



REGULAR CITY COUNCIL MEETING MINUTES

Thursday, April 8, 2021 at 7:00 PM
Weir City Hall Council Chamber
2205 S. Main St. Weir, Texas 78674

Present:

Alber Walther, Ron Foster, Paul Bohanan, Ken Neans

City Staff:

City Secretary Veronica Garner

Absent:

John Fox

<u>Audience</u>	<u>Address</u>	<u>Speak</u>
Joshua Welch	1932 Lively Ln Temple, TX 254-368-9649	Y
Eddie Vale		Y
Deb Foster	200 N Towns Mill	
Dennis Sikorski	Weir, TX	

Call to order and announce a quorum is present.

- 1. Open Regular Meeting by Mayor Alber Walther at 7:15 pm.**
- 2. Pledge of Allegiance**
- 3. Consent Calendar**
 - a. March 11, 2021 Regular Meeting minutes – Council Member Ken Neans made a motion to accept as is, second by Council Member Ron Foster, vote was unanimous.
 - b. Treasury Report - Council Member Paul Bohanan made a motion to approve, second by Council Member Ken Neans, vote was unanimous.
 - c. Outstanding Bills – none at this time.
- 4. Public Comments & Presentations**

(Council welcomes public comments on items not listed on the agenda. Comments will be limited to 3 minutes. No action can be taken on any item not listed on the agenda.)

 - a. Citizen Remarks (Citizens who have signed up to speak prior to the meeting)
- 5. Action Items**

City of Weir



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- a. Josh Welch to talk about 400-acre property development in ETJ, possibly would like to annex into the City of Weir. – Josh Welch states that he and Eddie Vale are working on some property North of town. About 400 acres are under contract and they'll be closing in about a week or so. Hopefully, they can get a sewer plant set up on it. Council Member Ken Neans wants to know if they're having a sewer, and if so, then they'd have 4/5 houses per acre and wants to know who they have for water. Josh Welch said yes to the sewer and they have Jonah Water. Josh and Eddie have met with them and they have enough to support it and they're about to add another well also. We could do acre lots on the whole track and it may work; it's really good property and I'd like to get more out of it, if we can. We'll start towards Walburg first and keep that in the County, then get more revenue to get a discharge permit (to the creek)." Council Member Ken Neans asks if they have to set up a MUD? Josh Welch replied "No, but it helps finance it (the project)." Josh Welch continued on; they can go through TCEQ instead of the legislature. If the City ever wanted to, if the plant is expandable, could add lift stations to bring to the plant from the mobile home park. Step 1 would be getting an engineer that's designed and familiar with TCEQ permitting, keeping us in the loop for a possible permit for a plant. If we wanted in, the City would get property tax revenue, financially looks feasible to have a MUD since our tax rate is so low. Possibly using ordinances from Temple, as they're more up to date.... Josh Welch will discuss with City Engineer Scott Murrah. Council Member Ken Neans states that it would be nice to see some nicer homes there. Josh Welch states that they'd want an HOA; something that large will have multiple phases, want to make sure the property looks good and have some amenities. Eddie Vale states that first they'd build approximately 80 homes. Council Member Ken Neans says to figure out what they want to do. If starting at the North end, could do a strip along the road. Josh Welch says they were thinking about leaving that in the County.
- b. Jose Roman Reyes and Velia Roman at 247 N Towns Mill Road want to plat out 1 acre for their daughter. – Council Member Ken Neans states that they'll need a zoning change to divide the property and they'll need another driveway, or they won't be able to get a loan from the bank. They can give 2 acres and they won't have to re-zone.



- c. Warning siren: testing, upkeep, and do we get a new one? Mayor Alber Walther has keys for Council Members. – Council Member Ken Neans states that the box code for the siren is all zeros. Next week he'll see if there's a grease fitting up there.
- d. 104 N Main St water pipe busted during the ice/snowstorm. Do we want to claim on insurance to get that and damages to the building repaired? There is a \$250 deductible, they'll send a check for 80% of what they think damages are worth, then pay the difference once work is completed. – Mayor Alber Walther says that building has been there forever, but it's in bad shape. It'll start falling down if we don't do anything. Council Member Ken Neans says we need to turn off the water, but everyone look at it (the building) to see what we want to do.
- e. Parking lot for Community Center – gravel or paved? Companies recommended to get a bid from? – Mayor Alber Walther says we should wait until the septic is done first. Council Member Ken Neans says he has some guys that used to work for him, he'll get a price. When the pavers are back, they can shoot it. Get with Joe Montoya at JGM Materials for base. Council Member Ken Neans also states that his guys can use his equipment and the City pay for the base and labor. Look at Civil Plans to see what we want for a parking lot.
- f. 1. Street Sign placement – do we want it placed in the ditch, by the street, or wait until parking lot is done and put it inside the fence? – Council Member Ken Neans says that we stayed back 15 feet from FM 1105 for when they widen it. Table until parking lot is done.
2. Plaque placement – left or right of glass doors, 1105 side, how high up? – Council Member Ron Foster suggests putting it on a pole. Council Member Ken Neans says we can set it in concrete then move it where we want.
- g. MRB Group, City Engineer's Report & Updates. None at this time.
- h. CBDG (Community Block Development Grant) Updates. None at this time.
- i. Streets. – Council Member Ron Foster states that the Stop sign at N Towns Mill Rd and CR 194 is missing. Dennis Sikorski has one in storage he can put up.
Mayor Alber Walther wants to know about the light pole by the Weir Store. City Secretary Veronica Garner talked with Chris at PEC and he was going to check for us, there's an access panel at the bottom.

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6. Discuss and other City business, and if need be, place on next Regular Meeting Agenda.

7. Adjourn

a. Close Regular Meeting by Mayor Alber Walther at 9.14 pm.

These minutes were approved and certified as true and correct, on the _____ day of _____, 20____.

Veronica Garner
City Secretary

Alber Walther
Mayor