



## City of Arcola

13222 Highway 6—Arcola, Texas 77583—Phone: 281-431-0606

[www.arcolatexas.org](http://www.arcolatexas.org)

Minutes of a Regular Meeting of the City Council of the City of Arcola, County of Fort Bend, State of Texas, held on Tuesday, December 14, 2021, beginning at 7:00 p.m. at: Arcola City Hall, Room 124; 13222 Highway 6; Arcola, Texas 77583 for the purpose of considering the following items. The City Council of the City of Arcola, Texas, reserves the right to meet in closed session on any of the below items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- I. **CALL TO ORDER.** Mayor Fred A. Burton called the meeting to order at 7:00 p.m.
- II. **INVOCATION:** Council Member Rosie Rojas gave the Invocation.
- III. **PLEDGE OF ALLEGIANCE TO THE FLAG:** Council Member Evelyn Jones led the Pledge of Allegiance to the Flag.
- IV. **ROLL CALL:** Mayor Fred A. Burton, Mayor Pro-Tem Florence Jackson, Council Member Evelyn Jones, Council Member Ebony Sanco, Council Member Greg Abarr and Council Member Rosie Rojas were present. Also present were City Secretary Sally Cantu, City Attorney Ford Hamilton, City Administrator Dr. Annette Guajardo and Acting Chief Raymond Stewart.

**At this time, Mayor Pro-Tem Florence Jackson so moved to move Roman Numeral V. PUBLIC COMMENTS to the end of the meeting after letter K; seconded by Council Member Evelyn Jones.** All were in favor.

Aye: Mayor Pro-Tem Florence Jackson, Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosie Rojas

Nay: 0

Motion carried. 5-0

## V. PUBLIC COMMENTS.

**GENERAL COMMENTS FROM THE AUDIENCE.** Citizens who desire to address the City Council with comments of a general nature will be received at this time. The total amount of time that a member of the public may address the City Council is limited to three (3) minutes, provided that any member of the public who addresses the City Council through a translator is limited to six (6) minutes. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking any action on items not listed on the agenda. It is our policy to have all speakers identify themselves by providing their name and residential address when making comments.

City Council heard comments from Officer Stewart, Suzanne Stewart, Anthony Brigham, Gerald Johnson, Sr., Gerald Johnson, Christina Garza, Charlotte Fielder, Dexter Nixon, Anthony Howard and Daniel Moise.

**COMMENTS FROM THE AUDIENCE FOR CONSENT AND REGULAR AGENDA ITEM** Citizens who desire to address the City Council, with regard to matters on the Consent Agenda or Regular Agenda will be received either at this time or, if they state at this time that they elect to do so, during the City Council's consideration of the item. The total amount of time that a member of the public may address the City Council on a given item is limited to three (3) minutes, provided that any member of the public who addresses the City Council on a given item through a translator is limited to six (6) minutes. Comments or discussion by the City Council Members will only be made at the time the agenda item is scheduled for consideration. It is our policy to have all speakers identify themselves by providing their name and residential address when making comments. None

## VI. PUBLIC HEARINGS:

- a) **PUBLIC HEARING REGARDING A PROPOSED FINAL PROJECT PLAN & REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF ARCOLA, TEXAS INCREASING THE GEOGRAPHIC AREA OF THE ZONE, INCREASING THE AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED, INCREASING THE TOTAL ESTIMATED PROJECT COSTS, AND DESIGNATING ADDITIONAL PROPERTY IN THE ZONE TO BE ACQUIRED BY THE CITY**
- b) **PUBLIC HEARING REGARDING THE PROPOSED ANNEXATION OF A TRACT OF LAND TALLING APPROXIMATELY 83.098 ACRES, LOCATED ON THE WEST SIDE OF FM 521 ALONG THE SOUTH SIDE OF FENN ROAD AND AS FURTHER DESCRIBED HEREIN BY THE CITY OF ARCOLA, TEXAS AND INCLUDING THE ANNEXED PROPERTY IN REINVESTMENT ZONE NUMBER ONE**

**Mayor Fred A. Burton called the public hearings to order** on (a) PUBLIC HEARING REGARDING A PROPOSED FINAL PROJECT PLAN & REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF

ARCOLA, TEXAS INCREASING THE GEOGRAPHIC AREA OF THE ZONE, INCREASING THE AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED, INCREASING THE TOTAL ESTIMATED PROJECT COSTS, AND DESIGNATING ADDITIONAL PROPERTY IN THE ZONE TO BE ACQUIRED BY THE CITY **and** (b) PUBLIC HEARING REGARDING THE PROPOSED ANNEXATION OF A TRACT OF LAND TALLING APPROXIMATELY 83.098 ACRES, LOCATED **ON THE WEST SIDE OF FM 521 ALONG THE SOUTH SIDE OF FENN ROAD AND AS FURTHER DESCRIBED HEREIN** BY THE CITY OF ARCOLA, TEXAS AND INCLUDING THE ANNEXED PROPERTY IN REINVESTMENT ZONE NUMBER ONE

No one from members of City Council asked to be heard.

Ms. Alice Crowley, 715 One Oak Chase off Fenn Road, inquired about the proposed property area being annexed. City Attorney Ford Hamilton noted that it was open land and did not include houses.

Mayor Fred A. Burton closed the public hearings.

## **VII. CONSENT AGENDA.**

## **VIII. REGULAR AGENDA:**

### **A. Discussion, Consideration and Possible Action—Month of October 2021 Financial Report by Ham, Langston & Brezina, L.L.P.; and related matters.**

Due to technical issues, **Mayor Pro-Tem Florence Jackson so moved** to table month of October 2021 Financial Report by Ham, Langston & Brezina; **seconded by Council Member Evelyn Jones**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson, Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosie Rojas

Nay: 0

Motion carried. 5-0

### **B. Discussion, Consideration and Possible Action—Water and Wastewater Systems and including (a) Operator's Report by John Montgomery of Municipal Operations and Consulting; and related matters.**

Mr. John Montgomery of Municipal Operations reviewed the Operations Report for the month of November 2021.

After review and discussion, **Mayor Pro-Tem Florence Jackson so moved** to accept the Operations Report; **seconded by Council Member Rosie Rojas**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson, Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosie Rojas

Nay: 0

Motion carried. 5-0

### **C. Discussion, Consideration and Possible Action—City Engineer Report by Llarance Turner, updates, pending projects, and related matters; including;**

**(a) GLENDALE LAKES SECTION 12; A SUBDIVISION OF 14.969 ACRES OF LAND LOCATED IN THE I. AND G.N. RAILROAD CO. SURVEY, A—352, FORT BEND COUNTY, TEXAS, 77 LOTS, 4 BLOCKS, 5 RESERVES**

**(b) GLENDALE LAKES SECTION 13; A SUBDIVISION OF 14.440 ACRES OF LAND LOCATED IN THE I. & G.N. RAILROAD CO, SURVEY, A—352 FORT BEND COUNTY, TEXAS, 69 LOTS, 2 BLOCKS, 3 RESERVES**

**(c) Water Plant and related matters.**

**(d) North Pine/South Pine Paving Project and related matters.**

Mr. Dwayne Davis of Kaluza, Inc. reviewed Glendale Lakes Section 12 Preliminary Plat and Glendale Lakes Section 13 Preliminary Plat.

Mr. Davis gave an update on the Water Plant and water well. It should be completed by June/July 2022. The project is on schedule. City Administrator Dr. Annette Guajardo recommended updating the schedule on the timeline.

Mr. Davis also gave an update on the North Pine/South Pine Paving Project. The construction project is complete, and a final inspection walk through has been performed. They noticed some items that need to be resolved. Once completed a markup will be performed in those areas.

**Mayor Pro-Tem Florence Jackson so moved** to approve GLENDALE LAKES SECTION 12; A SUBDIVISION OF 14.969 ACRES OF LAND LOCATED IN THE I. AND G.N. RAILROAD CO. SURVEY, A—352, FORT BEND COUNTY, TEXAS, 77 LOTS, 4 BLOCKS, 5 RESERVES **and** GLENDALE LAKES SECTION 13; A SUBDIVISION OF 14.440 ACRES OF LAND LOCATED IN THE I. & G.N. RAILROAD CO, SURVEY, A—352 FORT BEND COUNTY, TEXAS, 69 LOTS, 2 BLOCKS, 3 RESERVES Preliminary Plats; seconded by Council Member Evelyn Jones. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson, Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosie Rojas

Nay: 0

Motion carried. 5-0

**D. Discussion, Consideration and Possible Action—MPACT Strategic Consulting LLC, AMERICAN RESCUE PLAN ACT (ARPA) FUNDS, proposal, and related matters.**

City Administrator Dr. Annette Guajardo reported that MPACT Strategic Consulting LLC submitted a proposal to help the City manage ARPA money. She reached out to Fort Bend County, and they are using MPACT Strategic Consulting LLC. After discussion, **Mayor Pro-Tem Florence Jackson so moved** to use MPACT Strategic Consulting LLC to help the City of Arcola with AMERICAN RESCUE PLAN ACT (ARPA) FUNDS; **seconded by Council Member Rosie Rojas**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson, Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosie Rojas

Nay: 0

Motion carried.

**E. Discussion, Consideration and Possible Action—Approve INTERLOCAL COOPERATION AGREEMENT FOR THE COLLECTION OF TAXES and related matters.**

**Council Member Greg Abarr so moved** to approve INTERLOCAL COOPERATION AGREEMENT FOR THE COLLECTION OF TAXES; **seconded by Mayor Pro-Tem Florence Jackson**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson, Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosie Rojas

Nay: 0

Motion carried by Council 5-0

**F. Discussion, Consideration and Possible Action—Recommendation of Chief of Police for the City of Arcola. Mayor Pro-Tem Florence Jackson so moved** to table recommendation of Chief of Police for the City of Arcola until further notice; **seconded by Council Member Evelyn Jones**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson, Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosie Rojas

Nay: 0

Motion carried. 5-0

**G. Discussion, Consideration and Possible Action—Update from the Mayor's Desk, including:**

**(a) City of Arcola 3<sup>rd</sup> Annual BBQ Cook-off and related matters.**

This item was passed to City Administrator Dr. Annette Guajardo for a final report.

**H. Discussion, Consideration and Possible Action—City Administrator's Report by Annette Guajardo; updates, pending projects, and related matters, including the following:**

**(a) Hiring Process for Police Chief and related matters**

City Administrator Dr. Annette Guajardo reviewed the process for hiring Police Chief for the City of Arcola. The interview happened on November 29<sup>th</sup>.

**(b) Cares Act close out and related matters**

City Administrator Dr. Guajardo reported that the Cares Act money will end December 31, 2021. The balance is \$9,406.71. That money is allocated to the Rent Utility Mortgage Program. There are currently five applicants in the program.

**(c) TIRZ and related matters**

**(d) City of Arcola 3<sup>rd</sup> Annual BBQ Cook-off leftover funds and related matters.**

City Administrator Dr. Annette Guajardo gave a report on the revenues coming in and expenses for the BBQ Cook-Off. The City collected \$4,600.00 from sponsors throughout the city. There were eleven cooking teams and

collected \$1,250.00. The total revenue was \$5,850.00. Total expenses are \$4,167.54. Revenue minus expenses leaves \$1,682.46.

City Administrator Dr. Annette Guajardo requested recommendation from Mayor and Council Members on what to do with the balance.

The recommendation is to leave it in the general fund and move it forward for next year.

After discussion, **Council Member Greg Abarr so moved** to leave the leftover funds from the BBQ Cook-off in the General Fund in a Special Account only to be used for next year's BBQ Cook-off; **seconded by Mayor Pro-Tem Florence Jackson**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson, Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosie Rojas

Nay: 0

Motion carried. 5-0

**(e) Appraisal for 4.143 acres of land adjacent to City Hall and related matters.**

Dr. Annette Guajardo reported that she reached out to 6 appraisals for the 4.143 acres of land adjacent to City Hall. They went with National Appraisal Partners. She presented the appraisal to City Council. She requested permission from the Mayor and City Council to enter into negotiations with the property owner and to see what the best option for financing the property. The property owner is requesting a copy of the appraisal. Mayor Burton recommended that the property owner view the appraisal at City Hall electronically.

After discussion, **Council Member Greg Abarr so moved** to allow the Mayor and the Financial Advisor to begin negotiations with the property owner to purchase the property; **seconded by Mayor Pro-Tem Florence Jackson**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson, Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosie Rojas

Nay: 0

Motion carried. 5-0

**I. Discussion, Consideration and Possible Action – ORDINANCE 2021-12-14A; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, ANNEXING AN 83.098 ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF FM 521 ALONG THE SOUTH SIDE OF FENN ROAD AS FURTHER DESCRIBED HEREIN, INTO THE CITY'S MUNICIPAL BOUNDARIES.**

**Council Member Greg Abarr so moved** to approve ORDINANCE 2021-12-14A; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, ANNEXING AN 83.098 ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF FM 521 ALONG THE SOUTH SIDE OF FENN ROAD AS FURTHER DESCRIBED HEREIN, INTO THE CITY'S MUNICIPAL BOUNDARIES; **seconded by Council Member Ebony Sanco**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson, Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosie Rojas

Nay: 0

Motion carried. 5-0

**J. Discussion, Consideration and Possible Action – ORDINANCE 2021-12-14B; AN ORDINANCE OF THE CITY COUNSEL OF ARCOLA, TEXAS ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER 1, CITY OF ARCOLA, TEXAS, BY ADDING AN 83.098 ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF FM 521 ALONG THE SOUTH SIDE OF FENN ROAD AND AS FURTHER DESCRIBED HEREIN; AND APPROVING THE FINAL PROJECT PLAN & REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER 1, CITY OF ARCOLA, TEXAS**

**Council Member Greg Abarr so moved** to approve ORDINANCE 2021-12-14B; AN ORDINANCE OF THE CITY COUNSEL OF ARCOLA, TEXAS ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER 1, CITY OF ARCOLA, TEXAS, BY ADDING AN 83.098 ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF FM 521 ALONG THE SOUTH SIDE OF FENN ROAD AND AS FURTHER DESCRIBED HEREIN; AND APPROVING THE FINAL PROJECT PLAN & REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER 1, CITY OF ARCOLA, TEXAS; **seconded by Mayor Pro-Tem Florence Jackson**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson, Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosie Rojas

Nay: 0

Motion carried. 5-0

**K. Discussion, Consideration and Possible Action – RESOLUTION REGARDING AMENDMENT NO. 1 TO ARCOLA REINVESTMENT ZONE DEVELOPMENT PLAN AGREEMENT.**

**Council Member Greg Abarr so moved** to approve RESOLUTION REGARDING AMENDMENT NO. 1 TO ARCOLA REINVESTMENT ZONE DEVELOPMENT PLAN AGREEMENT; **seconded by Mayor Pro-Tem Florence Jackson**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson, Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosie Rojas

Nay: 0

Motion carried. 5-0

**IX. ADJOURNMENT.**

**Mayor Pro-Tem Florence Jackson so moved** to adjourn at 8:05 p.m.; **seconded by Council Member Evelyn Jones**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson, Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosie Rojas

Nay: 0

Motion carried. 5-0