

WORKSHOP MEETING
MAY 26, 2020

The City Council of the City of Caldwell, Burleson County, Texas convened in a Workshop Meeting at the City Hall regular meeting place thereof at 3:00P.M., May 26, 2020 with the following members present:

Members Present:

Norris L. McManus	-Mayor
Allan G. Willis	-Mayor Pro-Tempore
Kavon Novak	-Alderman
James C. Wilde	-Alderman
Nancy B. Stewart	-Alderwoman
Jonnie Vic Barnett	-Alderman

Staff Present:

Camden White	-City Administrator
Melissa Gonzalez	-City Secretary
Charles Barnes	-Police Chief
Charles Sleeth	-Corporal
Thomas Trnka	-Public Works Manager
Bengee Trnka	-Administrative Assistant

The Workshop Meeting was in compliance with the Open Meeting Law of the State of Texas. The Agenda was posted within full view of the public for a time greater than seventy-two hours. Due to COVID-19 and based on the recommendations from the CDC and Governor Abbott's Executive Orders, the City of Caldwell observed guidelines to limit the number of persons physically present during the Workshop Meeting. The meeting was made available to members of the public and allowed for two-way communications for those desiring to participate at the discretion of Mayor McManus.

Attendance was made via telephonic means by dialing 1(224)501-3412, Access Code: 893-474-709 and/or through the link at <https://global.gotomeeting.com/join/893474709>

A quorum being present and the time being 3:00P.M., the Workshop Meeting was called to order by Mayor McManus to proceed with business as listed on the agenda.

Council participated in House Bill 3834 Cyber Security Training and Testing.

Forrest Williams, Community Development Director went before the council on a Community Development and Planning presentation. In order to prepare for growth we must provide planning tools and strategies through the establishment of a comprehensive plan. To begin, rebranding of the city's logo will help establish a clean well-define brand for the city along with

consistency of the organization. A few options were presented before the council for review. Council requested this be placed on the agenda for the next meeting, but would like to see an incorporated option with the State of Texas, and would like to see input from citizens on different logos.

Along with the logo, Forrest introduced the idea of a comprehensive plan for the City of Caldwell. This plan will serve as a master planning tool and strategies to help the city prepare for future growth, development and preservation of land within the planning area. This plan will be used to communicate vision, guide development approvals, serve as a basis for regulations such as subdivision and building codes and also inform and support the capital improvement plan. Engaging a consultant for a city our size the average cost for such a program would be between \$50,000.00-\$85,000.00 Texas A&M University Texas Target Communities provide such services for a cost of \$30,000.00-\$45,000.00. This program will take approximately 1-2 years to complete and will engage a task force committee of diverse community members. The scope of work will include community engagement, a downtown master plan, a comprehensive plan and overall master plan.

Camden White went before the council to discuss the city's electric infrastructure. The United States has three (3) interconnection systems. The western side, the eastern side and Texas which is also known as Ercot, all three systems do not connect with one another. The city currently is connected through the eastern interconnection known as Miso System. Entergy is our transmission operator and we purchase our wholesale power through Cleco Cajun. Entergy owns the wire that supplies power to the city in two directions. A 69KV line coming in from the South through Somerville and another 69KV line coming in from the East from Bryan. This leaves the city at the end of the line. This results in lower power voltage fluctuations and reliability issues for our businesses including our very own wastewater treatment facility. With the current agreement we have through Cleco Cajun, which runs through May 31, 2022, this will allow us to begin planning other options. LCRA is in the process of building a transmission line near Davidson Creek Park that leads to a new substation in Cooks Point giving the city the opportunity to join Ercot. This would provide 138KV lines compared to our present 69KV lines and placing us in a stronger system.

What the process for change would entail;

- Negotiations with LCRA & Ercot,
- A harmless fee; load integration goes back into PUC rate case. Do not anticipate a large fee if we build our own substation near Davidson Creek positioning us near LCRA lines.
- Entergy & Miso meetings concerning current agreement.
- PUC application with hearings included.
- PUC approval or denial.

Operations would require a system study and a new site for substation. Build distribution line to the new substation and then a new power purchase agreement.

Budget predictions for filings would be approximately \$130,000.00 Substation land purchase in which the city would buy and sell to LCRA making them the owner and leaving the city with ownership to the breakers. Wire, pole, switches and labor of approximately \$240,000.00 and

contract labor of approximately \$250,000.00 totaling an estimate of \$620,000.00 for the project. No change in ownership as we will remain the wholesaler and we could stand to save \$100,000.00 to \$150,000.00 per year on power cost. To finance this project would be paid through Fund T – Electric Capital Fund.

The alternative and present outcome is that we currently have a 35 year old substation that will require work in the near future.

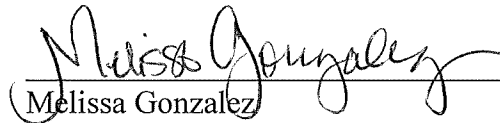
City Administrator White went on to report the ground storage tank is 56 years old and is structurally in good shape. Exterior coating is deteriorating and within the next year this will need to be replaced. Along with that, the elevated storage tank the interior and exterior coatings are also starting to age. To have both tanks re-done will cost approximately \$1.2 to \$1.5 million dollars.

Sewer lift stations; the seven (7) larger lift stations are 20 years old and plans to replace them would cost approximately \$325,000.00 per lift station including a generator on site. The goal would be to rebuild 2-3 stations costing approximately \$650,000.00-\$975,000.00 through the possibility of a certificate of obligation.

Alderman Novak mentioned if the city could turn the lights on at Davidson Creek Park a little earlier in the evenings. And, could the city look into benches on the other side of the splash pad.

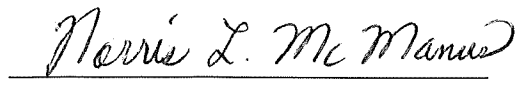
Alderwoman Stewart reported a citizen whom lives at South Hill Street by railroad inquired if the city could clean out a drainage ditch before it rains.

There being no further business Alderman Novak moved to adjourn the meeting. Alderman Willis seconded the motion. All Aldermen and Alderwoman Voted “Aye” none “No”. Mayor McManus declared the meeting adjourned at 4:38P.M.


Melissa Gonzalez
City Secretary

Date Approved: July 21, 2020

(SEAL)


Norris L. McManus
Mayor