

MINUTES
OF
CITY OF WHARTON
REGULAR CITY COUNCIL MEETING
JUNE 27, 2005

Mayor Bryce D. Kocian declared a Regular Meeting duly open for the transaction of business at 7:04 P.M. Councilmember Domingo Montalvo, Jr. led the opening devotion and then Mayor Bryce D. Kocian led the pledge of allegiance.

Councilmembers present were: Mayor Bryce D. Kocian, Councilmembers V. L. Wiley, Jr., David Samuelson, Ken Freese, Don Mueller, Domingo Montalvo, Jr., and Ray Linseisen.

Councilmember absent was: None.

Staff members present were: Finance Director Joyce Vasut, City Secretary Lisa Stavena, Assistant to City Manager Jackie Jansky, Building Official Ronnie Bollom, Police Chief Tim Guin, and City Attorney Paul Webb.

Visitors present were: Benjamin Sharp with Wharton Journal Spectator, David Schroeder, Lewis Fortenberry, Carlos Cotton, Ellis Hurd, Hazel Hurd, and Louis Edwards.

The third item on the agenda was Public Comments. Mr. Ellis Hurd addressed the City Council and stated that he requested the City Council consider working with WISD and Wharton County to pave the gravel road at Harris Park. He stated that he has resided in Wharton for 49 years and this was a needed project. He said that he spoke to Wharton County Commissioner Chris King who stated that the County could furnish all the equipment and manpower. He stated that the gravel road was a health hazard and Harris Park should be beautified. No action was taken.

The fourth item on the agenda was Wharton Moment. Councilmember Domingo Montalvo, Jr. stated that the Public Works Committee met and discussed the paving of the road at Harris Park. He stated that the property belonged to WISD and the City would need to obtain an easement.

Councilmember Ken Freese stated that the Freedom Festival would be held Friday, July 1, 2005 through Sunday, July 3, 2005 at the Riverfront Park and downtown area. No action was taken.

The fifth item on the agenda was the City of Wharton Financial Report for the month of May 2005. Finance Director Joyce Vasut presented the financial report for the month of May 2005 and stated that the fiscal year was at 67%. Mrs. Vasut stated that the general fund revenues were at 80.70% and the expenditures were at 69.80%. She said the total ad valorem taxes collected were \$1,756,381 and the sales tax for the month of April 2005 was \$127,133 with \$84,755 to the City and \$42,378 to WEDCo. She further stated the TexPool balance for May was \$2,715,985.15 with an average monthly yield of 2.9563%. She stated that the bank balance was \$566,042.23 with an average monthly yield of 2.02%. After some discussion, Councilmember Domingo

Montalvo, Jr. made a motion to approve the City of Wharton Financial Report for the month of May 2005. Councilmember David Samuelson seconded the motion. All voted in favor.

The sixth item on the agenda was to review and consider a resolution of the Wharton City Council rescinding Resolution No. 2004-28 and establishing a residential development incentive policy for the City of Wharton, Texas. Finance Director Joyce Vasut stated that during the April 11, 2005 regular Wharton City Council meeting, the City Council discussed Resolution No. 2004-28 establishing a residential development incentive policy for the City of Wharton. She stated that the original policy was adopted during the April 12, 2004 regular City Council meeting. She stated that on March 31, 2005, the City Council Public Works Committee recommended the City Council consider amending the policy in order to bring clarification of Item No. 1.D. and Item 4 regarding reimbursement to the developer for infrastructure. She stated that the City Council Finance Committee met June 23, 2005 and was recommending the City Council consider approving the attached draft resolution rescinding the residential reimbursement incentive policy as set forth by Resolution 2004-28 and adopting a new resolution. City Attorney Paul Webb stated that the legislature had currently passed a bill and the language that was added to 1.D. would not be necessary. After some discussion, Councilmember Ken Freese made a motion to approve Resolution No. 2005-34, which read as follows:

**CITY OF WHARTON
RESOLUTION NO. 2005-34**

A RESOLUTION OF THE WHARTON CITY COUNCIL RESCINDING RESOLUTION NO. 2004-28 AND ESTABLISHING A NEW RESIDENTIAL DEVELOPMENT INCENTIVE POLICY FOR THE CITY OF WHARTON, TEXAS.

WHEREAS, it was determined a need existed for residential development in the City of Wharton; and

WHEREAS, the Wharton City Council wishes to Rescind Resolution No. 2004-28; and

WHEREAS, on June 23, 2005, the City Council Finance Committee reviewed and recommended a Residential Development Incentive Policy be established by the Wharton City Council as follows:

RESIDENTIAL DEVELOPMENT INCENTIVE POLICY

In order to promote and encourage new residential development, the following Residential Development Incentive Policy is hereby approved and authorized by the Wharton City Council:

1. In order to be eligible for this program, the proposed residential development must meet the following criteria:
 - a) Said development must be located entirely within the corporate limits of the City of Wharton or the developer must submit a petition for voluntary annexation into the City prior to making application for this program;

- b) Said development must consist of a minimum of twelve single family residences on lots of the minimum size as defined in the City of Wharton Subdivision Ordinance.
 - c) To be determined eligible, the proposed development and application for eligibility for the Incentive Program must be approved by a majority of the City Council, at the time of consideration of the preliminary plat; and
 - d) In order to receive the incentive funds, the developer shall submit to the City “as built” plans for all infrastructure improvements and an itemized accounting of actual costs of construction. These costs shall be certified by the project engineer agency. If approved by a majority of the City Council, rebate shall be made to the developer in an amount and manner as defined below.
2. Any person who has successfully constructed a residential subdivision, under the guidelines defined above, shall be eligible for a rebate from the City to offset the cost of infrastructure improvements to service the subdivision. These improvements shall include water main construction, sewer main construction, water and sewer service leads to the property line of the lot(s), street construction and storm sewer construction, where permissible. Costs not eligible under this program shall include engineering fees, survey fees, finance fees including interest to be paid for loans associated with construction, legal fees or any other administrative or professional fees associated with this development. Eligible expenses shall be limited to the actual material and labor costs for infrastructure construction and/or extension as defined herein.
 3. If approved by the City Council, an agreement shall be entered into between the City and the Developer, which will allow for a rebate for a percentage of the cost of improvements made by the developer. The term of this agreement shall be for a period of five (5) years from the date of final plat approval, after which time undeveloped lots will not longer be eligible for this rebate.
 4. The City will agree to reimburse the Developer the lessor of \$50.00 per linear front foot or the maximum reimbursement as calculated below, not to exceed \$5,000 per lot. The linear foot is based on the measurement of the front lot line as indicated on the final plat. The Developer may apply for reimbursement at a the rate heretofore defined, only after the construction of the residential dwelling, when all final inspections have been completed, and the house is approved for occupancy

Maximum Reimbursement =

CAD Assessed Value / \$100 X Current Tax Rate X 5 Years

Example # 1

\$100,000 home with a front line of 75 feet.

$$\$50.00 \times 75 \text{ feet} = \$3,750.00$$

$$\$100,000 / \$100 \times .58551 \times 5 \text{ years} = \$2,927.55$$

The Developer is reimbursed \$2,927.55.

Example # 2

\$180,000 home with a front line of 90 feet.

$$\$50.00 \times 90 \text{ feet} = \$4,500.00$$

$$\$180,000 / \$100 \times .58551 \times 5 \text{ years} = \$5,269.59$$

The Developer is reimbursed \$4,500.00.

Example # 3

\$180,000 home with a front line of 120 feet.

$$\$50.00 \times 120 \text{ feet} = \$6,000.00$$

$$\$180,000 / \$100 \times .58551 \times 5 \text{ years} = \$5,269.59$$

The Developer's reimbursement is limited to \$5,000.00.

5. This agreement shall only provide rebate for the actual costs at the time of construction and will not provide for the accrual interest or penalty for funds in questions. In addition, participation in this program prohibits the use of other incentive programs either in place or to be developed in the future.
6. This program only applies to the actual cost of infrastructure within the platted subdivision. Expenses incurred for the extension of services to development and/or the over sizing of utilities, drainage facilities or streets shall be subject to separate negotiations with the City.

This agreement shall be between the City and the Developer for the stipulated period of five (5) years from the date of approval of the final plat and any or all reimbursements shall be made only to the Developer of record during this period. This agreement is exclusive to the Developer of record and shall become null and void at the end of the stipulated time period, or in the event of bankruptcy, foreclosure or abandonment of said development. The Developer may assign this agreement only with the express written consent of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE WHARTON CITY COUNCIL, that:

Section 1. The Wharton City Council hereby established the afore-mentioned Residential Development Incentive Policy.

Section II. That this resolution shall become effective immediately upon its passage.

Passed, Approved, and Adopted this the 27th day of June 2005.

CITY OF WHARTON

By: _____
BRYCE D. KOCIAN
Mayor

ATTEST:

LISA STAVENA

City Secretary

Councilmember Ray Linseisen seconded the motion. All voted in favor.

The seventh item on the agenda was to review and consider a resolution of the Wharton City Council revising Resolution No. 2005-005 that authorized the submission of a Home Program application to the Texas Department of Housing and Community Affairs Home Investments Partnerships Program for Disaster Relief Housing Assistance for Home Funds: Adopted the Home Program Guidelines; and authorized the Mayor to act as the City's Chief Elected Officer and authorized representative in all matters pertaining to the City's participation in the program. Finance Director Joyce Vasut stated that during the regular February 14, 2005 City Council meeting, the City Council approved the submission of an application to the Texas Department of Housing and Community Affairs HOME Investment Partnerships Program – Disaster Relief Housing Assistance (DHRA). She then presented a copy of letter dated June 22, 2005 from Ms. Judith Jenness, TDHCA, Disaster Relief Coordinator requesting the City to revise the resolution to contain specific language. She then presented a draft resolution that indicated the changes. She stated that the revision would allow assistance to disaster victims that were directly affected by the November 2004 flood. After some discussion, Councilmember Ken Freese made a motion to approve Resolution No. 2005-35, which read as follows:

**CITY OF WHARTON
RESOLUTION NO. 2005-35**

A RESOLUTION OF THE WHARTON CITY COUNCIL REVISING THE RESOLUTION NO. 2005-005 THAT AUTHORIZED THE SUBMISSION OF A HOME PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS HOME INVESTMENTS PARTNERSHIPS PROGRAM FOR DISASTER RELIEF HOUSING ASSISTANCE FOR HOME FUNDS; ADOPTED THE HOME PROGRAM GUIDELINES; AND AUTHORIZED THE MAYOR TO ACT AS THE CITY'S CHIEF ELECTED OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE PROGRAM.

WHEREAS, THE CITY COUNCIL OF THE CITY OF WHARTON, TEXAS, DESIRES TO DEVELOP A VIABLE URBAN

COMMUNITY, INCLUDING DECENT HOUSING AND A SUITABLE LIVING ENVIRONMENT PRINCIPALLY FOR PERSONS OF LOW/MODERATE INCOME; AND

WHEREAS, CERTAIN SUBSTANDARD HOUSING CONDITIONS EXIST WHICH REPRESENT A HEALTH AND SAFETY THREAT TO FAMILIES RESIDING IN SUCH STRUCTURES; AND

WHEREAS, THE CITY COUNCIL OF THE CITY OF WHARTON, TEXAS, SUPPORTS THE CITY'S APPLICATION FOR FUNDING.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHARTON, TEXAS THAT:

SECTION I: A HOME APPLICATION FOR HOME FUNDS IS HEREBY AUTHORIZED TO BE FILED ON BEHALF OF THE CITY WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS.

SECTION II: THE APPLICATION BE FOR \$495,000.00 OF DISASTER RELIEF HOUSING ASSISTANCE FUNDS AND THAT ALL FUNDS WILL ONLY BE USED TO ASSIST DISASTER VICTIMS THAT WERE DIRECTLY AFFECTED BY THE NOVEMBER 2004 DISASTER #10005 AND TO CARRY OUT OWNER OCCUPIED HOUSING RECONSTRUCTION PROJECTS AND ELIGIBLE SOFT COSTS AND \$19,800.00 FOR ADMINISTRATION/OPERATING FUNDS.

SECTION III: THE CITY ADOPT THE OWNER OCCUPIED ASSISTANCE PROGRAM DESIGN.

SECTION IV: THE CITY COUNCIL DIRECTS AND DESIGNATES THE MAYOR AS THE CITY'S CHIEF ELECTED OFFICER AND AUTHORIZED REPRESENTATIVE TO ACT IN ALL MATTERS IN CONNECTION WITH THE APPLICATION AND THE CITY'S PARTICIPATION IN THE HOME PROGRAM.

PASSED, APPROVED AND ADOPTED THIS 27TH DAY OF JUNE 2005.

CITY OF WHARTON

By: _____
BRYCE D. KOCIAN
Mayor

ATTEST:

LISA STAVENA

City Secretary

Councilmember Domingo Montalvo, Jr. seconded the motion. All voted in favor.

The eighth item on the agenda was to review and consider the 2005 City of Wharton Street Improvement Project.

- A. Wharton ISD – Harris Park Property.
- B. Street Sealcoating Project.
- C. Ahldag Street Improvement.

Finance Director Joyce Vasut stated that the City Council Public Works Committee met June 20, 2005 and discussed the 2005 Street Improvement Project. She stated that the Committee reviewed the list of streets scheduled to be sealcoated, which were presented by Public Works Director Phil Bush. She stated that Mr. Garza had received a request from Mr. Ellis Hurd for the City to pave the road leading from Dawson Elementary School to Harris Park, in which Mr.

Hurd stated that he had contacted Wharton County Commissioner Chris King and Wharton ISD Superintendent Don Hillis about his request. She stated that Mr. Garza informed Mr. Hurd that the road he was requesting to be paved was on school property; therefore, if any improvements were to be made by the City an interlocal agreement would be required such as the one the City had with the District for Harris Park. She stated that Mr. Garza informed the Committee that he had talked to Commissioner King who indicated a willingness to assist the City with in-kind labor and equipment and had discussed Mr. Hurd's request with Mr. Hillis. She stated that Mr. Hillis responded that the School Board would need to approve the request. She stated that the Committee voted to recommend to the City Council that the City Staff be authorized to approach Wharton ISD and request that the District consider granting the City a sixty feet street right of way from the school to Harris Park. Also, that the District consider granting the City the property in Harris Park all the way to the river. She stated that the Committee felt that the property along the river would benefit the City for the levee being proposed in the Wharton Interim Feasibility Study. Councilmember Ken Freese stated that the street should be granted to the City of Wharton in order to maintain and provide police enforcement. Police Chief Tim Guin stated that the road would need to become a dedicated City street in order for the Police Department to patrol. She stated that the Committee also recommended the City Council approve to construct shoulders along Ahldag Street for pedestrians/students. She stated that Public Works Director Phil Bush presented the recommendation to add shoulders to Ahldag. Councilmember Domingo Montalvo, Jr. stated that a shoulder was needed for safety reasons on Ahldag. After some discussion, Councilmember V. L. Wiley, Jr. made a motion to the authorize the Street Improvement Project, authorize the City Staff to contact WISD regarding Harris Park Property, to authorize City Staff to solicit bid for the Street Sealcoating Project and to move forward on the Ahldag Street Improvement. Councilmember Domingo Montalvo, Jr. seconded the motion. All voted in favor.

The ninth item on the agenda was to review and consider City of Wharton Director of Planning Position. Finance Director Joyce Vasut stated that Ms. Amber Karasek resigned her position as the City's engineering tech in May 2005. She said that Ms. Karasek preformed mapping of the City's infrastructure among other activities and that Mr. Garza had conducted interviews to fill this position; however, he believed that the position should be re-evaluated. She stated that meetings were held with the City Council Public Works Committee and the Finance Committee during the week of June 20th. She stated that both Committees were recommending that the position be created. She stated that the proposed position would include the duties of the City's mapping system, the Planning Commission activities, and floodplain administrator, which would alleviate some of the responsibilities of the Code Enforcement Department. She stated that in order to attract qualified candidates, Mr. Garza believed the pay rate needed to be increased and the job description modified. She stated that by upgrading the engineering tech position to \$40,000 from \$30,000 per year and adding additional responsibilities a planner could be attracted. Mayor Bryce D. Kocian asked if the position would require an engineering degree. Councilmember Domingo Montalvo, Jr. stated that the position would not require an engineering degree; however, the position would provide for community growth. Councilmember V. L. Wiley, Jr. asked if Ms. Karasek left the position due to pay. Mrs. Vasut stated that Ms. Karasek left to pursue other career options. After some discussion, Councilmember Don Mueller made a motion to approve the City of Wharton Director of Planning position. Councilmember Domingo Montalvo, Jr. seconded the motion. All voted in favor.

The tenth item on the agenda was to review and consider Appointments to the City of Wharton Boards, Commissions, and Committees:

A. Beautification Commission.

Finance Director Joyce Vasut stated that during the June 13, 2005 regular Wharton City Council meeting, the City Council approved the re-appointment of Board Members and Commissioners who were interested in renewing their terms; however, a vacancy did occur on the Beautification Commission. She stated that Council Member V. L. Wiley, Jr. recommended that Mr. Louis Edwards be appointed to fill the vacant position. After some discussion, Councilmember V. L. Wiley, Jr. made a motion to appoint Mr. Louis Edwards to the Beautification Commission for the term ending June 30, 2007. Councilmember David Samuelson seconded the motion. All voted in favor.

B. Youth Advisory Commission.

Finance Director Joyce Vasut stated that a vacancy also occurred on the Youth Advisory Commission. She stated that Assistant to City Manager Jackie Jansky spoke to Ms. Carla Jesseph who indicated that she would be willing to fill the position as Youth Advisor. After some discussion, Councilmember V. L. Wiley, Jr. made a motion to appoint Ms. Carla Jesseph to the Youth Advisory Commission as Youth Advisor for the term ending June 30, 2007. Councilmember David Samuelson seconded the motion. All voted in favor.

The eleventh item on the agenda was to review and consider the 2004 Consumer Confidence Report. Finance Director Joyce Vasut stated that in accordance with the Texas Commission of Environmental Quality (TCEQ) and the Environmental Protection Agency (EPA) rules and regulations, the City of Wharton must provide all utility customers with a copy of the Consumer Confidence Report (CCR) – 2004 Drinking Water Quality Report. She stated that the City Staff had reproduced the reports for distribution during the month of June 2005. She then presented a copy of the press release that was published in the Wharton Journal Spectator informing the utility customers that a public meeting would be held June 23, 2005. She stated that the public meeting was held to provide an opportunity for public participation should anyone have had any questions or concerns regarding the report. She stated that TCEQ rules and regulations require the City to distribute the CCR reports to all utility customers by July 1, 2005. She then presented a copy of the letter dated May 16, 2005, which the City received June 13, 2005, from Ms. Alicia Diehl, of TCEQ informing the City of the CCR reporting requirements. After some discussion, no action was taken.

The twelfth item on the agenda was to review and consider Update on the Home Elevation Project. Finance Director Joyce Vasut stated that the elevation of the two homes located at 515 Wilkes and 1908 MLK Blvd. was well underway. She stated that Village Foundation Repair had completed the elevation of the home located at 515 Wilkes Street to one foot above the base flood elevation. She stated that Village Foundation Repair had completed the ramp and deck to the home and was in the process of making the necessary utility connections and ramps. She stated that Rev. & Mrs. Eddie Brinkley's home was being prepared for elevation. She stated that the City was awaiting the Brinkleys to vacate the property. Building Official Ronnie Bollom stated that the Brinkleys were currently fixing another house for their daughter to stay in. He

stated that the jacks were placed under the structure and was ready to be raised. Mrs. Vasut stated that this project was currently on schedule and would be completed by August 30, 2005.

The thirteenth item on the agenda was to review and consider City of Wharton Status Report on Projects. Finance Director Joyce Vasut presented a copy of the memorandum dated June 22, 2005 from City Manager Andres Garza, Jr. providing a status report of the City's projects, which stated the following:

FLOOD PLAIN MANAGEMENT

- A. Wharton Interim Feasibility Study. This project was on going. The Corps of Engineers report should be completed for the first phase of this project by June 2006. However, preparations had begun on the second phase, which was the pre-construction engineering and design. Also, by mid-summer of 2005, the City Council would need to make decisions on the final alternatives for the project.
- B. FEMA-Flood Maps. In early March 2005, the City Staff received the proposed new flood maps. The City would have 30 days to review the streets and sub-divisions shown within the mapping areas to determine if the locations were correct. After the 30-day comment period, the City would receive a letter from FEMA that would begin a 90-day public comment period. The City Council Public Works Committee would meet to discuss the mapping and the public input process.

DRAINAGE:

- 1. Sanitary Sewer Manhole Survey.

Jones & Carter, Inc. had completed the manhole report and would be submitting it to the City.

- 2. Ahldag Ditch Design.

Jones & Carter, Inc. had completed the preliminary design calculations and determined the required right-of-way. The deadline of the extension for the Hawes family estate to determine their course of action ended June 22, 2005 at 5:00 p.m.; however, the Hawes family had indicated that they would proceed with an easement that would be granted to the City.

- 3. Santa Fe Outfall Ditch.

Jones & Carter, Inc. had completed the preliminary engineering report that had been submitted to the City and reviewed by the Public Works Committee. Final cost estimates had been provided to the US Army Corp of Engineering.

4. Crestmont / Kelving Way Drainage.

Jones & Carter, Inc. had completed their analysis of the capacities of the existing storm sewer system and at what points it is overloaded. They were currently reviewing the options to re-route some of the run-off to the ditch running from the end of Hodges Lane to Caney Creek.

5. Nan Ya Drainage Ditch.

The City Staff was working with Nan Ya Plastics and J&M Manufacturing on the alignment of the ditch that was necessary for the improvements the companies need to make in order to provide adequate access to their properties.

WATER/SEWER IMPROVEMENTS:

1. Murphy Road Sanitary Sewer Improvements.

Bids for this project were received June 9, 2005 and the City Council awarded the bid to RWL Construction, Inc. on June 13, 2005. Contracts had been sent to the contractor for their signature.

2. Downtown Square Fire Hydrants.

Jones & Carter, Inc. had included the replacement of the four fire hydrants and the repair of the valve in front of the post office in the Murphy Road Sanitary Project.

3. FM 3012 Proposed Subdivision – Jonathan Kulak.

Jones & Carter, Inc. had prepared the preliminary cost estimates for the proposed subdivision. The City Council approved to enter into a residential reimbursement incentive agreement with Mr. Kulak during the May 9th City Council meeting. Mr. Kulak was notified that the City Council approved the project. The City Staff was waiting on a response from the developer in order to work on the development of the agreement.

4. Water Plant Tank Inspections.

Jones & Carter, Inc. was coordinating with the City's Public Works Department to take the tanks off line for inspection. Inspection of the Alabama Road tanks had been completed. Jones & Carter, Inc. had scheduled the inspection of the Valhalla tank in the fall of 2005 in an effort to keep the tank online during the peak water demand months.

STREET IMPROVEMENTS

1. U.S. 59/FM 102 Intersection Upgrade - 1301 Extension Project.

The City Staff had met with the Texas Department of Transportation to discuss these projects. TxDOT had indicated to the City that it would propose to provide signalization at the intersection of FM 102 and US Hwy. 59 and to create a two way ramp on the dead end street in front of Nan Ya Plastics and J & M Manufacturing. TxDOT also indicated that it would assist the City with the extension of FM 1301 to US Hwy. 59. The Public Works Committee met June 20th and approved the projects for recommendation to the City Council.

2. 2005 Street Improvement Program.

The Public Works Department had prepared a list of streets for sealcoating under this project, which was approved for recommendation to the City Council by the Public Works Committee during its meeting held June 20th. Also, the Public Works Committee had recommended that under the 2005 Street Improvement Program, the City Staff approached the Wharton ISD and request the property for a street right of way located to Harris Park and the property where the proposed levee would be constructed under the Wharton Interim Feasibility Study. Also, the Committee recommended that shoulders be constructed along Ahldag Street for walking pedestrians.

WHARTON REGIONAL AIRPORT – 2005 RAMP PROGRAM

There were remaining funds under the 2005 RAMP program. The Airport Board was currently looking at utilization of these funds for additional airport improvements.

NON-PRIMARY ENTITLEMENT (NPE) FUNDS

The City submitted a letter to the Texas Department of Transportation – Aviation Division requesting additional time to determine projects that could be funded by this program. The City was informed that the 2003 funds must be used by September 2006; however, the projects to be completed should be submitted as soon as possible. Chairman David Allen gave a presentation regarding proposed airport improvements that could be conducted under this grant. The City Council approved the City Staff to move forward with the improvement plan. A letter notifying the Texas Department of Transportation Aviation Division was submitted on May 12, 2005. The City Staff was awaiting a response.

AIRPORT TERMINAL PROJECT

During the regular May 9, 2005 Wharton City Council meeting, Wharton Regional Airport Board Chairman David Allen gave a presentation regarding the Airport Board's proposed airport improvement projects. Part of the proposed improvements included the construction of a new terminal building. The Texas Department of Transportation (TxDOT) had accepted the City's LOI and in response issued the attached letter dated March 17, 2005 to Mayor Bryce D. Kocian. In the letter, the TxDOT indicates that they were targeting August 2005 for the Texas Transportation Commission approval for all FY 2006 projects and had requested the City to submit various forms to be executed by the City.

AIRPORT DEVELOPMENT PLAN

O'Malley Engineers was working with the Airport Board in looking at different layouts for the airport development plan. This project was ongoing.

HOME PROJECTS

1. 2004 HOME Program.

The City Staff had received notification that the City was approved for this grant which would enable the City to build 7 new low to moderate income homes. The City Staff was waiting on the contracts to be submitted for execution. This was a special needs grant.

2. 2003 HOME Program.

The City Staff received State approval to proceed with demolition and new construction on the nine new homes previously selected for reconstruction. Demolition began this week by the Public Works Department and should be completed by June 29, 2005. Construction on the first home located at 621 Washington would begin this week, followed by 522 Branch, 1521 Hendon, 304 Pecan, 307 Hughes, 1621 Connie, 808 East Caney, 209 Washington and 504 Correll. All nine homes were scheduled to be completed by August 30, 2005.

3. Home Elevation Project.

The elevation of the two homes located at 515 Wilkes and 1908 MLK Blvd. was well underway. Village Foundation Repair had completed the elevation of the home located at 515 Wilkes Street to one foot above the base flood elevation. Village Foundation Repair had completed the ramp and deck to the home and was in the process of making the home neat and presentable. Rev. & Mrs. Eddie Brinkley's home was being prepared for elevation. This project was currently on schedule and would be completed by August 30, 2005.

OTHER PROJECTS:

1. Tropical Storm Fay – Buy-Out Project:

Olmos Abatement, Inc. was awarded the bid for the asbestos abatement of the home located at 2821 Texas Street, which was purchased by the City. Once the contracts are in place and the abatement conducted, the City personnel would begin the demolition of the structure.

2. Santa Fe Trail Park Project.

The City Public Works Department had completed the asphalt for the trail. Also, plans were being prepared for the construction of the water fountain using a consultant. This project was ongoing.

3. Southern Pacific Railroad Depot Restoration Project.

The City Staff received bids for the construction phase of this project. A & A Constructors, Inc. was awarded the bids for this project. The contractor had submitted the contract documents; however, the City Staff was waiting for the submission of the required certificates of insurance and performance and payment bonds to be submitted.

Councilmember David Samuelson asked about the Santa Fe Outfall Ditch Project. Mr. Carlos Cotton addressed the City Council and stated that the preliminary report was submit and would be addressed at the next City Council meeting. After some discussion, no action was taken.

The fourteenth item on the agenda was the City Council Committees, Boards and Commission's Reports:

- A. Wharton Economic Development Corporation meeting held May 19, 2005
- B. Wharton Economic Development Corporation meeting held June 7, 2005.
- C. Mayor's Committee on People with Disabilities meeting held June 16, 2005.
- D. Building Standards Commission meeting held June 16, 2005.
- E. City Council Public Works Committee meeting held June 20, 2005.
- F. City Council Finance Committee meeting held June 23, 2005.

Finance Director Joyce Vasut presented the reports to the City Council. No action was taken.

The fifteenth item on the agenda was to review and consider the City Manager's Reports:

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|-------------------------------------------|----------------------------------------------------|
| A. Police Department. | I. Engineer/Planning Department. |
| B. City Secretary/Personnel. | J. Facilities Maintenance Department. |
| C. Municipal Court. | K. Community Services Department/
Civic Center. |
| D. E.M.S. Department. | L. Wharton Municipal Pool. |
| E. Fire Department Incidents/Inspections. | M. Wharton Regional Airport. |
| F. Code Enforcement Department. | N. Legal. |
| G. Water & Sewer Department. | O. Weedy Lots/Sign Ordinance. |
| H. Public Works Department. | |

Finance Director Joyce Vasut presented the reports to the City Council. No action was taken.

The sixteenth item on the agenda was adjournment. After some discussion, Councilmember Don Mueller made a motion to adjourn. Councilmember V. L. Wiley, Jr. seconded the motion. All voted in favor.

The meeting adjourned at 7:47 p.m.

CITY OF WHARTON, TEXAS

By: _____
BRYCE D. KOCIAN
Mayor

ATTEST:

LISA STAVENA
City Secretary

