

REGULAR SESSION

March 13, 2024

The Thorndale City Council met in Regular Session on Wednesday, March 13, 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, Jared Melde
Employees – Raymond Miller Jr., Stacy Irwin, Jeremy Hoskins

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

Home Builder Geraldo Reyes with EVK Homes stated his comments are for item #9 of the agenda. Mr. Reyes asked the council to consider his request for a variance to build a home that would fit on the lot which would bring more tax dollars into the city.

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**

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

COUNCILMAN ZUEHLKE ENTERED THE MEETING.

REGULAR AGENDA ITEMS

5. Presentation on Building Permits, Building Inspections and Plan reviews by Mike Olson with Bureau Veritas.

Mr. Olson explained how his company works through inspecting the buildings or homes and directing any issues to the contractor to correct with payment going directly to the city. They will assist in building a permit and fee schedule which will include a 12 to 20 percent administration fee along with their fee of around \$700. Every permit would start with the city, then sent to Bureau Veritas, once completed returns to the city.

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

Administrator Miller reported not much change on Water Supply Project. The TWBD is still asking questions and wanting clarification on the city's application and looking for various funding schemes. The Meter Replacement Project is 90% complete with all of the cellular endpoints received and installation to begin Monday. The training for the software system will soon begin.

7. Discussion and possible action to approve Resolution #24-03 authorizing the submittal of an application for Financial Assistance to the Texas Water Development Board's Drinking Water State Revolving Fund in an amount not to exceed \$21,000,000.00; appointing an Engineer(s) Bond Council, Financial Advisor and designating the City Administrator to execute all necessary documents.

Administrator Miller stated this is a remake of the previous Resolution to include an Engineer, Bond Counsel and Financial Advisor along with updating the amount to the full amount the city could apply for at \$21,000,00.00. Councilman Zuehlke made the motion to approve Resolution #24-03. Motion was seconded by Councilwoman Davis and carried, 5-0

8. Discussion and possible action to approve Ordinance #24-03 adopting a Water Conservation Plan for the City of Thorndale.

Administrator Miller informed the council that this ordinance is a requirement from the TWBD as part of the city's application. After some discussion, Councilman Zuehlke made the motion to adopt Ordinance #24-03. Motion was seconded by Councilman Green and carried, 5-0.

9. 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 Block 3, Lot 3 of the Newton & Johnson Subdivision.

Administrator Miller explained that whether the alley is 10' or 20' it would make no difference in having to move property lines and building setback lines creating a smaller lot size than current ordinance allows. After some discussion, Councilman Zuehlke made the motion to not grant a variance. Motion was seconded by Councilman Becker and carried, 5-0.

10. Discussion and possible action to review bids for the remodel of the City Administrator's Office located in the park and award contract.

Administrator Miller explained the Office in the Park labeled as the City Administrator Office is in bad need of repairs. Three bids have been received for repairs to front wall, bathroom and AC/Heating. The bids include J & M Remodeling at \$17,500.00 does not provide any improvements to AC/Heat, ATX Handyman at \$9,750.00 with the city to provide the AC/Heat unit and L. J. Home Repair at \$9,700.00, which does include the installation of an AC/Heat pump system. After some discussion, Councilman Zuehlke

made the motion to hire J. L. Home repair. Motion was seconded by Councilman Melde and carried, 5-0.

- 11. Discussion and possible action to approve the Municipal Maintenance Agreement between the City of Thorndale and Texas Department of Transportation (TxDOT).**
Administrator Miller explained the agreement will need to be made by Resolution or Ordinance and since one has not been prepared the council will have more time to review for possible approval next month. This agreement outlines the roles and responsibilities of both TxDOT and the City.
- 12. Discussion and possible action to approve Ordinance #2024-03 amending current Ordinance from a 2-way stop to a 4-way stop at the intersection of Johnson Avenue and East Clement.**
Administrator Miller reported after hearing complaints and concerns with the area, along with the traffic, a 4-way stop might help the situation. Councilman Becker stated we are supposed to have stop signs up east and west at that location and those need to be put up. After some discussion, no action was taken.
- 13. Discussion and possible action on the City Pool and compensation for lifeguard certification.**
After some discussion, Councilman Zuehlke made the motion to approve the compensation for lifeguard certification. Motion was seconded by Councilman Green and carried, 5-0.
- 14. Discussion and possible action on the City of Thorndale's Solid Waste Collection Contract and authorizing the City Administrator to begin solicitation for Solid Waste Collection Services.**
Administrator Miller explained issues with Waste Connections which include communication, missed residential collection and interruption of service. After some discussion, Councilman Zuehlke made the motion to authorize the City Administrator to begin solicitation. Motion was seconded by Councilman Becker and carried, 5-0.
- 15. Discussion and possible action on request from the Thorndale Volunteer Fire Department for Annual Cook-Off in June:**
 - a. Utilize City Park and baseball fields for fund raising events,**
 - b. Grant a variance to the Noise Nuisance Ordinance,**
 - c. Grant a variance to allow travel trailers, RV's etc. in City Park.**

Councilwoman Davis made the motion to approve the request of the Fire Department. Motion was seconded by Councilman Green and carried, 5-0.
- 16. Discussion and possible action on requirements and compensation for on call Police Officers.**

After some discussion, Councilman Zuehlke made the motion to update the language for next month for on call status. Motion was seconded by Councilman Melde and carried, 5-0.

EXECUTIVE SESSION

The City of Thorndale Council adjourned from its regular session into executive session at 6:56 p.m. to discuss the following item under Texas Government Code Section 551.074 (Personnel Matters):

- 17. Personnel Matters: Discussion and possible action to approve on-call status and stipend for Police officer Jack Hensley with effective date beginning February 19, 2024.**

No action was taken on this item in Executive Session.

FINAL ACTION ON EXECUTIVE SESSION

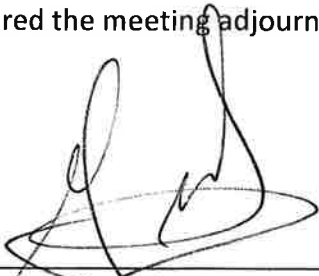
Thorndale City Council reconvened into regular session at 7:03 p.m. to consider possible action under Texas Government Code Section 551.074 (Personnel Matters), on the following item:

- 17a. Personnel Matters: Discussion and possible action to approve on-call status and stipend for Police officer Jack Hensley with effective date beginning February 19, 2024.** Councilman Zuehlke made the motion to approve on-call status and stipend for Police Officer Jack Hensley beginning February 19, 2024. Motion was seconded by Councilman Melde and carried, 5-0.

With no further business, Mayor Galbreath declared the meeting adjourned at 7:04 p.m.

Approved

4-10-2024



George Galbreath Jr., Mayor

ATTEST:



Stacy Irwin, City Secretary

