



CITY OF ARCOLA

CITY COUNCIL REGULAR MINUTES

Arcola City Hall
13222 Highway 6
Arcola, Texas 77583

TUESDAY, JANUARY 14, 2025

CITY COUNCIL REGULAR MINUTES

6:00 P.M.

CITY COUNCIL CHAMBER

CALL TO ORDER

Mayor Veeda V. Williams

Mayor Veeda Williams called the meeting to order at 6:00 p.m.

INVOCATION

Council Member Greg Abarr

PLEDGE OF ALLEGIANCE

Mayor Pro - Tem Ebony Sanco

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.

- 1) Rodrigo Carreon, 1122 Avenue C
- 2) Michael Wilson, 3040 Barron Lane

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.

Mayor Pro Tem Sanco and Council Member Biby told everyone “Happy New Year.”

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. Consideration of and Action on the approval of the minutes of the regular of December 10, 2024. *Ingrid Flornoy, City Secretary*

A motion to **Approve**, Items III-A is a Consent Agenda item listed is considered to be routine by the City Council and was enacted by one motion 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

IV. MATTERS HELD

- A. Discussion, Consideration of and Possible Action to authorize the Mayor or designee to execute any and all documents related to the purchase of an ordinance codification service from **GENERAL CODE, LLC**. in the amount of **\$10,380.00** for the initial project and upon

completion of the codification, an annual fee of **\$1,545.00** (General Fund). Item was tabled November 12, 2024. ***Priscilla Graham, Administration***

Priscilla Graham, gave a presentation, made comments and answered questions from the City Council.

A motion to **Approve**, Item IV: A - to authorize the Mayor or designee to execute any and all documents related to the purchase of an ordinance codification service from **GENERAL CODE, LLC**. in the amount of **\$10,380.00** for the initial project and upon completion of the codification, an annual fee of **\$1,545.00** (General Fund) 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

- B.** Discussion, Consideration of and Possible Action on the Financial Report for July, 2024, August, 2024 and September, 2024. Item was tabled December 10, 2024. ***Eunice Jackson, Finance***

A motion to **Approve**, Item IV: B on the Financial Report for July, 2024, August, 2024 and September, 2024. Item was tabled December 10, 2024 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

V. PRESENTATIONS (INFORMATION ONLY)

- A.** December 2024 Permit Monthly Report. ***Lyneshia Garrette, Permit Manager***
- B.** City Engineer Report. ***Llarance Turner, Kaluza, Inc.***
- C.** Food Court Report- ***Mayor Williams***
- D.** State of the City- ***Mayor Williams***

VI. REGULAR AGENDA ITEMS

- A.** Discussion, Consideration of and Possible Action on the December, 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 VI-A: The approval of the December, 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 ratification of a development agreement between the City of Arcola and Post Oak Pointe, LTD (ET. AL.). ***Mayor Veeda V. Williams***

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

A motion to **Approve**, Item VI-B: The ratification of a development agreement between the City of Arcola and Post Oak Pointe, LTD (ET. AL.) 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

- C.** Discussion, Consideration of and Possible Action to authorize Olson and Olson to proceed with the acquisition of easements for Post Oak Pointe, LTD (ET. AL) Development Agreement. ***David Olson, City Attorney***

David Olson, City Attorney, gave a presentation, made comments and answered questions from the City Council.

A motion to **Approve**, Item VI-C: to authorize Olson and Olson to proceed with the acquisition of easements for Post Oak Pointe, LTD (ET. AL) Development Agreement 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

VII. PLANS, PLATS AND PERMITS

- A.** Discussion, Consideration of and Possible Action to accept the **Preliminary Plat of Glendale Lakes Section 16**. A Subdivision of 22.687 Acres of land located in I. & G.N. Railroad Co.

Survey, A-352 And the A.B. Langerman Survey, A-456 Fort Bend County, Texas, 62 Lots, 5 Blocks, 5 Reserves. *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-A: to accept the **Preliminary Plat of Glendale Lakes Section 16**. A Subdivision of 22.687 Acres of land located in I. & G.N. Railroad Co. Survey, A-352 And the A.B. Langerman Survey, A-456 Fort Bend County, Texas, 62 Lots, 5 Blocks, 5 Reserves 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 accept the **Final 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, with Kaluza, Inc., gave a presentation, made comments and answered questions from the City Council. Also, council asked the developer to confirm that Post Oak Pointe Industrial Site will be for retail purposes only, and the developer provided council with that confirmation.

A motion to Approve, Item VII-B: Action to accept the **Final 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 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

VIII. CONTRACTS AND AGREEMENTS

- A.** Discussion, Consideration of and Possible Action to approve Professional Services Agreement with **SAFEbuilt** for code enforcement and inspection services (General Fund).
Mayor Veeda V. Williams

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

A motion to **Approve**, Item VIII-A: The ratification of a development agreement between the City of Arcola and Post Oak Pointe, LTD (ET. AL.) 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 Accept a sign renewal with **LAMAR** for a one (1) year term, with a one (1) time payment in the amount of **\$2,500.00**. *Mayor Veeda V. Williams*

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

A motion to **Approve**, Item VIII-B: to accept a sign renewal with **LAMAR** for a one (1) year term, with a one (1) time payment in the amount of **\$2,500.00** 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 contract with **Everbridge** for Nixle260 to provide a mass communication system for the City of Arcola in the amount of **\$3,564.00** for the initial first year with an annual renewal amount of **\$3,300.00** (General Fund). *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 VIII-C: to Approve a contract with **Everbridge** for Nixle260 to provide a mass communication system for the City of Arcola in the amount of **\$3,564.00** for the initial first year with an annual renewal amount of **\$3,300.00** was made by Council Member G. Abarr, 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 to Approve a contract with **Tyler Technologies** to replace three (3) ticket writers in the amount of **\$8,765.00** (Court Technology Fund). ***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 VIII-D: to Approve a contract with **Tyler Technologies** to replace three (3) ticket writers in the amount of **\$8,765.00** was made by Council Member G. Abarr, 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

Nay: Mayor Pro-Tem E. Sanco.
Motion carried. 4-1

- E.** Discussion, Consideration of, and Possible Action to authorize the City to negotiate and award a **Non-consent Towing Services** contract. ***Sergeant Efrem Burns***

Sergeant Efrem Burns, gave a presentation, made comments and answered questions from the City Council.

A motion to **Table**, Item VIII-E: to authorize the City to negotiate and award a **Non-consent Towing Services** contract 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

- F.** Discussion, Consideration of and Possible Action to approve a contract with **ADS Environmental Services** for I-Site Turnkey 12-Month Flow Monitoring Program in the amount of **\$94,710.00** (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 VIII-F: to approve a contract with **ADS Environmental Services** for I-Site Turnkey 12-Month Flow Monitoring Program in the amount of **\$94,710.00** 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

- G. Discussion, Consideration of and Possible Action on to approve a contract with **Kaluza Inc** for engineering services for the relocation of utilities on FM 521 in the amount of **\$99,150.00** (Enterprise Funds). *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 VIII-G: to approve a contract with **Kaluza Inc** for engineering services for the relocation of utilities on FM 521 in the amount of **\$99,150.00** 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

IX. **ORDINANCES**

- A. Discussion, Consideration of, and Possible Action on adopting AN ORDINANCE RELATING TO RECREATIONAL VEHICLES; 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 **Approve**, Item IX-A: on adopting AN ORDINANCE RELATING TO RECREATIONAL VEHICLES; AMENDING THE CODE OF ORDINANCES OF THE CITY OF ARCOLA, TEXAS; AND CONTAINING FINDINGS AND PROVISIONS RELATING TO THE SUBJECT was made by Council Member G. Abarr, 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

Nay:

No Vote: Mayor Pro-Tem E. Sanco

Motion carried. 4-0

X. **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 7:03 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; David Olson, City Attorney; and Ingrid Flornoy, City Secretary

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

RECONVENE: The Mayor reconvened into the regular meeting at 7:22 p.m. with no action to be taken.

XII. ADJOURNMENT

There being no further business to come before the Council, Mayor Williams adjourned the meeting at 7:23 p.m.

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

Nays: 0

Motion carried: 5-0

Ingrid Flornoy, City Secretary

