



CITY OF ARCOLA

CITY COUNCIL MINUTES

Arcola City Hall, Room 124
13222 Highway 6
Arcola, Texas 77583

Minutes of a **Regular Meeting** of the City Council of the City of Arcola, County of Fort Bend, State of Texas, held on **Tuesday, January 9, 2024**, beginning at 6:00 p.m. at: **Arcola City Hall, 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.

The meeting will live stream at <https://www.facebook.com/groups/349118908926238>.

TUESDAY, JANUARY 9, 2024

CITY COUNCIL REGULAR MINUTES

6:00 P.M.

CITY COUNCIL CHAMBER

CALL TO ORDER

Mayor Fred A. Burton called the meeting to order at 6:04 p.m.

INVOCATION

Council Member Evelyn Jones gave the Invocation

PLEDGE OF ALLEGIANCE TO FLAG

Council Member Ebony Sanco

ROLL CALL

Mayor Fred A. Burton and Council Members Evelyn Jones, Ebony Sanco and Rosemary Bigby were present. Also present were City Administrator Dr. Guajardo Goldberg, Permit Administrator Lyneshia Garrette, City Attorney Debra Mergel and City Secretary Sally Cantu. Mayor Pro-Tem Florence Jackson and Council Member Greg Abarr were absent during Roll Call.

Mayor Pro-Tem Florence Jackson arrived at 6:17 p.m. and Council Member Greg Abarr arrived at 6:37 p.m.

I. PUBLIC COMMENTS

GENERAL 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 Veeda Williams, Anna Rivera, and Fred A. Burton.

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.

II. CITY COUNCIL COMMENTS

Notice is hereby given in accordance with Section 551.0415 of the Texas Government Code, the City Council of the City of Arcola may receive reports about items of community interest from City staff and/or a member of the City Council, but no action or possible action shall be taken or discussed concerning the subject of such report, except as provided by Section 551.042 of the Texas Government Code.

Mayor Pro-Tem Florence Jackson wished everyone a prosperous New Year, Council Member Evelyn Jones commented regarding agenda items, Council Member Ebony Sanco wished everyone a Happy New Year. She commented on her duties, and she would like to see items prior to the meetings. Council Member Rosemary Bigby wished everyone a Happy New Year. She expressed her concern regarding the security in the front lobby. Mayor Fred Burton addressed his position as Mayor and that the city is in a lot better shape than it ever was. He also commented on the growth of the city and there is a whole lot more to do.

III. CONSENT AGENDA

All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

A. Discussion, consideration of and possible action on the approval of the minutes of the regular meeting of December 12, 2023.

After review, **Mayor Pro-Tem Florence Jackson moved** to approve the minutes of a regular meeting of December 12, 2023; **seconded by Council Member Ebony Sanco.**

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

Nay: 0

Absent: Council Member Greg Abarr

IV. PUBLIC HEARING: NONE

V. REGULAR AGENDA ITEMS

A. Discussion, consideration of and possible action(s) on the Capital Improvement Plan (CIP) updates and other related matters; Food Court and other related matters; 2024 Vision/Goals and other related matters; City of Arcola Online Surplus Auction and other related matters; Townhall Meeting 2024 and other related matters. *Mayor Fred A. Burton*

Mayor Fred A. Burton gave an update on the Capital Improvement Plan regarding the streets; Food Court; 2024 Vision/Goals regarding the completion of the parking lot; the On-line Surplus Auction addressed by Dr. Goldberg; and he announced a Town Hall Meeting coming up on February 22, 2024; 6:00 p.m. to 8:00 p.m.

Council Member Evelyn Jones requested the City Council see the bills and expenses of the Food

Court construction. She would also like to see the contracts made with the vendors for the Food Court and what is being auctioned on the On-Line Surplus Auction. She would like to be informed of what is going on before the meeting.

Council Member Greg Abarr arrived at 6:37 p.m.

B. Discussion, consideration of and possible action on the update of the month of December 2023 Permit Report and other related matters. *Lyneshia Garrette, Permits Administrator*

Permit Administrator Lyneshia Garrette presented and reviewed the December 2023 Permit Report. After review, **Mayor Pro-Tem Florence Jackson moved** to accept the December 2023 Permit Report; **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

C. Discussion, consideration of and possible action on the update of the month of December 2023 Operator's Report and other related matters. *John Montgomery, Municipal Operations and Consulting, Inc.*

John Montgomery, Utility Operator for the City of Arcola, presented and reviewed the Operator's Report for the month of December 2023. He also gave an update on customer calls regarding low pressure and water quality in the Post Oak Pointe area. He also gave an update on the service line breaks.

After review, **Mayor Pro-Tem Florence Jackson moved** to accept the Operator's Report for the month of December 2023; **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

D. Discussion, consideration of and possible action on the TrueLight Church Assembly, including correction on the calculations for impact fees and tap connection fees for water and wastewater and other related matters. *Johnson Mathew, Chip Mathews & J. Jackson*

After review and discussion on the TrueLight Church Assembly, including correction on the calculations for impact fees and tap connection fees for water and wastewater, **Council Member Greg Abarr moved** to table this item; **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 and Rosemary Bigby
Nay: 0

Motion carried. 5-0

E. Discussion, consideration of and possible action on the PRELIMINARY PLAT of PATEL POST ROAD DEVELOPMENT—A Subdivision of 17.8430Acres being a Replat of Part of Lot 42 and 43 and all of lots 44, 45, and 46, each in New York and Texas Land Company Limited Division, A Subdivision in Fort Bend County, Texas, according to the map or plat thereof filed for record in Vol. 26, Page 596 of the Fort Bend County Deed Records, situated in the Manuel Escalera Survey, A-170 Fort Bend County, Texas. 70 Lots, 2 Reserves, 2 Blocks. *H. H. Doshi, Doshi Engineering & Surveying Company*

Mr. H. H. Doshi presented and reviewed a Preliminary Plat of Patel Post Road Development.

After review and discussion, **Council Member Greg Abarr moved** to approve the PRELIMINARY PLAT of PATEL POST ROAD DEVELOPMENT—A Subdivision of 17.8430Acres being a Replat of Part of Lot 42 and 43 and all of lots 44, 45, and 46, each in New

York and Texas Land Company Limited Division, A Subdivision in Fort Bend County, Texas, according to the map or plat thereof filed for record in Vol. 26, Page 596 of the Fort Bend County Deed Records, situated in the Manuel Escalera Survey, A-170 Fort Bend County, Texas. 70 Lots, 2 Reserves, 2 Blocks.; **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 and Rosemary Bigby

Nay: 0

Motion carried. 5-0

F. Discussion, consideration of and possible action on the Fiscal Year 2023-24 Pavement Rehabilitation Project areas for Dallas Avenue-North of Highway 6 (Approx. 0.11 miles); Dallas Avenue-South of Highway 6 (Approx. 0.271; North Pine Road (Approx. 0.353 miles; Rice Avenue (Approx. 0.075 miles); and South Pine Road (Approx. 0.353 miles) including approval of bid and other related matters. *H. H. Doshi, Doshi Engineering & Surveying Company*

Mr. H. H. Doshi, of Doshi Engineering & Surveying Company, gave a report on the Fiscal Year 2023-24 Pavement Rehabilitation Project for Dallas Avenue-North of Highway 6 (Approx. 0.11 miles); Dallas Avenue-South of Highway 6 (Approx. 0.271; North Pine Road (Approx. 0.353 miles; Rice Avenue (Approx. 0.075 miles); and South Pine Road (Approx. 0.353 miles).

Mr. Doshi reported that 8 bids were received for the Fiscal Year 2023-2024 Pavement Rehabilitation Project. The first low bid did not qualify because a bid bond was not provided. The second lowest bid is Ables Construction Services for the amount \$359,783.47. The recommendation is to approve Ables Construction Services, the second lowest bidder for the contract on the pavement.

After review and discussion, **Mayor Pro-Tem Florence Jackson moved** to approve the contract with Ables Construction Services, the second lowest bid, for the Fiscal Year 2023-2024 Pavement Rehabilitation Project for Dallas Avenue-North of Highway 6 (Approx. 0.11 miles); Dallas Avenue-South of Highway 6 (Approx. 0.271; North Pine Road (Approx. 0.353 miles; Rice Avenue (Approx. 0.075 miles); and South Pine Road (Approx. 0.353 miles) for the amount of \$359,783.47; **seconded by Council Member Rosemary Bigby.**

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

Nay: 0

Motion carried. 5-0

G. Discussion, consideration of and possible action on the Colonial Life Employee Benefits for all city employees including approval of payroll deduction for Colonial Life Supplement Benefits and other related matters. *City Administrator Dr. Annette Goldberg*

City Administrator Dr. Annette Goldberg introduced Colonial Life Employee Benefits for all employees. There is no cost to the city. It is 100% employee paid.

After discussion, **Council Member Greg Abarr moved** to approve the Colonial Life Employee Benefits; **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 and Rosemary Bigby

Nay: 0

Motion carried. 5-0

H. Discussion, consideration of and possible action on the Engineering and Surveying Proposal for Updating City of Arcola Land Use Plan, Capital Improvement Plan and Connection Fee Analysis (Impact Fee) for the City of Arcola, Fort Bend County, Texas and other related

matters. Llarance Turner, Kaluza, Inc. Consulting Engineers & Surveyors

Mr. Llarance Turner reviewed the process regarding impact fee analysis. This process needs to be done periodically. The proposal is to go through the process with the City Council.

After discussion, **Council Member Greg Abarr moved** to approve the Engineering and Surveying Proposal for Updating City of Arcola Land Use Plan, Capital Improvement Plan and Connection Fee Analysis (Impact Fee) for the City of Arcola, Fort Bend County, Texas as presented by Mr. Llarance Turner of Kaluza, Inc.; **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 and Rosemary Bigby

Nay: 0
Motion carried. 5-0

I. Discussion, consideration of and possible action on the Engineering and Surveying Proposal for the City of Arcola Wastewater Treatment Plant Expansion from 950,000 gpd to 1,400,000 gpd, Wastewater Expansion No. 2, City of Arcola, Fort Bend County, Texas, and other related matters. Llarance Turner, Kaluza, Inc. Consulting Engineers & Surveyors

Mr. Llarance Turner reviewed the Engineering and Surveying Proposal for the City of Arcola Wastewater Treatment Plant Expansion from 950,000 gpd to 1,400,000 gpd, Water Expansion No. 2, City of Arcola, Fort Bend County, Texas.

After review and discussion, **Council Member Greg Abarr moved** to approve the Engineering and Surveying Proposal for the Wastewater Expansion No. 2; **seconded by Council Evelyn Jones**. All were in favor.

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

Nay: 0
Motion carried. 5-0

J. Discussion, consideration of and possible action on the update of the Inflow & Infiltration Project Report including funding and other related matters.

City Secretary Sally Cantu presented and gave an updated report on the Inflow & Infiltration Project.

After review and discussion, **Mayor Pro-Tem Florence Jackson moved** to approve the update on the Inflow & Infiltration Project; **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 and Rosemary Bigby

Nay: 0
Motion carried. 5-0

VI. CONTRACTS AND AGREEMENTS

A. Discussion, consideration of and possible action on the BEACON SAAS MANAGED SOLUTION MASTER AGREEMENT by and between Badger Meter, Inc. and the City of Arcola.

Mr. John Montgomery of Municipal Operations and Consulting, Inc. requested to table this item.

Council Member Greg Abarr moved to table BEACON SAAS MANAGED SOLUTION MASTER AGREEMENT by and between Badger Meter, Inc. and the City of Arcola; **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 and Rosemary Bigby

Nay: 0
Motion carried. 5-0

B. Discussion, consideration of and possible action on the approval of Accucleaning Solutions, LLC cleaning service contract, proposal, estimate amount of \$879.53 and related matters.

Dr. Annette Goldberg, City Administrator reported that the city went out for bids for cleaning of City Hall. The previous contractor could no longer provide that service. The proposal is cleaning services for 3 days for \$879.53 a month; which is less than the city was currently paying.

After discussion, **Council Member Rosemary Bigby moved** to approve Accucleaning Solution, LLC cleaning service contract; **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 and Rosemary Bigby

Nay: 0
Motion carried. 5-0

C. Discussion, consideration of and possible action to enter into a contract with Houston Plumbing and Gas, LLC (MWBE) for certain utility services, to include taps and repairs and related matters.

Mayor Fred A. Burton recommended having other options for taps and connections.

Ms. Monica Lamb Powell of Plumbing Gas, LLC (MWBE) made a presentation on certain utility services, including taps and repairs.

Council Member Ebony Sanco exited the Regular City Council Meeting on a medical emergency.

After discussion, **Mayor Pro-Tem Florence Jackson moved** to approve entering into a contract with Houston Plumbing and Gas, LLC (MWBE) for certain utility services, to include taps, and repairs; **seconded by Council Member Greg Abarr**.

Aye: Mayor Pro-Tem Florence Jackson and Council Member Greg Abarr

Nay: Council Member Evelyn Jones and Council Member Rosemary Bigby

Absent: Council Member Ebony Sanco

Tie Vote

Mayor Fred A. Burton voted Aye.

Motion carried. 3-2

D. Discussion, consideration of and possible action on the Additional Expansion of Regional Wastewater Treatment Plant on behalf of Fort Bend County Fresh Water Supply District No. 1, indicating the District's Desire to Participate in the City's Proposed Wastewater Expansion No.1 to the WWTP of 100,000 GPD (December 2019). Llarance Turner, Kaluza, Inc. Consulting Engineers & Surveyors

Mr. Llarance Turner noted that on December 4, 2019 FWSD No. 1 sent the city a letter requesting to participate in the city's proposed Wastewater Expansion No. 1 to the WWTP of 100,000 GPD.

To make it official, City Council action is needed that FWSD No. 1 can have the 100,000-gallon capacity.

After discussion, **Council Member Greg Abarr moved** to approve the Wastewater Expansion No. 1 of 275,000 gallons; divided 100,000 gallons to FWSD No. 1 and 175,000 gallons to the City of Arcola; **seconded by Mayor Pro-Tem Florence Jackson**.

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

Nay: 0

Absent: Council Member Ebony Sanco

Motion carried. 4-1

VII. CLOSED EXECUTIVE SESSION

- A. Closed Executive Session as authorized by Chapter 551.071, Texas Government Code.
Consultation with:**

Section 551.071 Consultation with Attorney

For the purpose of discussion with Attorney regarding pending litigation with Fort Bend County and Arcola Municipal Management District No. 1.

Council Member Greg Abarr moved to table Closed Executive Session; seconded by Mayor Pro-Tem Florence Jackson.

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

Nay: 0

Absent: Council Member Ebony Sanco

Motion carried. 4-1

VIII. ADJOURNMENT

Council Member Greg Abarr moved to adjourn at 8:19 p.m.; 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 and Rosemary Bigby

Nay: 0

Motion carried. 5-0