



CITY OF WINTERS, TEXAS
310 S. MAIN ST. WINTERS, TX
COUNCIL CHAMBERS
REGULAR MEETING MINUTES

July 29, 2024, 6:00 p.m.

Call meeting to order. The meeting was called to order at 6:00 p.m. and a quorum was established. In attendance were Mayor Chris Bahlman, City Attorney Ken Slimp, Alderwoman Ursula Estrada, Alderman Mike Neal, Alderman Jimmy Butler, Alderwoman Ida Rodriguez and Alderman Wesley Hagle.

Pledge of Allegiance -US and Texas Flag.

Agenda Item 1. Community Input. Mark Waldrop presented a letter to the Council asking that his property at 513 E. Pierce, be de-annexed. Mr. Waldrop did not speak other than to say the letter was the nicest way he knew of to address the Council.

There were no other members of the community who wished to speak.

Agenda Item 2. Approval of Minutes from June 24,2024 and July 15,2024. Alderman Jimmy Butler made a motion to approve the minutes from June 24th and July 15, 2024; seconded by Alderman Wesley Hagle. All in favor, motion carried. Ayes 5, Noes 0.

Agenda Item 3. Department Reports:

- **City Administrator: Nate Smith**
 - A. City Administrator Report. Mr. Smith stated that the Annual Audit is still ongoing, with the Auditor still having some questions. They will return to the office August 8,2024.
 - B. Sales Tax graphics. The budget for the month of June is heading to the final quarter of the fiscal year. Revenues in the Gen Fund are at 61.34 percent with 75 percent of the fiscal year complete. Currently there have been no transfers from Waterworks to Gen Fund and no plans until after audit.
 - C. SBDC Presentation. Kenny Heaton with SBDC thanked the Council for letting him speak and thanked Alderman Wesley Hagle for the invite. He stated he is a certified small business consultant and that there is no business too small for their assistance. He left his contact information and a pamphlet. He stated he would be happy to meet with anyone who is interested. Alderman Butler asked if this is one-on-one or in a group setting, Mr. Heaton replied it is preferable for one-on-one sessions and they do offer Tuesday night workshops providing basic financial literacy, structure, location, etc. Alderman Hagle

asked if a workshop could be held here; Mr. Heaton stated that if there were enough people interested (at least 5) but that they have no marketing money available and the information would have to be shared by word of mouth.

- **City Secretary: Sheila Lincoln**
 - A. Atmos Rider GCR -Rate Filing. Information Only.
 - B. Atmos Energy Corp. Conservation and Energy Efficiency Tariff. Information Only.
 - C. Certified Taxable Value for the City of Winters. Information Only.
 - D. Elections Update. Ms. Lincoln stated that July 20,2024 was the first day to file for a place on the ballot for the upcoming election and the final day would be August 19,2024 at 5:00 p.m. The Council Seats that are up in the upcoming election are Place 2, currently held by Alderwoman Ursula Estrada, Place 4, currently held by Alderwoman Ida Rodriguez and Place 5, currently held by Alderman Mike Neal.
 - E. Interest Rates for current accounts at Victory Bank. Ms. Lincoln stated that all interest earning accounts are currently earning .25% monthly and that the last time a contract between the city and the bank was executed for rates was around a decade ago. Ms. Lincoln stated that Becky Reel from Victory stated that she would be glad to come and speak with the council or set up a meeting with members of administration to negotiate new rates.
- **Water Department: Supervisor, Michael Blackshear. Not present.**
 - A. Water Usage- Water Usage & Lake Report.
 - B. Sewer Status
 - C. Projects, New/ Ongoing.
- **Street Department: Supervisor, David Lara.**
 - A. Projects- Mr. Lara stated that he is preparing for seal coating.
- **Police Department: Chief Paula Geyer.** Chief Geyer stated that her department is now fully staffed with the hiring of Clinton Davis. She stated further that her department has begun a new STEP program "Operation Slow Down" which started July 19,2024 and will continue through August 19,2024.
 - A. Statistics- Report attached.
- **Code Enforcement: Bobby Sanders.**
 - A. Animal Control- Mr. Sanders stated that in the last month he had 3 dog calls, 9 cat calls, 1 opossum and 1 incident report.
 - B. Citation Statistics- Mr. Sanders stated in the last month he has addressed sixty-seven (67) prohibited conditions, 1 prohibited home-based business, ten (10) citations, seven (7) abatements and two (2) demolitions.
- **City Judge: Greg Nichols. Not present.**
 - A. Citation Statistics. Forty (40) violations were filed, thirty-two (32) were completed. On the fines and fees; kept by the city was \$3,694 and remitted to the state was \$2,268.
- **Airport Manager: Richard Humphrey**
 - A. Projects- Mr. Humphrey noted that he personally wanted to reiterate that Wes Hays was a businessman for over forty years and that he was a commendable man as he served his country in WWII, received the Navy Cross for Valor and served as mayor locally. He was the airport manager for many years and appreciates the contributions made by Mr. Hays and his family.
Mr. Humphrey stated that beginning in October, the new fiscal year, he is looking at working on the new lighting system. He stated that he has gotten some information from Wheat Energy regarding fuel tank and fuel and that it would be around a 92k ticket. This would include the card- reader as well.

B. Events.

Agenda Item 4. Approval of Bills. Alderwoman Ursula Estrada made a motion to approved the bills, seconded by Alderwoman Ida Rodriguez. All in favor, motion carried. Ayes 5, Noes 0.

Agenda Item 5. Council's Report:

- A. Mission, Vision, and Goal Setting. City Administrator, Nate Smith informed Council that the annual TML Conference will be held in Houston, October 9-11th and will send further information via email.

Agenda Item 6. Old Business:

- A. **Discussion and possible action on opting into an intergovernmental agreement with TML-IRP for cyber liabilities.** Ms. Lincoln informed the council that Ed with SDT is checking into the cyber coverage to verify if any training is required.

Agenda Item 7. New Business:

- B. Public Hearing on Variance Request from Francisco Robles to amend Zoning Ordinance No. 14.03.** Mayor Bahlman opened the hearing at 6:33 p.m. No one from the community had any input and Mr. Robles was not in attendance, the hearing was closed at 6:33 p.m.
- C. Discussion and possible action regarding Variance Request from Francisco Robles.** Alderman Jimmy Butler asked if this had been approved by Planning and Zoning, it had. Alderman Mike Neal made a motion to approve the variance request from Francisco Robles seconded by Alderwoman Ida Rodriguez. All in favor, motion carried. Ayes 5, Noes 0.
- D. Discussion and possible action to re-appoint the following members to the Planning and Zoning Board:**
Rene Woffenden, Chairman
Linda Huckaby, Place 2
Duane Geistman, Place 4
Alderwoman Ida Rodriguez made a motion to re-appoint Rene Woffenden as Chairman for the Planning and Zoning Board, Linda Huckaby in Place 2 and Duane Geistman to Place 4, seconded by Alderman Jimmy Butler. All in favor, motion carried. Ayes 5, Noes 0.
- E. Discussion and possible action to approve the Interlocal Agreement with Runnels County regarding the RV Park on State St.** Alderman Mike Neal made a motion to approve the Interlocal Agreement with Runnels County regarding the RV Park on State St., seconded by Alderwoman Ursula Estrada. All in favor, motion carried. Ayes 5, Noes 0.
- F. Discussion and possible action on Resolution 2024-15, dedicating the airport as the Wes Hayes Sr. Municipal Airport.** Alderman Mike Neal made a motion to approve Resolution 2024-15, dedicating the airport as the Wes Hays Sr. Municipal Airport, Alderman Jimmy Butler seconded the motion. All in favor, motion carried. Ayes 5, Noes 0.
- G. Discussion and possible action on Resolution 2024-16, a resolution disapproving the Runnels County Appraisal District budget for 2025 and returning any excess funds to the taxing entities.** City Administrator, Nate Smith stated that this is a request from Runnels County, he had been to Commissioners Court last week and they approved a similar resolution and are asking that the taxing entities do the same. He stated that there are several reasons why, the county has questions about the CAD's finances. Some of the question have not been answered and some have not been answered near completion. Mr. Smith continues

to say that based on the information provided to him by the county which was the budget, audit and cash analysis that he left out of the packet, “there are just some odd things”. For example, the Appraisal District audit is a cash only audit, it does not use governmental accounting, which is odd to him. There are questions regarding a roof, they had budgeted \$75k for a roof in this budget and several years ago after some hail damage they had received an insurance pay out for that, but those funds were used for another purpose. Mr. Smith states that he has no questions about the abilities of the CAD, the appraisals came early, and he was impressed with their work. He does ask rhetorically if this affects the city of Winters as much as other entities, “maybe not” but the County did ask that it was brought to the attention of the Council. Alderman Mike Neal asked if the reason for this action is that the CAD is required to return excess funds to the taxing entities, to which Mr. Smith answered yes sir and states that according to their last audit they had received an excess of \$43,000 in funding by the taxing entities and by state law they are required to give those funds back to the taxing entities. He states there has been a question if they have that \$43,000 or not but if the majority of the entities approve this resolution, the budget will go back to the CAD and they will have to come up with another budget within thirty (30) days. Mr. Smith says he really does not have a recommendation here. Alderman Butler asks if all of this falls under the TX Tax Code Section 6 to which Mr. Smith replied “yes”. Alderman Butler states that if he understands correctly, they develop a budget, hold a hearing and then adopt the budget then it goes to the entities and then at that point we decide if we approve or not. He states further that it is his understanding that they have only held the hearing, they have not adopted the budget. Mr. Smith states that it is his understanding that it was adopted in July. Alderman Butler states it was not on their agenda, the only thing on the agenda was the hearing. Alderman Butler asked City Attorney, Ken Slimp if he had any information, Mr. Slimp replied” he has not researched it, nor had he been asked to research it so he does not know”. Alderman Butler states he questions that they have adopted it, unless there had been a meeting that had not been published. Mr. Smith states that according to the information he has received they did pass that budget but if they haven’t that is news to him, but he can find out. Alderman Neal asked if the council takes no action does that mean they approve? Alderman Butler replied they have thirty (30) days, until 09/15/24. Alderman Jimmy Butler made a motion to postpone until the next special called or regular meeting. Alderwoman Ida Rodriguez seconded, all in favor. Motion carried. Ayes 5, Noes 0.

H. Discussion and possible action on a purchase request for Christmas decorations. Mr. Smith stated he would like to have a tree, lights and pole-mounted snowflakes for the city and could use Hotel Occupancy Taxes to pay for them. Alderman Butler made a motion to purchase the lights. Alderman Wesley Hagle made a motion to amend the first motion and get the tree, lights and snowflakes, motion failed. Alderman Mike Neal seconded the original motion to purchase lights only, all in favor. Motion carried. Ayes 5, Noes 0.

I. Workshop – 2024-2025 Budget. Mr. Smith provided the Council with presentation no. 3 showing where the city currently is and is trying to button up this year’s budget for the public and to put it on the website. Mr. Smith notes there are some employees who are maxed out at their pay rate.

J. Discussion and possible action on setting a proposed tax rate for the 2024-2025 Budget. Alderman Mike Neal made a motion not to exceed the Voter Approval Rate (VAR) of \$0.657815 per \$100, seconded by Alderman Jimmy Butler the roll call vote was:

Alderman Jimmy Butler- Aye

Alderman Mike Neal – Aye

Alderwoman Ursula Estrada- Aye

Alderman Wesley Hagle- Aye
Aldерwoman Ida Rodriguez- Aye
Ayes 5, Noes 0. Motion carries.

K. Executive Session, Texas Government Code

- **Section 551.074 – Personnel Matters, Nate Smith evaluation.**

The council went into Executive Session at 7:25 p.m.

L. Reconvene in Open Session. Reconvened in open Session at 7:56 p.m.

M. Discussion and possible action regarding items discussed in Executive Session.

Alderman Jimmy Butler made a motion to extend Nate Smith's contract by one year, seconded by Alderwoman Ursula Estrada. All in favor, motion carried. Ayes 5, Noes 0.

Agenda Item 8. Adjourn. Alderwoman Ursula Estrada made a motion to adjourn, seconded by Alderman Wesley Hagle. All in favor, motion carried. Meeting adjourned at 7:57 p.m. Ayes 5, Noes 0.

ATTEST:



Sheila Lincoln, City Secretary



Chris Bahlman, Mayor