



CITY OF ARCOLA

CITY COUNCIL REGULAR MINUTES

Arcola City Hall
13222 Highway 6
Arcola, Texas 77583

TUESDAY, SEPTEMBER 10, 2024
CITY COUNCIL REGULAR MINUTES

6:00 P.M.

CITY COUNCIL CHAMBER

CALL TO ORDER

Mayor Veeda Williams

Mayor Veeda Williams called the meeting to order at 6:03 p.m.

INVOCATION

Council Member Rosemary Bigby

PLEDGE OF ALLEGIANCE TO FLAG

Mayor Pro-Tem Ebony Sanco

ROLL CALL

Mayor, Council Members and Administration

QUORUM PRESENT

All Members of City Council Were Present.

Council Member E. Jones; Council Member G. Abarr; Council Member R. Bigby;
Council Member F. Jackson; Mayor Pro-Tem E. Sanco; Mayor Veeda Williams

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.

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.

The following members of the public addressed the Council.

1. Fred Burton, 2024 Texas Ave.

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 Veeda Williams, Council Member Evelyn Jones, Council Member Greg Abarr, Council Member Florence Jackson, Mayor Pro-Tem Ebony Sanco, and Council Member Rosemary Bigby.

III. PUBLIC HEARING

- A. Public Hearing on the proposed tax rate for Fiscal Year 2024.

Public Hearing postponed to September 17, 2024

IV. 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. Consideration of and Action on the approval of the minutes of the regular meeting of August 13, 2024. *Ingrid Flornoy, City Secretary*

A motion to **Approve**, Items IV-A: All Consent Agenda items listed were considered to be routine by the City Council and was enacted by one motion made by Mayor Pro-Tem E. Sanco, and seconded by Council Member R. Bigby, the motion **Passed**.

Ayes: Council Member E. Jones, Council Member G. Abarr, Council Member R. Bigby, Council Member F. Jackson, and Mayor Pro-Tem E. Sanco.

Nay: 0

Motion carried. 5-0

V. MATTERS HELD

VI. **PRESENTATIONS (INFORMATION ONLY)**

- A. August 2024 Permit Monthly Report. *Lyneshia Garrette, Permit Manager*

No presentation was made, but the monthly report was passed out to all council members

- B. City Engineer Report. *Llarance Turner, Kaluza, Inc.*

Llarance Turner, Kaluza, Inc., gave a presentation, made comments and answered questions from the City Council.

VII. **REGULAR AGENDA ITEMS**

- A. Discussion, Consideration of and Possible Action on the August 2024 Municipal Operations and Consulting (MOC) report. *Roland Leal, MOC Area Manager Operations*

Mr. Roland Leal, Area Manager Operations, gave a presentation, made comments and answered questions from the City Council.

A motion to **Approve**, Item VII-A: The approval of the August 2024 Municipal Operations and Consulting (MOC) report was made by Council Member E. Jones, and seconded by Mayor Pro-Tem E. Sanco, the motion **Passed**.

Ayes: Council Member E. Jones, Council Member G. Abarr, Council Member R. Bigby, Council Member F. Jackson, and Mayor Pro-Tem E. Sanco.

Nay: 0

Motion carried. 5-0

- B. Discussion, Consideration of and Possible Action to allow **Municipal Courts Department** to participate in the 2024 National Night Out and allocate an amount not to exceed \$300.00 for this event (General Fund). *Dr. Annette Goldberg, City Administrator*

Dr. Annette Goldberg, City Administrator, gave a presentation, made comments and answered questions from the City Council.

A motion to **Approve**, Item VII-B: The approval to allow **Municipal Courts Department** to participate in the 2024 National Night Out and allocate an amount not to exceed \$300.00 for this event was made by Council Member Council Member E. Jones, and seconded by Mayor Pro-Tem E. Sanco, the motion **Passed**.

Ayes: Council Member E. Jones, Council Member G. Abarr, Council Member R. Bigby, Council Member F. Jackson, and Mayor Pro-Tem E. Sanco.

VIII. **PLANS, PLATS AND PERMITS**

- A. Discussion, Consideration of and Possible Action to approve a RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, CONSIDERING A FINAL PLAT SUBMITTED BY TODD ELSTON OF R.G. MILLER ENGINEERS FOR APPROXIMATELY 9.7298 ACRES OF LAND TO BE COMMONLY IDENTIFIED AS GLENDALE LAKES GENERALLY LOCATED EAST OF ESCONDIDO DRIVE AND

SOUTH OF SOUTH PINE STREET IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ARCOLA, TEXAS. *Llarance Turner, Kaluza, Inc.*

Llarance Turner, Kaluza, Inc., gave a presentation, made comments and answered questions from the City Council.

A motion to Approve with conditions, Item VIII-A: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, CONSIDERING A FINAL PLAT SUBMITTED BY TODD ELSTON OF R.G. MILLER ENGINEERS FOR APPROXIMATELY 9.7298 ACRES OF LAND TO BE COMMONLY IDENTIFIED AS GLENDALE LAKES GENERALLY LOCATED EAST OF ESCONDIDO DRIVE AND SOUTH OF SOUTH PINE STREET IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ARCOLA, TEXAS was made by Council Member G. Abarr, and seconded by Council Member E. Jones, the motion Accepted.

Ayes: Council Member E. Jones, Council Member G. Abarr, Council Member R. Bigby, Council Member F. Jackson, and Mayor Pro-Tem E. Sanco.

Nay: 0

Motion carried. 5-0

- B.** Discussion, Consideration of and Possible Action to approve a Resolution for the Final Plat of **Charleston Heights Section 2 Amending Plat No. 2**. A Subdivision of 1.006 Acres of land located in the Manuel Escalera Survey, Abstract 170, Fort Bend County, Texas being an amending plat of Charleston Heights Section 2, According to the plat thereof recorded under Plat No. 20220073 of the plat records of Fort Bend County, Texas. *Llarance Turner, Kaluza, Inc.*
- C.** Llarance Turner, Kaluza, Inc., gave a presentation, made comments and answered questions from the City Council.

A motion to Approve with conditions, Item VIII-B: A Resolution for the Amending Plat of **Charleston Heights Section 2 Amending Plat No. 2**. A Subdivision of 1.006 Acres of land located in the Manuel Escalera Survey, Abstract 170, Fort Bend County, Texas being an amending plat of Charleston Heights Section 2, According to the plat thereof recorded under Plat No. 20220073 of the plat records of Fort Bend County, Texas was made by Council Member G. Abarr, and seconded by Council Member E. Jones, the motion Accepted.

Ayes: Council Member E. Jones, Council Member G. Abarr, Council Member R. Bigby, Council Member F. Jackson, and Mayor Pro-Tem E. Sanco.

Nay: 0

Motion carried. 5-0

- D.** Discussion, Consideration of and Possible Action to approve a Resolution for the Preliminary Plat of **Post Oak Pointe Industrial Site**. A submission of 3.256 Acres of land situated in the Thomas Burnett Survey, Abstract 7, City of Arcola, Texas, Fort Bend County, Texas. *Llarance Turner, Kaluza, Inc.*

Llarance Turner, Kaluza, Inc., gave a presentation, made comments and answered questions from the City Council. The were questions regarding the difference between commercial and

industrial for the plat. The developer addressed council to clear up any misunderstanding regarding the type of development stating that this will be commercial. There was a request for a pre-development meeting to take place in the future, before the final plat comes before council.

A motion to **Approve with conditions**, Item VIII-C: A Resolution for the Preliminary Plat of **Post Oak Pointe Industrial Site**. A submission of 3.256 Acres of land situated in the Thomas Burnett Survey, Abstract 7, City of Arcola, Texas, Fort Bend County, Texas was made by Council Member G. Abarr, and seconded by Council Member R. Bigby, the motion **Accepted**.

Ayes: Council Member E. Jones, Council Member G. Abarr, Council Member R. Bigby, Council Member F. Jackson, and Mayor Pro-Tem E. Sanco.

Nay: 0

Motion carried. 5-0

IX. PURCHASING

X. CONTRACTS AND AGREEMENTS

- A.** Discussion, Consideration of and Possible Action to approve a Resolution of the City Council of the City of Arcola, Texas, authorizing a contract with **Enterprise Commercial Paving** for street repairs located at Howell, Sears and Post Road, not to exceed the amount of \$6,000.00 (General Fund). *Dr. Annette Goldberg, City Administrator*

Dr. Annette Goldberg, City Administrator, gave a presentation, made comments and answered questions from the City Council.

A motion to **Approve**, Item X-A: a Resolution of the City Council of the City of Arcola, Texas, authorizing a contract with **Enterprise Commercial Paving** for street repairs located at Howell, Sears and Post Road, not to exceed the amount of \$6,000.00 was made by Mayor Pro-Tem E. Sanco, and seconded by Council Member E. Jones, the motion **Passed**.

Ayes: Council Member E. Jones, Council Member G. Abarr, Council Member R. Bigby, Council Member F. Jackson, and Mayor Pro-Tem E. Sanco.

Nay: 0

Motion carried. 5-0

- B.** Discussion, Consideration of and Possible Action to approve a Resolution of the City Council of the City of Arcola, Texas, authorizing a contract with **Ballew Construction, LLC** for the buildout of Rice Avenue, not to exceed the amount of \$50,000.00 (General Fund). *Llarance Turner, Kaluza, Inc.*

Llarance Turner, Kaluza, Inc., gave a presentation, made comments and answered questions from the City Council.

A motion to **Approve**, Item X-B: a Resolution of the City Council of the City of Arcola, Texas, authorizing a contract with **Ballew Construction, LLC** for the buildout of Rice Avenue, not to exceed the amount of \$50,000.00 was made by Council Member E. Jones, and seconded by Mayor Pro-Tem E. Sanco, the motion **Passed**.

Ayes: Council Member E. Jones, Council Member G. Abarr, Council Member R. Bigby, Council Member F. Jackson, and Mayor Pro-Tem E. Sanco.

Nay: 0

Motion carried. 5-0

- C. Discussion, Consideration of and Possible Action to approve a Resolution of the City Council of the City of Arcola, Texas, authorizing a contract with **ABC Awning Company** for the City of Arcola City Hall Carport, not to exceed the amount of \$47,000.00 (General Fund).
Dr. Annette Goldberg, City Administrator

Dr. Annette Goldberg, City Administrator, gave a presentation, made comments and answered questions from the City Council.

A motion to **Approve**, Item X-C: a Resolution of the City Council of the City of Arcola, Texas, authorizing a contract with **ABC Awning Company** for the City of Arcola City Hall Carport, not to exceed the amount of \$47,000.00 was made by Mayor Pro-Tem E. Sanco, and seconded by Council Member R. Bigby, the motion **Passed**.

Ayes: Council Member E. Jones, Council Member G. Abarr, Council Member R. Bigby, Council Member F. Jackson, and Mayor Pro-Tem E. Sanco.

Nay: 0

Motion carried. 5-0

- D. Discussion, Consideration of and Possible Action for the City of Arcola to enter into a contract with **Kaluza, Inc.** for Professional Engineering and Surveying Services, not to exceed the amount of \$21,200.00 for Lift Station #2 at the street intersection of Dallas and Masterson (Enterprise Fund). ***Llarance Turner, Kaluza, Inc.***

Llarance Turner, Kaluza, Inc., gave a presentation, made comments and answered questions from the City Council.

A motion to **Approve with conditions**, Item X-D and X-E: to enter into a contract with **Kaluza, Inc.** for Professional Engineering and Surveying Services, not to exceed the amount of \$21,200.00 for Lift Station #2 at the street intersection of Dallas and Masterson and to begin the bidding process for Lift Station #2 at the street intersection of Dallas and Masterson was made by Council Member G. Abarr, and seconded by Council Member E. Jones, the motion **Passed**.

Ayes: Council Member E. Jones, Council Member G. Abarr, Council Member R. Bigby, Council Member F. Jackson, and Mayor Pro-Tem E. Sanco.

Nay: 0

Motion carried. 5-0

- E. Discussion, Consideration of and Possible Action to approve for **Kaluza, Inc.** to begin the bidding process for Lift Station #2 at the street intersection of Dallas and Masterson (General Fund). ***Llarance Turner, Kaluza, Inc.***

XI. ORDINANCES

- A. Discussion, Consideration of, and Possible Action on amending Ordinance No. O-2024-08-0005, an Ordinance of the City of Arcola regulating the placement of manufactured homes on residential lots within the City of Arcola, Texas.

Justin Pruitt, City Attorney, gave a presentation, made comments and answered questions from the City Council.

A motion to **Approve**, Item XI-A: on amending Ordinance No. O-2024-08-0005, an Ordinance of the City of Arcola regulating the placement of manufactured homes on residential lots within the City of Arcola, Texas was made by Council Member E. Jones, and seconded by Council Member R. Bigby, the motion **Passed**.

Ayes: Council Member E. Jones, Council Member G. Abarr, Council Member R. Bigby, Council Member F. Jackson, and Mayor Pro-Tem E. Sanco.

Nay: 0

Motion carried. 5-0

- B. Discussion, Consideration of, and Possible Action on adopting Ordinance No. O-2024-08-0007, an Ordinance of the City of Arcola setting the term of appointment for and scope of work of the Municipal Judge and authorizing the Mayor to enter into a contract with the Municipal Judge regarding the duties and pay of the Municipal Judge.

Justin Pruitt, City Attorney, gave a presentation, made comments and answered questions from the City Council.

A motion to **Approve**, Item XI-B: on adopting Ordinance No. O-2024-08-0007, an Ordinance of the City of Arcola setting the term of appointment for and scope of work of the Municipal Judge and authorizing the Mayor to enter into a contract with the Municipal Judge regarding the duties and pay of the Municipal Judge was made by Council Member E. Jones, and seconded by Mayor Pro-Tem E. Sanco, the motion **Passed**.

Ayes: Council Member E. Jones, Council Member G. Abarr, Council Member R. Bigby, Council Member F. Jackson, and Mayor Pro-Tem E. Sanco.

Nay: 0

Motion carried. 5-0

XII. CLOSED EXECUTIVE SESSION

The City Council will convene into Closed Executive Session as authorized under Sections 551.071 and 551.074 of the Texas Government Code for:

- A. **Consultation with Attorney.** The City Council will seek the advice of its attorney about pending or contemplated litigation, or a settlement offer (Section 551.071).

- B. Personnel Matters.** The City Council will deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Finance Director (Section 551.074).

RECESS: The Mayor recessed the meeting into Closed Executive Session at 6:58 p.m. under Texas Local Government Code, Section 551.087, for the purpose of deliberation regarding Section 551.071 Consultations with Attorney and Section 551.074 Personnel Matters.

PRESENT

All Members of City Council were Present.
Council Member E. Jones; Council Member G. Abarr; Council Member R. Bigby;
Council Member F. Jackson; Mayor Pro-Tem E. Sanco; Mayor Veeda Williams; Justin Pruitt,
City Attorney; Ingrid Flornoy, City Secretary; and Dr. Annette Goldberg, City Administrator

XIII. COUNCIL ADJOURNS CLOSED EXECUTIVE SESSION AND RECONVENES INTO REGULAR SESSION

RECONVENE: The Mayor reconvened into the regular meeting at 7:30 p.m. with no action to be taken on items XII-B: **Personnel Matters.** The City Council will deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Finance Director (Section 551.074).

XIV. ADJOURNMENT

There being no further business to come before the Council, Mayor Williams adjourned the meeting at 7:31 p.m.

A motion to **Approve** the closing of the meeting was made by Council Member R. Bigby and seconded by Council Member E. Jones, the motion was **Passed**.

Ayes: Council Member E. Jones, Council Member R. Bigby, Council Member F. Jackson, and Mayor Pro-Tem E. Sanco.

Ingrid Flornoy, City Secretary

