



CITY OF ARCOLA

CITY COUNCIL REGULAR MINUTES

Arcola City Hall
13222 Highway 6
Arcola, Texas 77583

TUESDAY, DECEMBER 10, 2024
CITY COUNCIL REGULAR MEETING

6:00 P.M.

CITY COUNCIL CHAMBER

CALL TO ORDER

Mayor Veeda V. Williams

Mayor Veeda Williams called the meeting to order at 6:02 p.m.

INVOCATION

Council Member Rosemary Bigby

PLEDGE OF ALLEGIANCE

Council Member Florence Jackson

ROLL CALL

Mayor, Council Members and Administration

QUORUM PRESENT

City Council Members that were present.
Council Member E. Jones; Council Member R. Bigby; Council Member G. Abarr; Council Member
Florence Jackson; Mayor Pro-Tem E. Sanco;
Mayor Veeda V. 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) Jose and Miriam Banda, 205 Sears Rd
- 2) Monroe Williams, 1705 Village Ct. Dr.
- 3) Donald Williams, 4602 Biggam Dr.
- 4) Nino Corbett, unknown
- 5) Rodrigo Carreon, 1122 Avenue C

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.

Council Member Jones stated how nice the Christmas décor looks.

Council Member Biby noticed how nice the atmosphere is and how the Christmas décor looks.

Council Member Jackson wished everyone a happy holiday and new year.

III. PUBLIC HEARING

- A.** Public Hearing - TIRZ Boundary Expansion - Increasing the geographic area of the zone, increasing the amount of bonded indebtedness to be incurred, and increasing the total estimated project costs. 39 Fenn NT Investment, LLC is the owner of approximately 47.504 acres of primarily undeveloped land proposed to be added to zone.

The following members of the public addressed the Council:

- 1) Rodrigo Carreon, 1122 Avenue C

- B.** Public Hearing- Proposed 2024-2025 Fee Schedule.

No members of public spoke during the public hearing.

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 of November 12, 2024. *Ingrid Flornoy, City Secretary*

A motion to **Approve**, Items IV-A is a Consent Agenda item listed is 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 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

V. PRESENTATIONS (INFORMATION ONLY)

- A. November 2024 Permit Monthly Report. *Lyneshia Garrette, Permit Manager*
- B. City Engineer Report. *Llarance Turner, Kaluza, Inc.*
- C. Inspection Report- *Michael Herman, City of Arcola Inspector*
- D. Fire Marshal Report- *Fire Marshal Burns*
- E. Police Report- *Police Chief Carr-Bryant*
- F. Election Notice – *Ingrid Flornoy*
- G. State of the City- *Mayor Williams*

VI. AGENDA ITEMS RELATED TO PUBLIC HEARING

- A. Discussion, Consideration of and Possible Action to Approve A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, GRANTING CONSENT TO ARCOLA MUNICIPAL MANAGEMENT DISTRICT NO. 1 TO ANNEX CERTAIN LAND SITUATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ARCOLA, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Mayor Williams*

A motion to **Approve**, Item VI-A: to Approve A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, GRANTING CONSENT TO ARCOLA MUNICIPAL MANAGEMENT DISTRICT NO. 1 TO ANNEX CERTAIN LAND SITUATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ARCOLA, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE 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 on Adopting AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, AUTHORIZING THE EXPANSION OF THE BOUNDARIES OF THE ARCOLA TAX INCREMENT

REINVESTMENT ZONE NO. 1; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Mayor Williams*

A motion to Approve, Item VI-B: Adopting AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, AUTHORIZING THE EXPANSION OF THE BOUNDARIES OF THE ARCOLA TAX INCREMENT REINVESTMENT ZONE NO. 1; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE 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 on approving Amendment #2 to the Arcola Reinvestment Zone Development Plan Agreement. *Mayor Williams*

A motion to Approve, Item VI-C: approving Amendment #2 to the Arcola Reinvestment Zone Development Plan Agreement 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

- D. Discussion, Consideration of, and Possible Action on approving Amendment #1 to the Final Project Plan and Reinvestment Zone Financing Plan of Reinvestment Zone #1. *Mayor Williams*

A motion to Approve, Item VI-D: approving Amendment #1 to the Final Project Plan and Reinvestment Zone Financing Plan of Reinvestment Zone #1 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

- E. Discussion, Consideration of, and Possible Action on Adopting AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, AMENDING THE FEE SCHEDULE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE. *Mayor Williams*

A motion to **Approve**, Item VI-E: Adopting AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, AMENDING THE FEE SCHEDULE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE 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

VII. **REGULAR AGENDA ITEMS**

- A. Discussion, Consideration of and Possible Action on the November 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 November 2024 Municipal Operations and Consulting (MOC) report 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

- B. Discussion, Consideration of and Possible Action on the Financial Report for July – September 2024. ***Eunice Jackson, Finance***

Council Member G. Abarr, motioned for item to be tabled.

A motion to **Table**, Item VII-B: The approval to table the Financial Report for July – September 2024 was made by Council Member G. Abarr, 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, DESIGNATING THE CHIEF OF POLICE AS THE AUTHORIZED INDIVIDUAL TO OVERSEE, MANAGE, AND EXECUTE ANY

AND ALL DOCUMENTS RELATED TO THE MOTOR VEHICLE CRIME PREVENTION AUTHORITY GRANT PROGRAM. *Police Chief Carr- Bryant*

Police Chief Carr-Bryant, gave a presentation, made comments and answered questions from the City Council.

A motion to Approve, Item VII-C: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, DESIGNATING THE CHIEF OF POLICE AS THE AUTHORIZED INDIVIDUAL TO OVERSEE, MANAGE, AND EXECUTE ANY AND ALL DOCUMENTS RELATED TO THE MOTOR VEHICLE CRIME PREVENTION AUTHORITY GRANT PROGRAM 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

- D.** Discussion, Consideration of and Possible Action to Approve A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, ACCEPTING THE RECOMMENDATION OF THE CITY ENGINEER TO AWARD A CONSTRUCTION CONTRACT FOR SANITARY SEWER LIFT STATION #2 REHAB IMPROVEMENTS TO **ALLTEAM SOLUTIONS, LLC** IN AN AMOUNT NOT TO EXCEED **\$77,900.00** (Enterprise Fund). *Llarance Turner, Kaluza, Inc.*

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

A motion to Approve, Item VII-D: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, ACCEPTING THE RECOMMENDATION OF THE CITY ENGINEER TO AWARD A CONSTRUCTION CONTRACT FOR SANITARY SEWER LIFT STATION #2 REHAB IMPROVEMENTS TO **ALLTEAM SOLUTIONS, LLC** IN AN AMOUNT NOT TO EXCEED **\$77,900.00** (Enterprise Fund) 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

- E.** Discussion, Consideration of and Possible Action to Approve A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, ACCEPTING THE RECOMMENDATION OF THE CITY ENGINEER TO AWARD A CONSTRUCTION CONTRACT FOR DITCH IMPROVEMENTS TO **BALLEW CONSTRUCTION, LLC** IN AN AMOUNT NOT TO EXCEED **\$28,326.35** (General Fund). *Llarance Turner, Kaluza, Inc.*

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

A motion to **Approve**, Item VII-E: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, ACCEPTING THE RECOMMENDATION OF THE CITY ENGINEER TO AWARD A CONSTRUCTION CONTRACT FOR DITCH IMPROVEMENTS TO **BALLEW CONSTRUCTION, LLC** IN AN AMOUNT NOT TO EXCEED **\$28,326.35** (General Fund) 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

- F.** Discussion, Consideration of and Possible Action to Approve A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO BEGIN CONSTRUCTION OF THE CITY OF ARCOLA WELLNESS PARK AND TO EXPEND FUNDS FOR SUCH CONSTRUCTION IN AN AMOUNT NOT TO EXCEED **\$50,000.00**. *Mayor Williams*

Mayor Williams, gave a presentation, made comments and answered questions from the City Council.

A motion to **Approve**, Item VII-F: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO BEGIN CONSTRUCTION OF THE CITY OF ARCOLA WELLNESS PARK AND TO EXPEND FUNDS FOR SUCH CONSTRUCTION IN AN AMOUNT NOT TO EXCEED **\$50,000.00** 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

- G.** Discussion (**only**) regarding Proposal for Professional Engineering and Surveying services for construction documents for the relocation of public utility infrastructure within FM 521 Roadway, City of Arcola, Fort Bend County, Texas. *Llarance Turner, Kaluza, Inc.*

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

No Action Taken

- H.** Discussion (**only**) regarding Proposal for City of Arcola, TX - ADS Environmental Services I-Site Turnkey 12-Month Flow Monitoring Program. *Llarance Turner, Kaluza, Inc.*

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

No Action Taken.

- I.** Discussion, Consideration of and Possible Action to Approve A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, AUTHORIZING THE MAYOR TO DELIVER A LETTER TO FORT BEND COUNTY FRESH WATER SUPPLY DISTRICT NO. 1 REQUESTING EXANSION OF THE PREGIONAL SEWAGE SYSTEM. *Llarance Turner, Kaluza, Inc.*

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

A motion to **Approve**, Item VII-I: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, AUTHORIZING THE MAYOR TO DELIVER A LETTER TO FORT BEND COUNTY FRESH WATER SUPPLY DISTRICT NO. 1 REQUESTING EXANSION OF THE PREGIONAL SEWAGE SYSTEM 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

VIII. PLANS, PLATS AND PERMITS

IX. 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 THE MAYOR OR DESIGNEE TO NEGOTIATE AND EXECUTE AN INTERLOCAL AGREEMENT WITH FORT BEND COUNTY, TEXAS REGARDING PAVING FOR THE CITY OF ARCOLA CITY HALL IN AN AMOUNT NOT TO EXCEED \$40,500.00 (General Fund). *Mayor Williams*

Mayor Williams, gave a presentation, made comments and answered questions from the City Council.

A motion to **Approve**, Item IX-A: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, AUTHORIZING THE MAYOR OR DESIGNEE TO NEGOTIATE AND EXECUTE AN INTERLOCAL AGREEMENT WITH FORT BEND COUNTY, TEXAS REGARDING PAVING FOR THE CITY OF ARCOLA CITY HALL IN AN AMOUNT NOT TO EXCEED \$40,500.00 (General Fund) 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

X. ORDINANCES

- A. Discussion, Consideration of, and Possible Action on Adopting AN ORDINANCE RELATING TO THE SALE OF FIREWORKS; AMENDING THE CODE OF ORDINANCES OF THE CITY OF ARCOLA, TEXAS; AND CONTAINING FINDINGS AND PROVISIONS RELATING TO THE SUBJECT. *Police Chief Carr-Bryant*

Police Chief Carr-Bryant, gave a presentation, made comments and answered questions from the City Council.

A motion to **Amend the Ordinance to Reflect the Fee Schedule**, Item X-A: Adopting AN ORDINANCE RELATING TO THE SALE OF FIREWORKS; AMENDING THE CODE OF ORDINANCES OF THE CITY OF ARCOLA, TEXAS; AND CONTAINING FINDINGS AND PROVISIONS RELATING TO THE SUBJECT 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

XI. CLOSED EXECUTIVE SESSION

The City Council will convene into Closed Executive Session as authorized under Sections 551.071 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).

RECESS: The Mayor recessed the meeting into Closed Executive Session at 7:31 p.m. under Texas Local Government Code, Section 551.087, for the purpose of deliberation regarding Section 551.071 Consultations with Attorney.

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

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

RECONVENE: The Mayor reconvened into the regular meeting at 8:09 p.m. with no action to be taken.

XIII. ADJOURNMENT

There being no further business to come before the Council, Mayor Williams adjourned the meeting at 8:09 p.m.

A motion to **Approve** to close out the city council meeting, was made by Council 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, Mayor Pro - Tem E. Sanco, and Mayor Williams.

Nays: 0

Motion carried: 5-0

Ingrid Flornoy, City Secretary

