



City of Arcola

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Minutes of a Regular Meeting of the City Council of the City of Arcola, County of Fort Bend, State of Texas, held on Tuesday, March 14, 2023, beginning at 6:00 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 6:00 p.m.
- II. **INVOCATION:** Council Member Rosemary Bigby gave the Invocation.
- III. **PLEDGE OF ALLEGIANCE TO THE FLAG:** Mayor Pro-Tem Florence Jackson 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 Rosemary Bigby were present. Also present were City Attorney Debra Mergel, City Secretary Sally Cantu, Finance Director Ruthie Cable, and City Administrator Dr. Annette Guajardo.
- 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. The City Council heard comments from Lester Hatton.

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.

- VI. **CITY COUNCIL COMMENTS:** Mayor Pro-Tem Florence Jackson, Council Member Evelyn Jones, Council Member Greg Abarr, Council Member Ebony Sanco, and Council Member Rosemary Bigby.

Mayor Pro-Tem Florence Jackson gave a shout out to Officer Charlotte Campbell for reaching out to the community. She also commented on the speed humps and how Arcola is moving. Council Member Evelyn Jones also commented on the speed humps. She is thankful that they are on the street. It has made a difference. Council Member Greg Abarr reported that he attended the Municipal Management District meeting. They stated at the meeting that the start-up meeting for the WWTP Expansion is going to start at the end of this month. There were no comments from Council Member Ebony Sanco. Council Member Rosemary Bigby reported that the Speed Hump signs are too small and are not noticeable.

- VII. **PUBLIC HEARINGS:** None
- VIII. **CONSENT AGENDA: Waste Connections of Texas, LLC; including AMENDED AND RESTATED AGREEMENT FOR SOLID WASTE SERVICES and related matters.**
No action was taken.
- IX. **REGULAR AGENDA:**
 - A. **Discussion, Consideration and Possible Action—Previous meeting minutes and related matters.**

Mayor Pro-Tem Florence Jackson moved to approve previous meeting minutes of February 14, 2023; **seconded by Council Member Rosemary Bigby**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby

Nay: 0

Motion carried. 5-0

B. Discussion, Consideration and Possible Action—Update from Mayor Fred A. Burton, including;

1. Speed Humps update and related matters.

Mayor Burton reported that there will be more speed humps to come.

2. City of Arcola sign update and related matters.

He reported that the City of Arcola sign was in the wrong location. It was a mistake made and he takes full responsibility for it. It must be removed because of the construction of the Lift Station in the area. It is going to cost to have it removed. A cost estimate will be brought to the City Council for approval.

C. Discussion, Consideration and Possible Action—Update from City Administrator, Dr. Annette Guajardo, including;

1. NAACP presented by Linda Coleman.

Ms. Linda Coleman of NAACP introduced herself and gave an overview of the association. They cover all of Fort Bend County and Wharton County. They have a youth council of about 55-60 members. They also have a lot of projects and partnerships coming up.

2. Brazos Valley Schools Credit Union and related matters presented by Kaitlyn Michalec.

Ms. Michalec of Brazos Valley Schools Credit Union introduced herself to the City Council. City of Arcola employees qualify to become members with Brazos Valley Schools Credit Union. She brought brochures and applications for those who are interested in becoming a member.

D. Discussion, Consideration and Possible Action—Update from R. Cable, Finance Director, including; Month of February 2023 Bookkeeping Report and Financial Report and related matters, including;

1. Fiscal Year 2022 Audit update and related matters.

Finance Director Ruthie Cable reviewed the Bookkeeping Report and Financial Report for the month of February 2023.

Mayor Pro-Tem Florence Jackson moved to approve the 2023 Bookkeeping and Financial Report for the month of February 2023; **seconded by Council Member Ebony Sanco**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby

Nay: 0

Motion carried. 5-0

E. Discussion, Consideration and Possible Action—Update from L. Garrette, Permit Administrator, including;

1. Month of February 2023 Permit Report and related matters.

Permit Administrator L. Garrette reviewed the permit report for the month of February 2023. After reviewing the report, **Mayor Pro-Tem Florence Jackson moved** to approve the Permit Report for the month of February 2023; **seconded by Council Member Evelyn Jones**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby

Nay: 0

Motion carried. 5-0

F. Discussion, Consideration and Possible Action—Update from John Montgomery, Municipal Operations and Consulting, including;

1. February 2023 Operator's Report and related matters.

2. Grease traps, fees, and related matters.

3. Lead and Copper Rule Revision Service Line Material Inventory and related matters.

1. Mr. John Montgomery of Municipal Operations reviewed the February 2023 Operator's Report.

After review, **Mayor Pro-Tem Florence Jackson moved** to approve the Operation's Report for the month of February 2023; **seconded by Council Member Ebony Sanco**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby

Nay: 0

Motion carried. 5-0

2. Mr. Montgomery proposed to modify Ordinance 2023-03-14 by adding grease trap inspections; including fees. **Council Member Rosemary Bigby moved** to add grease tap inspections, including fees to Ordinance No. 2023-03-14; **seconded by Mayor Pro-Tem Florence Jackson**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby
Nay: 0

Motion carried. 5-0

3. Mr. Montgomery reviewed the Lead and Copper Rule Revision Service Line Material Inventory. It was adopted for all 51 States. He must identify what is on the ground. The inventory report is due October 18, 2024. After discussion, **Mayor Pro-Tem Florence Jackson moved** to move ahead with the Copper Rule Revision Service Line Material Inventory report due October 18, 2024; **seconded by Council Member Rosemary Bigby**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby
Nay: 0

Motion carried. 5-0

G. Discussion, Consideration and Possible Action—ORDINANCE NO. 2023-03-14; AN ORDINANCE AMENDING AND ESTABLISHING RATES, FEES, CHARGES AND POLICIES FOR WATER AND WASTEWATER UTILITY SERVICES; AMENDING THE CODE OF ORDINANCES; AND CONTAINING FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

Council Member Greg Abarr so moved to approve ORDINANCE NO. 2023-03-14; AN ORDINANCE AMENDING AND ESTABLISHING RATES, FEES, CHARGES AND POLICIES FOR WATER AND WASTEWATER UTILITY SERVICES; AMENDING THE CODE OF ORDINANCES; AND CONTAINING FINDINGS AND PROVISIONS RELATING TO THE SUBJECT; **seconded by Council Member Ebony Sanco**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby
Nay: 0

Motion carried. 5-0

H. Discussion, Consideration and Possible Action—Update from Kaluza, Inc. including:

1. **Water Plant update, and related matters.**

Mr. Turner gave an update on the water plant and wastewater plant. The water plant is going very, very well. He reviewed his Status Project Report.

2. **FINAL PLAT OF POST OAK POINTE SECTION 5—A SUBDIVISION OF 30.326 ACRES OF LAND SITUATED IN THE THOMAS BARNETT SURVEY, ABSTRACT 7, CITY OF ARCOLA, FORT BEND COUNTY, TEXAS, and related matters.**

Mr. Turner reviewed the final plat of Post Oak Point Section 5. It is a 30.326-acre tract. It is still part of the Post Oak Development. It consists of 99 Lots, 6 Reserves, and 2 Blocks. Kaluza Inc. staff has reviewed the plat and issued comments. Staff recommend approval of the final plat subject to the developer addressing the comments. They are minor modifications.

Council Member Greg Abarr moved to approve the POST OAK POINTE SECTION 5 plat and the modifications stated on the report; **seconded by Council Member Ebony Sanco**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby
Nay: 0

Motion carried. 5-0

I. Discussion, Consideration and Possible Action—Acceptance of CERTIFICATION OF UNOPPOSED CANDIDATES FOR THE CITY OF ARCOLA GENERAL ELECTION and related matters.

Council Member Greg Abarr moved to accept the CERTIFICATION OF UNOPPOSED CANDIDATE FOR THE CITY OF ARCOLA GENERAL ELECTION; **seconded by Council Member Evelyn Jones**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby
Nay: 0

Motion carried. 5-0

- J. Discussion, Consideration and Possible Action—ORDINANCE NO. 2023-03-14A; AN ORDINANCE OF THE CITY OF ARCOLA, TEXAS, CANCELLING THE GENERAL ELECTION SCHEDULED FOR MAY 6, 2023, DUE TO EACH CANDIDATE BEING UNOPPOSED; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN OPEN MEETINGS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

Council Member Evelyn Jones so moved to approve ORDINANCE NO. 2023-03-14A; AN ORDINANCE OF THE CITY OF ARCOLA, TEXAS, CANCELLING THE GENERAL ELECTION SCHEDULED FOR MAY 6, 2023, DUE TO EACH CANDIDATE BEING UNOPPOSED; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN OPEN MEETINGS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; **seconded by Council Member Greg Abarr**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby

Nay: 0

Motion carried. 5-0

- K. Discussion, Consideration and Possible Action—CenterPoint Energy 2023 Annual GRIP Adjustment for the Texas Coast Division and related matters.**

City Administrator Dr. Annette Guajardo reported that CenterPoint Energy approached the City of Arcola and asked if the city could take a vote on a rate increase for energy. They are proposing a \$2.15 rate. There are three options. One option is to vote for the increase, the second option is to vote against the increase and the third option is to defer to the Texas Railroad Commission.

Dr. Guajardo's recommendation is to defer to the Texas Railroad Commission. This is regarding natural gas that is running through the City of Arcola at this time.

Council Member Greg Abarr moved to defer the CenterPoint decision to the Texas Railroad Commission; **seconded by Council Member Evelyn Jones**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby

Nay: 0

Motion carried. 5-0

- L. Discussion, Consideration and Possible Action—AMC (Arcola Multi-Service Center), including;**

- 1. Authorize AMC (Arcola Multi-Service Center) engineering plans not to exceed \$16,500.00 previously approved by 4B Corporation members and AMC Committee, and related matters.**

Council Member Greg Abarr moved to approve the engineering plan for the Arcola Multi-Service Center not to exceed \$16,500.00; **seconded by Council Member Evelyn Jones**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby

Nay: 0

Motion carried. 5-0

- M. Discussion, Consideration and Possible Action—Resolution of Support for the Fort Bend ISD 2023 Bond Election by the City of Arcola and related matters.**

The City Attorney advised the City Council to pull this item from the agenda.

Council Member Greg Abarr so moved to pull Item Number M. from the agenda; **seconded by Council Member Ebony Sanco**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby

Nay: 0

Motion carried. 5-0

- N. Discussion, Consideration and Possible Action—Acceptance to enter a contract with Enterprise Commercial Paving for the installation of Speed Humps not to exceed \$50,000.00.**

Mayor Fred Burton reported that there are additional speed humps needed to install in the city. The recommendation is to accept to enter a contract with Enterprise Commercial Paving for the installation of Speed Humps not to exceed \$50,000.00.

Council Member Evelyn Jones so moved to accept to enter a contract with Enterprise Commercial Paving for the installation of Speed Humps not to exceed \$50,000.00; **seconded by Council Member Greg Abarr**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby
Nay: 0
Motion carried. 5-0

O. Discussion, Consideration and Possible Action—Installation of Speed Humps based on the following priority: 1. Coen Road, 2. Macnicoll Street, 3. Howell Street, 4. Compton Street, and 5. Ladonia Street (south).

Mayor Pro-Tem Florence Jackson moved to install speed humps based on the following priority: 1. Coen Road, 2. Macnicoll Street, 3. Howell Street, 4. Compton Street, and 5. Ladonia Street (south); **seconded by Council Member Evelyn Jones**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby
Nay: 0
Motion carried. 5-0

P. Discussion, Consideration and Possible Action—PROPOSED RETAIL CENTER KARALA PLAZA, LLC; 6209 FM 521, CITY OF ARCOLA, FORT BEND, TEXAS 77583 by Doshi Engineering & Surveying Company Consulting Engineers & Surveyors and related matters.

Council Member Greg Abarr so moved to table PROPOSED RETAIL CENTER KARALA PLAZA, LLC; 6209 FM 521, CITY OF ARCOLA, FORT BEND, TEXAS 77583 by Doshi Engineering & Surveying Company Consulting Engineers & Surveyors; **seconded by Council Member Ebony Sanco**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby
Nay: 0
Motion carried. 5-0

Q. Discussion, Consideration and Possible Action—Update from Chief A. Carr, Arcola Police Department; including;

1. Month of February 2023 Police Report and related matters.

Chief Carr reported that the radios and mics are in. She reviewed the police report for the month of February 2023. She announced a Blood Drive on April 14, 2023 and an Easter Egg Hunt on March 25, 2023. The police department is partnering with NAACP for the Easter Egg Hunt.

Mayor Pro-Tem Florence Jackson so moved to accept the Police Report for the month of February 2023; **seconded by Council Member Rosemary**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby
Nay: 0
Motion carried. 5-0

R. ADJOURNMENT.

Mayor Pro-Tem Florence Jackson moved to adjourn at 7:58 p.m.; **seconded by Council Member Ebony Sanco**. All were in favor.

Aye: Mayor Pro-Tem Florence Jackson and Council Members Evelyn Jones, Greg Abarr, Ebony Sanco, Rosemary Bigby
Nay: 0
Motion carried. 5-0