

**City of Winters  
City Council Minutes  
Council Chambers, City Hall, 310 S. Main, Winters, TX.  
Monday, August 22, 2022, 6:00 p.m.**

**\*NOTE: D/A on this agenda stands for Discussion/Action.**

**Call meeting to order.** Mayor Burkhart called the meeting to order at 6:00 p.m.

**Quorum Check.**

**Present:** Mayor Mark Burkhart  
Attorney Kenneth Slimp  
Alderman Ursula Estrada  
Alderman Carolyn DeNigro  
Alderman Ida Rodriguez  
Alderman Zan Jamieson  
**Absent:** Alderman Clayton Woffenden

**Pledge of Allegiance and Prayer.**

**Agenda Item # 1. Community input.** There was no input from the community.

**Agenda Item # 2. Swearing in of newly appointed council member, Zan Jamieson.**

Mayor Burkhart administered the Oath of Office to newly appointed council member Ms. Zan Jamieson who will fill the vacant seat for Council Member District 1.

**3. D/A from Sara Tankersley with Public Management, regarding the adoption of a resolution approving the Recovery Plan in connection with the American Rescue Plan - TX1690.**

Ms. Sara Tankersley explained the US Treasury requires a plan on how the city plans to use the ARP funds awarded to the city, half of which the city received last August in the amount of \$303,290 and should receive the second half within the next month for a total of \$606,580. The Recovery Plan explains what the program is and the background for the ARP funds. Under the Project Identification portion Ms. Tankersley stated that she had made a mistake underestimated cost for utility infrastructure and it will be corrected to show the correct amount of \$551,080 with \$55,500 going to Professional Administrative Services and Engineering. The Recovery Plan also includes a standard allowance for revenue loss up to \$10 million. Ms. Tankersley went over the Project Description and Funding Justification for which the ARP funds would be used. Mayor Burkhart asked if there was any discussion or any questions; there were none. Alderman Carolyn DeNigro made a motion to adopt the resolution approving the Recovery

Plan in connection with the American Rescue Plan TX1690 with correction. Alderwoman Ursula Estrada seconded the motion, all in favor. Motion carried.

**Agenda Item# 4. Review and Discuss Section 3 Policy Updates & Information for the City's TXCDBG Contract #7220519 from Sara Tankersley with Public Management.**

The purpose of Section 3 is to facilitate contract and employment opportunities for low and very low-income workers, specifically those that live close to the project location.

Ms. Tankersley stated this program was implemented through HUD in November 2020 with the final rule for all and existing CDBG grants to review and discuss. Mayor Burkhart asked if there were any questions or discussion, there were none.

**5. D/A from Sara Tankersley with Public Management, regarding the repairs required per TCEQ inspection, using ARP Funds to Bertrem Products, Inc.**

Ms. Tankersley presented information regarding the repairs required for the water plant per the TCEQ inspection. Repairs include parts and labor for Quote Q-35591 in the amount of \$59,854. Alderwoman Ida Rodriguez made a motion to approve the quote from Bertrem Products and the use of ARP funds for repairs. Alderwoman Carolyn DeNigro seconded the motion, all in favor. Motion carried.

**6. D/A Regarding the Petition Requesting Annexation by Area Landowners presented by Developer, Jordan Sanchez of SANCO Construction.**

Jordan Sanchez of SANCO Construction with owner, Chris Bahlman were present regarding the Petition Requesting Annexation for subdivision, please see exhibit 'A' for location. Alderwoman Carolyn DeNigro made a motion to accept the Petition Requesting Annexation. Alderwoman Ursula Estrada seconded the motion, all in favor. Motion carried.

**7. D/A on possible award of construction contract for Wastewater System Improvements project funded by Texas Department of Agriculture - Community Development Block Grant (#7220519) to JM Pipeline, LLC.**

Ms. Sara Tankersley stated we had a bid opening on August 10, 2022 with favorable bids; she reminded the council that there is \$220,500 from CDBG with the base bid coming in at \$240,746. A difference of \$20,246 would be owed from the city for the project; Ms. Tankersley recommended the difference come from the city's ARP funds opposed to taking it out of the budget. Add Alt. 1, which would include and addition al 346 linear feet of new sewer line and would be an additional \$80,795.00, bringing the total due from the city to \$101,041 if the city so chooses. The bid expires in 60 days. Alderwoman Ida Rodriguez made a motion to award the bid to JM Pipeline, LLC for the CDBG Sewer Improvement and to use \$20,246 of the city's ARP funds to pay for the balance with the option to add Alt 1 at a later date. Alderwoman Carolyn DeNigro seconded the motion, all in favor. Motion carried.

**Agenda Item # 8. D/A on proposed tax rate for 2022.**

Alderswoman Ursula Estrada made a motion to adopt the proposed tax rate of \$0.715800 per \$100. Motion did not carry. In a roll call vote; Alderswoman Ida Rodriguez, Against.

Alderswoman Carolyn DeNigro, Against. Alderswoman Ursula Estrada, For. Alderswoman Zan Jamieson, Against. Alderman Clayton Woffenden, Absent.

Alderswoman Ida Rodriguez made a motion to adopt the proposed tax No-New-Revenue tax rate of \$0.705444 per \$100. Alderswoman Carolyn De Nigro seconded the motion. In a roll call vote; Alderswoman Ida Rodriguez, For. Alderswoman Carolyn DeNigro, For. Alderswoman Ursula Estrada, Against. Alderswoman Zan Jamieson, Against. Alderman Clayton Woffenden, Absent. With a 2 For, 2 Against vote, Mayor Burkhart was the tiebreaker vote For the No-New Revenue tax rate of \$0.705444 per \$100.

**Agenda Item# 9. D/A on setting a date for public hearing on the 2022-2023 proposed budget.**

Alderswoman Ursula Estrada made a motion to set the date for the public hearing on the 2022-2023 proposed budget for September 6, 2022, at 6:00 p.m. Alderswoman Carolyn DeNigro seconded the motion. All in favor, motion carried.

**Agenda Item # 10. D/A on setting a date for adopting 2022-2023 budget.**

Alderswoman Ida Rodriguez made a motion to set the date for adopting the 2022-2023 proposed budget for September 6, 2022, at 6:10 p.m. Alderswoman Zan Jamieson seconded the motion. All in favor, motion carried.

**Agenda Item # 11. D/A on setting a date for public hearing on 2022 tax rate.**

Alderswoman Carolyn DeNigro made a motion to set the date for public hearing on 2022 tax rate For September 6, 2022, at 6:15 pm. Alderswoman Zan Jamieson seconded the motion. All in favor, motion carried. The proposed tax rate is not greater than the no-new-revenue tax rate; this means that the city of Winters is not proposing to increase property taxes for the 2022 tax year. The proposed tax rate is also not greater than the voter-approval rate. As a result, the city of Winters is not required to hold an election to seek voter approval of the rate.

**Agenda Item # 12. D/A on setting a date to adopt the 2022 tax rate.**

Alderswoman Carolyn DeNigro made a motion to set the date to adopt the 2022 tax rate for September 6, 2022, at 6:15 p.m. Alderswoman Zan Jamieson seconded the motion. All in favor, motion carried.

**Agenda Item # 13. D/A on credit request from the North Runnels Water tabled from July 25,2022.**

Alderswoman Zan Jamieson made a motion to grant credit to North Runnels Water in the amount of \$4,500 to be credited over a six-month period. Alderswoman Ida Rodriguez seconded the motion. All in favor, motion carried.

**Agenda Item # 14. D/A Estimates for replacing the 3.5 Ton with a carrier (15 SEER) at the Community Center.**

Aldерwoman Ida Rodriguez made a motion to replace two of the air conditioners at the Community Center in the new fiscal year. Aldерwoman Carolyn DeNigro seconded the motion, all in favor. Motion carried.

**Agenda Item # 15. Discussion regarding creating a city manager position.**

Aldерwoman Ursula Estrada states she feels there is a need for a city manager and realizes that there will not be money in the upcoming years budget; she would like to research this further and address at a later time.

**Agenda Item # 16. Discussion regarding the North Runnels Water Supply Corporation 2021 Annual Drinking Water Report.**

No discussion regarding the North Runnels Water Supply Corporation's 2021 Annual Drinking Water Report.

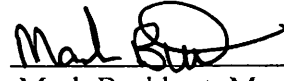
**Agenda Item # 17. Monthly Reports for July 2022.**

- A. **City Hall Reports.** The City of Winters will not have an election this year as all council seat applicants ran unopposed. TCEQ has required lead and copper tap sampling for twenty random households within the city; the water department employees have distributed sample kits to those addresses. The city is still waiting for the auditors to complete this year's audit.
- B. **Street Department.** David Lara reported that the bucket truck that had been stolen has been recovered and is in the shop for repair.
- C. **Animal Control/Code Enforcement.** Chief Geyer stated that the city has already torn down 3 houses this year and we have recently replaced the septic tank at the animal shelter.
- D. **Chief of Police.** N/A.
- E. **Waterworks.** N/A.
- F. **Municipal Judge.** N/A.

**18. Consent Items:**

- A. **Approval of Bills including Invoice from Eagle Labs.** Aldерwoman Carolyn DeNigro made a motion to pay the bills. Aldерwoman Zan Jamieson seconded the motion. All in favor, motion carried.
- B. **Approval of Minutes from July 25, 2022- Regular Meeting and August 9, 2022 Special Meeting.** Aldерwoman Ursula Estrada made a motion to approve the minutes from July 25, 2022 and August 9, 2022. Aldерwoman Carolyn DeNigro seconded the motion. All in favor, motion carried.

**Agenda Item # 19. Adjourn meeting.** Alderwoman Ursula Estrada made a motion to adjourn the meeting. Alderwoman Carolyn DeNigro seconded the motion. All in favor, motion carried. Meeting adjourned at 6:58 p.m.

  
\_\_\_\_\_  
Mark Burkhart, Mayor

ATTEST:

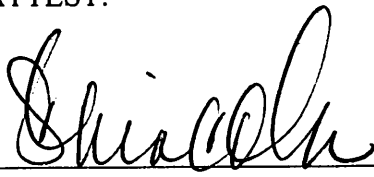
  
\_\_\_\_\_  
Sheila Lincoln, City Secretary



Exhibit "A"

**FIELD NOTES**  
**76.78 ACRES**

**BEING** 76.78 acres out of the L. Martin Survey No. 516, Abstract No. 372 and the M. Fitzpatrick Survey No. 492, Runnels County, Texas, said 76.78 acres being part of a 91.823 acre tract recorded as Tract No. One and part of a 9.25 acre tract recorded as Tract No. Two in Volume 554, Page 497, Deed Records, Runnels County, Texas, said 76.78 acres being more particularly described as follows:

**BEGINNING** at a 5/8" rebar found on the south side of Runnels County Road No. 206 at the northeast corner of a 2 acre tract recorded in Volume 323, Page 80, Official Public Records, Runnels County, Texas for the most northerly northwest corner of this tract;

**THENCE** S88°24'48"E 1157.26 feet along the south side of Runnels County Road No. 206 to a 1/2" rebar found at the northwest corner of a 10.01 acre tract recorded in Volume 114, Page 542, Official Public Records, Runnels County, Texas;

**THENCE** S1°39'46"W 1090.0 feet to a 3/8" rebar set at the southwest corner of said 10.01 acre tract for an interior corner of this tract;

**THENCE** S88°20'14"E 399.88 feet to a 3/8" rebar set at the southeast corner of said 10.01 acre tract for an interior corner of this tract;

**THENCE** N1°39'46"E 1090.0 feet to a 1/2" rebar found on the south side of Runnels County Road No. 206 at the northeast corner of said 10.01 acre tract;

**THENCE** S88°19'14"E 483.71 feet along the south side of Runnels County Road No. 206 to an existing 4" pipe fence corner post for the northeast corner of this tract;

**THENCE** S1°20'28"W 1710.39 feet to a 1/2" rebar found for the most easterly southeast corner of this tract;

**THENCE** N88°48'08"W 644.82 feet to a 3/8" rebar set for an interior corner of this tract;

**THENCE** S1°11'52"W 223.32 feet to a 3/8" rebar set for the most southerly southeast corner of this tract;

**THENCE** N88°48'08"W 696.82 feet to a 1/2" rebar found;

**THENCE** N88°48'08"W 409.72 feet to a 3/8" rebar set at the southeast corner of Lone Star Estates Subdivision, as shown by plat recorded in Slides 124, 125, 126 and 127, Plat Records of Runnels County, Texas for the most southerly southwest corner of this tract;

**THENCE** N1°09'12"E 871.20 feet to a 1/2" rebar found at the northeast corner of said Lone Star Estates Subdivision for an interior corner of this tract;

**THENCE** N88°50'48"W 600.07 feet to a 3/8" rebar set on the EBL of U.S. Highway 83 (120 foot right-of-way) at the northwest corner of said Lone Star Estates Subdivision for the most westerly southwest corner of this tract;

**THENCE** N1°10'01"E 680.27 feet along the EBL of U.S. Highway 83 to a 3/8" rebar set at the southwest corner of a 3 acre tract recorded in Volume 238, Page 264, Deed Records, Runnels County, Texas for the most westerly northwest corner of this tract;

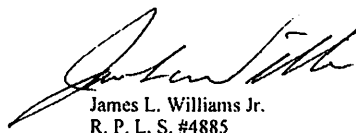
**THENCE** S88°24'48"E 314.56 feet to a 3/8" rebar set at the southeast corner of said 3 acre tract for an interior corner of this tract;

**THENCE** N1°24'00"E 400.0 feet along the EBL of said 3 acre tract and said 2 acre tract to the place of beginning and containing 76.78 acres of land.

Surveyed on the ground February 18, 2022.

SEE ATTACHED PLAT

Geotex Property Solutions  
209 S. Pioneer Drive, Suite 2  
Abilene, Texas 79605  
(325) 677-6712  
File # 28-74-22-76.78ac  
Firm Registration No. 10194134

  
James L. Williams Jr.  
R. P. L. S. #4885



Council Meeting Sign In  
Date August 22, '22

Name	Contact Information
Arunde Noel	
Sara Tankersley	PMI 254-485-8571
Linda Huckaby	
Joyce Canberry	
Richard Smeiken	
Starlyn Smeiken	
Jordan Sanchez	325-201-2299
Dad Lu	