seconded by Councilman Becker and carried, 4-0.

- 15. Discussion and review of Proposed Subdivision and Development Regulations for the City.**

Administrator Miller asked the council if they were ok with the regulations which would allow for an administrative approval instead of having to come before the council. After some discussion, no action was taken.

- 16. Discussion and action to accept the resignation of Sue Widner from the Thorndale Housing Authority Board of Directors.**

Councilman Zuehlke made the motion to accept the resignation of Sue Widner. Motion was seconded by Councilwoman Davis and carried, 4-0.

- 17. Discussion and action to appoint (3) Directors to the Thorndale Housing Authority Board of Directors.**

Councilwoman Davis made the motion to appoint Sam Pickett, Shirley Becker and Nora Riley to the Board. Motion was seconded by Councilman Zuehlke and carried, 4-0.

18. Discussion and action to appoint (2) Directors to the Thorndale Economic Development Corporation.

Councilwoman Davis made the motion to appoint Dorvin Handrick and Wayne Green to the Board. Motion was seconded by Councilman Zuehlke and carried, 3-0 with Councilman Green abstaining.

19. Discussion and action to adopt Ordinance 2024-01 Ordering a Local Option Election to legalize the sale of alcoholic mixed beverages within the city limits.

City Secretary Irwin explained the city received an application from (10) citizens requesting to legalize the sale of alcoholic mixed beverages within the City Limits on November 27, 2023. Along with the application, the proof of publication was provided. On November 28, 2023, the petition was provided to the citizens for signatures required to order a Local Option Election. The petition was returned on January 3, 2024 with signatures of at least 35% of the registered voters who voted for governor in the most recent gubernatorial election. All voter signatures were verified by the voter registrar. After the council review the petition and signatures, Councilman Zuehlke made the motion to order the Local Option Election. Motion was seconded by Councilman Becker and carried, 4-0.

20. Discussion and action to adopt Resolution 24-01 to:

- a. Order May 4, 2024 Election
- b. Authorize a Joint Election with Thorndale ISD
- c. Authorize Contract with Milam County for use of equipment
- d. Establish Election Day and Early Voting locations and procedures
- e. Designate Election Officials and establish rate of pay
- f. Designate Central Counting Station.

Councilman Zuehlke made the motion to approve Resolution 24-01. Motion was seconded by Councilman Green and carried, 4-0.

With no further business, Mayor Galbreath declared the meeting adjourned at 6:28 p.m.

Approved

3-13-2024


George Galbreath Jr., Mayor

ATTEST:


Stacy Irwin, City Secretary

