



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

October 28, 2024, 6:00 p.m.

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

Pledge of Allegiance -US and Texas Flag

Agenda Item 1. Community Input. Mark Burkhart thanked Ida Rodriguez and Mike Neal for their service to our city in serving on the Council.

Agenda Item 2. Approval of Minutes from September 30,2024. Alderman Mike Neal made a motion to approve the minutes, seconded by Alderman Jimmy Butler. All in favor, motion carried. Ayes 4, Noes 0.

Agenda Item 3. Department Reports:

- **City Administrator: Nate Smith.** Mr. Smith was not present.
 - A. City Administrator Report.
 - B. Sales Tax graphics.
- **City Secretary: Sheila Lincoln**
 - A. Atmos Annual Gas Cost Rec. Filing, there was no discussion.
 - B. City Hall Report. Ms. Lincoln stated that early voting is underway at 600 Strong Ave. in Ballinger, TX from October 28- November 1, 2024, 7:00 am – 7:00 pm. Ms. Lincoln also stated that the city will begin a Recreational Needs Survey beginning November 1,2024 for a Parks & Wildlife Grant. Also, the polos have been ordered for staff and council members. Finally, Ms. Lincoln reminded everyone that next month's meeting would be moved to November 18, at 6:00 pm due to the Thanksgiving holiday.
- **Water Department: Supervisor, Michael Blackshear. Not present.**
 - A. Water Usage

- B. Sewer Status.
- C. Projects, New/ Ongoing.
- **Street Department: Supervisor, David Lara.**
 - A. Projects. Mr. Lara stated that the seal coating around the Community Center, Freddie Lane, Hunters Glenn area has been completed. They are currently working on catching up on maintenance work at the cemeteries.
- **Police Department: Chief Paula Geyer.**
 - A. Statistics- Report attached.
 - B. Chief Geyer stated that the 2021 Tahoe that was ordered two years ago has finally arrived, and computers and cameras should be installed on Thursday.
- **Code Enforcement: Bobby Sanders.**
 - A. Animal Control- In the last month there were seven (7) calls for dogs, twelve (12) for cats, three (3) for opossums, one (1) skunk, four (4) incident reports and one (1) dog bite. There was one (1) citation. Currently the population at the shelter has eight dogs (8); two (2) dogs were returned to owners and one (1) was adopted out.
 - B. Citation Statistics- There were thirty-five (35) prohibited conditions and two citations.
- **City Judge: Greg Nichols.**
 - A. Citation Statistics. Judge Nichols stated there were six (6) new cases and nine (9) completed for the month with \$2457 to the city and \$1943 to the state.
- **Airport Manager: Richard Humphrey. Not present.**
 - A. Projects.
 - B. Events.

Agenda Item 4. Approval of Bills. Alderman Mike Neal made a motion to approve the bills, seconded by Alderwoman Ida Rodriguez. All in favor, motion carried. Ayes 4, Noes 0.

Agenda Item 5. Council Report:

- A. Mission, Vision, and Goal Setting. N/A.

Agenda Item 6. Old Business:

- A. **Discussion and possible action to renew the Sewer Farm Lease Agreement with Roderick Bredemeyer.** After discussion Alderman Mike Neal made a motion to approve the Sewer Farm Lease Agreement with Roderick Bredemeyer at the same rate of \$, seconded by Alderman Jimmy Butler. All in favor, motion carried. Ayes 4, Noes 0.

Agenda Item 7. New Business:

- A. **Public Hearing regarding Substandard Buildings at 201 E. Willis (Lot 1, Block 5, Meeks Addition, Winters, TX); 618 E. Broadway (Lot 16 part of Lot 17, Block 1, Humble Addition, Winters, TX); 300 N. Fannin (Part of Lot1, Block E, Murray Addition, Winters, TX); 601 E. Truett (Lot 1, W 10' of Lot 2, Block 2, Vancil Addition, Winters, TX); 507 E. Broadway (Lots 35-, Block 15, Southside**

Addition, Winters, TX); to be substandard buildings, or structures and to order the same to be vacated, repaired, or destroyed, and for the owner thereof to show cause why such building or structure should not be declared to be substandard, and the owner not to be ordered to vacate, repair or destroy the building or structure.

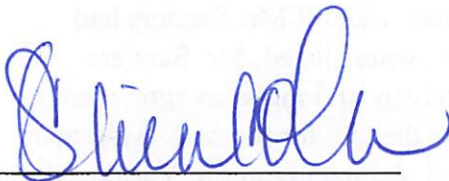
Mayor Bahlman opened the Public Hearing at 6:09 p.m., in attendance and speaking on behalf of property at 201 E. Willis was Ms. Teresa Arispe. Ms. Arispe noted that the address was 201 E. Willis and not 201 W. Willis all other paperwork correctly stated the address. Ms. Arispe stated that while the property is not in her name, she does pay the taxes on the property and does the upkeep as best she can. Ms. Arispe does not live at this address, she does use it for storage and to the best of her knowledge it does not leak, nor is it falling down or in shambles. Mr. Sanders stated that the roof is dilapidated and several pieces of the dwelling is or has fallen as seen in the pictures. Mr. Sanders stated that he had sent several notices including at least one registered letter and put a notice on the building as well but has had no response from anyone regarding the property.

- B. Close Public Hearing.** The Public Hearing was closed at 6:12 p.m.
- C. Discussion and possible action regarding Public Hearing.** After discussion, and verifying address is 201 E. Willis, Alderman Mike Neal asked if Mr. Sanders had received any response from any of the other property owners listed, Mr. Sanders stated that he did hear from the owner of 618 E. Broadway and made an agreement to tear down the property to which owner will reimburse the city for the cost. Alderman Neal confirmed that all boxes were checked and asked about an Order to Vacate, Mr. Sanders replied that the properties listed are unoccupied but that he had gone through legal steps to notify the owners in regard to current conditions. Alderman Neal made a motion to begin the destruction process on 618 E. Broadway, 300 N. Fannin, 601 E. Truett and 507 E. Broadway and to have an inspection of progress on 201 E. Willis after ninety (90) days, seconded by Alderman Jimmy Butler. Motion carried. Ayes 3, Noes 0, Abstain 1, Alderman Wesley Hagle due to kinship.
- D. Discussion and possible action to approve Resolution No. 2024-19 Appointing the City's Official Newspaper for the 2024-2025 Fiscal Year pursuant to the Local Government Code, Chapter 52, Subchapter § 52.004 (a) (b).** Alderman Mike Neal made a motion to approve Resolution No. 2024-19 appointing the Agriplex Flyer as the City's official newspaper, seconded by Alderwoman Ida Rodriguez. All in favor, motion carried. Ayes 4, Noes 0.
- E. Discussion and possible action to approve Ordinance 2024- 05 to amend the Fee Schedule to increase the surrender fee for animals and the cost of a demo permit.** Alderman Jimmy Butler made a motion to approve Ordinance 2024-05 to amend the Fee Schedule to increase the surrender fee for animals and the cost of a demo permit, seconded by Alderman Wesley Hagle. After discussion Alderman Jimmy Butler amended the motion to approve the increase of the two fees to the city's cost, seconded by Alderman Mike Neal. All in favor, motion carried. Ayes 4, Noes 0.


- F. Executive Session, Texas Government Code: Section 551.071 – Consultation with Attorney – Request from Winters Hotel Group LLC.** The mayor and council went into Executive Session at 6:35 p.m.
- G. Reconvene in Open Session.** Reconvened in Open Session at 6:50 p.m.
- H. Discussion and possible action regarding item(s) discussed in Executive Session.**
There was no discussion or action regarding item(s) discussed in Executive Session.

Agenda Item 8. Adjourn. Alderman Jimmy Butler made a motion to adjourn the meeting, seconded by Alderman Mike Neal. All in favor, motion carried. Ayes 4, Noes 0. Meeting adjourned at 6:51 p.m.

ATTEST:



Sheila Lincoln, City Secretary


Chris Bahlman, Mayor