



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

December 18, 2023, 6:00 p.m.

**Call meeting to order.** Mayor Chris Bahlman called the meeting to order at 6:00 p.m. and a quorum was established. In attendance were Mayor Bahlman, Alderman Jimmy Butler, Alderman Mike Neal and Alderman Wesley Hagle. Not in attendance were Alderwoman Ursula Estrada, Alderwoman Ida Rodriguez and City Attorney Ken Slimp.

**Pledge of Allegiance -US and Texas Flag**

**Agenda Item 1. Community Input.** There was no community input.

**Agenda Item 2. Approval of Minutes** from November 27, 2023. Alderman Mike Neal made a motion to approve the minutes seconded by Alderman Jimmy Butler. No discussion. All in favor, motion carried. Ayes 3, Noes 0.

**Agenda Item 3. Department Reports:**

**\*City Administrator: Nate Smith.**

A. City Administrator Report. Mr. Smith stated that the budget for the month of November has us tracking well; revenues in the GF are at 12.51 percent with 16.67 of year complete. He expects revenue percentages to rise considerably in December and January as property tax revenue comes in. GF expenditures are at 14.63 percent for November.

Mr. Smith stated that he and other staff had been working on revisions on the Personnel Policy and Financial Management for the city and implementing a new Purchasing Policy which he will get out to Department Heads and hopefully ready for January's agenda for approval by council.

B. Monthly Sales Tax- Sales tax for the month of December is 18.87 percent less than the previous year's receipts for December.

C. Yearly Sales Tax Receipts- the city reached a 10-year high for the calendar year with \$352,091.86 of sales tax collected.

**\*City Secretary: Sheila Lincoln**

A. Atmos Rider GCR -Rate Filing for December 2023. No discussion.

B. Conflict of Interest Forms for Mayor and Aldermen. Presented to all Aldermen present and notarized by Sharon Miller after the meeting adjourned.

C. AEP – Tentative agreement for application filed for Distribution Cost Recovery Factor (DCRF). Information only.

**\* Water Department: Supervisor, Michael Blackshear.** Mr. Blackshear stated that the lake is at a low of 22', he will speak with Cassie with eHT tomorrow and look into going into drought restrictions and will follow up with the mayor and city administrative staff.

- A. Water Usage- Water Usage & Lake Report. No discussion.
- B. Sewer Status. No discussion.
- C. Projects, New/ Ongoing. No discussion.

**\*Street Department: Supervisor, David Lara.** Mr. Lara stated that there is only business as usual going on in the Street Department.

- A. Projects -NA

**\*Police Department: Chief Paula Geyer.** No discussion.

- A. Statistics- Report attached.

**\*Code Enforcement: Bobby Sanders.** Mr. Sanders stated there were fourteen (14) cases on the Code Enforcement side for prohibited conditions.

A. Animal Control – there was one cruelty to animal case and three (3) animal at large cases. Picked up six (6) dogs, five (5) incident reports. Chief Geyer stated that the bill on the animal cruelty side is being paid by the PD but she has requested restitution.

- B. Citation Statistics- there were six (6) citations issued.

**\*City Judge: Greg Nichols.**

A. Citation Statistics. Mr. Nichols stated that this should be the last report on the court's backlog as he has completed it. He has disposed of 1600 aged files and filed two thousand. Three hundred seventeen (317) have been sent to MVBA for collections.

**\*Airport Manager: Richard Humphrey-** Not present. No discussion.

- A. Projects-
- B. Events

**Agenda Item 4. Approval of Bills.** Alderman Jimmy Butler made a motion to pay the bills, seconded by Alderman Mike Neal. No discussion. All in favor, motion carried. Ayes 3, Noes 0.

**Agenda Item 5. Council's Report:**

- A. Mission, Vision, and Goal Setting. No discussion.

**Agenda Item 6. Old Business: N/A.**

**Agenda Item 7. New Business:**

- A. **Consider and take possible action on proposed change with the Raw Water Pumping Station Project.** Leroy Arce with eHT explained that during the submittal

process of the Raw Water Stations it was noticed that the Variable Frequency Drives at the Raw Water Pump Stations that the size would not ultimately fit within the building of the Raw Water Pump Stations therefore communication back and forth with Dowtech General Contractor to understand how to alleviate the problem Square D was the provider which had a Schneider Variable Frequency Drive. In conversations they were able to find a cabinet that would fit in that location, there is however, a thirty – nine (39) week lead time. eHT did bring that to the attention of City Administrator, Nate Smith, who was asked if the lead time would be an issue to which he responded that it would be and requested alternative solutions be found. An alternative manufacturer was located who is a custom cabinet panel builder who is able to get the same VFD to fit in that location in a sixteen (16) week lead time but would cost \$30,000 more. Once discussed this alternative would likely not work either, therefore the proposal is for Dowtech to pull the first pump, inspected, getting that vertical turbine pump reinstalled, installing the motor and terminating that particular pump with the current starter that is at the facility. Mr. Arce states that would be across the line and would not have a VFD installed at this point, but it would give the city a second pump to use while waiting for the VFD to arrive during the thirty-nine (39) week lead time. After communication with Dowtech regarding additional costs associated with this because it does have an out of sequence work sequence, they stated there would not be any additional costs with the installation on their part. The two options are Option 1 with the sixteen (16) week lead time and a \$30,000 cost or Option 2, out of sequence and getting the front work started with the Vertical Turbine Pump inspected, getting the pump installed and hooked up to have a redundant pump available. The only caveat to that is that once the Vertical Turbine Pump and the motor, the warranty period on those components themselves will start. The warranty period on everything else will start once it is installed. Mr. Arce stated that the warranty period is typically one (1) year. Alderman Mike Neal asked if in the interim if the pump would have to be manually operated to which Mr. Arce replied that it would be, but it would be there and be operational in an emergency situation and that if the city wanted to cycle the pumps it would be operational and it would be manual. Alderman Jimmy Butler asked City Administrator, Nate Smith what he thought regarding the options, Mr. Smith stated that he agreed with option 2. Alderman Jimmy Butler made a motion to go with option 2, Alderman Mike Neal seconded. All in favor, motion carried. Ayes 3, Noes 0.

**B. Consider and take possible action to approve Resolution Authorizing Application for Financial Assistance from the Texas Water Development Board for Water System Improvements; and Making Certain Findings In Connection Therewith.**

City Administrator, Nate Smith stated this Resolution is saying that we are complying and is a procedural request. Alderman Mike Neal made a motion to approve the Resolution Authorizing Application for Financial Assistance from the TWDB for Water System Improvements and Making Certain Findings in Connection Therewith. Alderman Wesley Hagle seconded the motion, no further discussion. All in favor, motion carried. Ayes 3. Noes 0.

**C. Consider and take possible action to reconsider the Sewer Land Agreement between the city and Rodrick Bredemeyer.** Ms. Sharon Miller stated that Mr. Bredemeyer brought it to her attention that he did not agree to the CPI as previously approved by council due to the fact that he has lost several tracts of use and he never said anything but he did not pay any less so he does not feel he should have to pay more. Mayor Bahlman stated he believes that Mr. Bredemeyer takes very good care of the land. Alderman Jimmy Butler asked how much land had been lost to which Chief Geyer stated that he did not really lose any land; there is a forty (40) acre lot which has the gun range on it and when she reapplied for the Monofil permits it is within that same lot. She proposes to put an electric fence around the pits so the cows do not fall in but there is no problem with the cows being in that area. City Administrator, Nate Smith stated that regarding this property Mr. David Grohman has an ongoing dispute regarding grazing some of the land leased to Roderick Bredemeyer. Mr. Smith states that Mr. Bredemeyer would have to get permission from the city to sublet to Mr. Grohman. He states further that the two have agreed to the sublet of the road area. Mayor Bahlman stated the only thing that can be discussed at this time is the contract with Mr. Bredemeyer. Mr. Smith stated that his suggestion would be to revise the lease agreement to include the sublet, marking the area for use by Mr. Grohman. Alderman Wesley Hagle asked if Mr. Bredemeyer did lose any area, asking in particular about the sewer farm. Alderman Mike Neal states he can see this being an issue for the city and states before there could be an adjustment the amount of land should be verified and exact. If indeed he has lost land then an adjustment could be considered. Chief Geyer states that in her research for septic tanks and Monofil Pits there is one hundred twenty-five (125) to one hundred forty-four (144) acres that he has access to. Alderman Mike Neal made a motion to exact acreage is determined; Alderman Wesley Hagle seconded. All in favor, motion carried. Ayes 3. Noes 0.

**D. Consider and take possible action to remove Mark Burkhart as a signatory from all accounts at Victory Bank and to add Mayor Chris Bahlman as a signatory on all accounts at Victory Bank.**

Alderman Mike Neal made a motion to remove Mark Burkhart as a signatory at the bank and to add Mayor Chris Bahlman as a signatory on all accounts at Victory Bank; seconded by Alderman Jimmy Butler. All in favor, motion carried. Ayes 3, Noes 0.

**E. Consider and take possible action to approve the Resolution Authorization Participation in the TexPool Investment Pools and Designating Authorized Representatives.** Alderman Jimmy Butler made a motion to approve the Resolution Authorization Participation in the TexPool Investment Pools and Designating Authorized Representatives, seconded by Alderman Mike Neal. Alderman Wesley Hagle asked what TexPool is, Mayor Bahlman stated that is it a way to invest money with better returns. Alderman Jimmy Butler stated that it is not guaranteed, it is not backed by the state but it is ran by the Comptroller's office. Mr. Hagle asked what the potential of the return is and what is the risk; to which Mr. Butler stated he believes it is around 5.6 and currently the city is earning 0. He states there is risk but it is minimal and TexPool is an established investment pool. Mr. Smith injected that it is considered relatively safe. All were in favor, motion carried. Ayes 3. Noes 0.

- F. Consider and take possible action to approve the TexPool Investment Pools Participation Agreement.** Alderman Jimmy Butler made a motion to approve the TexPool Investment Pools Participation Agreement, seconded by Alderman Mike Neal. All in favor, motion carried. Ayes 3. Noes 0.
- G. Consider and take possible action to nominate and elect a Mayor Pro Tem.** Alderman Mike Neal made a motion to nominate Alderman Jimmy Butler, seconded by Alderman Wesley Hagle. Motion carried. Ayes 2. Noes 0. Abstained 1.
- H. Consider and take possible action to approve Contract for the Collection of Delinquent Accounts Receivable between the city of Winters and MVBA.** City Administrator Nate Smith stated that the city does not currently have a collection agent for our delinquent utility bills. He stated that the city currently uses MVBA for our court and tax collections. The cost is nothing to the city unless we collect. Alderman Mike Neal made a motion to approve the Contract with MVBA, seconded by Alderman Wesley Hagle. All in favor, motion carried. Ayes 3, Noes 0.
- I. Consider and take possible action to approve the Renewal of the Hach Service Partnership Quote.** Per Nate Smith this is a service contract for maintenance and repair of our equipment in the Water Department. Mayor Bahlman asked Water Supervisor Michael Blackshear if he was happy with their service, to which Mr. Blackshear stated that he was. No further discussion. Alderman Jimmy Butler made a motion to approve the Renewal of the Hach Service Partnership Quote, seconded by Alderman Mike Neal. All in favor, motion carried. Ayes 3. Noes 0.

**Agenda Item 9. Adjourn.** Alderman Jimmy Butler made a motion to adjourn the meeting, seconded by Alderman Mike Neal. All in favor, motion carried. Meeting was adjourned at 6:32 p.m.

ATTEST:

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Chris Bahlman, Mayor

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Sheila Lincoln, City Secretary