



CITY OF ARCOLA

CITY COUNCIL REGULAR MINUTES

Arcola City Hall
13222 Highway 6
Arcola, Texas 77583

TUESDAY, JUNE 10, 2025
CITY COUNCIL REGULAR MINUTES

6:00 P.M.

CITY COUNCIL CHAMBER

CALL TO ORDER

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

INVOCATION

Council Member Greg Abarr

PLEDGE OF ALLEGIANCE

Mayor Pro-Tem Sanco

ROLL CALL

Mayor, Council Members and Administration

QUORUM PRESENT

City Council Members that were present.
Council Member E. Jones; Council Member G. Abarr; Council Member Florence Jackson; Mayor Pro - Tem E. Sanco; Mayor Veeda V. Williams; Council Member R. Bigby

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) Fred Burton

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. 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 on Tuesday, May 13, 2025 and special meeting on Thursday, May 22, 2025. **Ingrid Flornoy, City Secretary**

A motion to **Approve**, Items III-A with correction to May 13, 2025 minutes: 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 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. PRESENTATIONS (INFORMATION ONLY)

- A. City Engineer Report- **Llarance Turner, Kaluza, Inc.**
- B. Planning Grant with General Land Office (GLO) – **Kaitlyn Higgins, Planner II, Public Management Inc.**
- C. Update on Certificate of Obligations- **Kristin Blomquist, Senior Vice President, Masterson Advisors LLC**

Item moved to be presented with agenda item VI:D
- D. State of the Police Department- **Police Chief Carr-Bryant**
- E. State of the City- **Mayor Veeda. V. Williams, PhD**

V. REGULAR AGENDA ITEMS

- A.** Discussion, Consideration of and Possible Action to approve the May 2025 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 V-A: The approval of the May 2025 Municipal Operations and Consulting (MOC) report 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 the Financial Reports for April 2025. ***Dr. Annette Goldberg, City Administrator***

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

A motion to **Approve**, Item V-B: the Financial Reports for April 2025 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

- C.** Discussion, Consideration of and Possible Action to approve **Gillen Pest Control** for mosquito control services in the amount of \$170.00 per week from June 2025- December 2025 (General Fund). ***Dr. Annette Goldberg, City Administrator***

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

A motion to **Approve**, Item V-C: the **Gillen Pest Control** for mosquito control services in the amount of \$170.00 per week from June 2025- December 2025 (General 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

VI. PLANS PLAT AND PERMITS

- A.** Discussion Consideration and Possible Action to accept the preliminary plat for Reverie Ranch Section 3, City of Arcola, Fort Bend County, Texas. ***Llarance Turner, Kaluza, Inc.***

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

A motion to **Approve**, Item VI-A: to accept the preliminary plat for Reverie Ranch Section 3, City of Arcola, 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

- B.** Discussion Consideration and Possible Action to accept the final plat for Glendale Lakes Section 16, City of Arcola, Fort Bend County, Texas. ***Llarance Turner, Kaluza, Inc.***

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

A motion to **Approve**, Item VI-A: to accept the final plat for Glendale Lakes Section 16, City of Arcola, Fort Bend County, Texas 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. CONTRACTS AND AGREEMENTS

- A.** Discussion, Consideration of and Possible Action to approve the **Wastewater Treatment Plant Expansion Memorandum of Understanding**. ***David Olson, City Attorney***

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

A motion to **Table**, Item VII-A: the **Wastewater Treatment Plant Expansion Memorandum of Understanding** 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 to approve a contract for with **Kaluza, Inc** for engineering services for City of Arcola Wastewater Treatment Plant Expansion from 1,400,000 gpd to 1,800,000 gpd in the amount of \$585,400. ***Llarance Turner, Kaluza, Inc***

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

A motion to **Approve**, Item VII-B: to approve a contract for with **Kaluza, Inc** for engineering services for City of Arcola Wastewater Treatment Plant Expansion from 1,400,000 gpd to 1,800,000 gpd in the amount of \$585,400 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. ORDINANCES AND RESOLUTIONS

- A. Discussion, Consideration of and Possible Action to Approve A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS AUTHORIZING THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE PROPERTY FOR A UTILITY EASEMENT FOR THE INSTALLATION AND OPERATION OF A FORCE MAIN SANITARY LINE AND WATERLINE, SUCH PROPERTY BEING: 1) PARCEL 1 - A 0.162 OF AN ACRE OF LAND BEING A PORTION OF A CALL 17.546 ACRE TRACT OF LAND RECORDED IN THE NAME OF JACK WATERS, ET UX IN FORT BEND COUNTY CLERK'S FILE NUMBER 2004012242, 2) PARCEL 2 – A 0.034 OF AN ACRE OF LAND BEING A PORTION OF A CALL 5.001 ACRE TRACT OF LAND RECORDED IN THE NAME OF LHOIST NORTH AMERICA OF TEXAS, LLC IN FORT BEND COUNTY CLERK'S FILE NUMBER 2023108492, 3) PARCEL 3 – A 0.080 ACRE TRACT BEING A PORTION OF A TRACT OF LAND RECORDED IN THE NAME OF MISSOURI IMPROVEMENT CO., IDENTIFIED AS TRACT R166820 OF THE FORT BEND COUNTY APPRAISAL DISTRICT, AND 4) PARCEL 4 – A 0.055 ACRE TRACT BEING A PORTION OF A TRACT OF LAND RECORDED IN THE NAME OF CHEMICAL LIME, LTD. IN FORT BEND COUNTY CLERK'S FILE NUMBER 2000076648; DECLARING THE PUBLIC PURPOSE OF THE CONSTRUCTION AND MAINTENANCE OF A PERMANENT FORCE MAIN; AUTHORIZING THE CITY ATTORNEY, OR HIS DESIGNEE, AND OTHER CITY OFFICIALS TO TAKE SUCH ACTIONS AS ARE NECESSARY TO ACQUIRE SAID PROPERTY, LOCATED WITHIN THE CITY, BY DONATION, PURCHASE, OR BY THE EXERCISE OF THE POWER OF EMINENT DOMAIN; AND FOR OTHER MATTERS RELATED THERETO. *David Olson, City Attorney*

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

A motion to **Approve**, Item VIII-A: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS AUTHORIZING THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE PROPERTY FOR A UTILITY EASEMENT FOR THE INSTALLATION AND OPERATION OF A FORCE MAIN SANITARY LINE AND WATERLINE, SUCH PROPERTY BEING: 1) PARCEL 1 - A 0.162 OF AN ACRE OF LAND BEING A PORTION OF A CALL 17.546 ACRE TRACT OF LAND RECORDED IN THE NAME OF JACK WATERS, ET UX IN FORT BEND COUNTY CLERK'S FILE NUMBER 2004012242, 2) PARCEL 2 – A 0.034 OF AN ACRE OF LAND BEING A PORTION OF A CALL 5.001 ACRE TRACT OF LAND RECORDED IN THE NAME OF LHOIST NORTH AMERICA OF TEXAS, LLC IN FORT BEND COUNTY CLERK'S FILE NUMBER 2023108492, 3) PARCEL 3 – A 0.080 ACRE TRACT BEING A PORTION OF A TRACT OF LAND RECORDED IN THE NAME OF MISSOURI IMPROVEMENT CO., IDENTIFIED AS TRACT R166820 OF THE FORT BEND COUNTY APPRAISAL DISTRICT, AND 4) PARCEL 4 – A 0.055 ACRE TRACT BEING A PORTION OF A TRACT OF LAND RECORDED IN THE NAME OF CHEMICAL LIME, LTD. IN FORT BEND COUNTY CLERK'S FILE NUMBER 2000076648; DECLARING THE PUBLIC PURPOSE OF THE CONSTRUCTION AND MAINTENANCE OF A PERMANENT FORCE MAIN; AUTHORIZING THE CITY

ATTORNEY, OR HIS DESIGNEE, AND OTHER CITY OFFICIALS TO TAKE SUCH ACTIONS AS ARE NECESSARY TO ACQUIRE SAID PROPERTY, LOCATED WITHIN THE CITY, BY DONATION, PURCHASE, OR BY THE EXERCISE OF THE POWER OF EMINENT DOMAIN; AND FOR OTHER MATTERS RELATED THERETO 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 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS APPROVING AND ADOPTING THE CITY OF ARCOLA'S GENERAL BUDGET FOR FISCAL YEAR 2024-2025; MAKING APPROPRIATIONS FOR THE CITY FOR SUCH YEAR AS REFLECTED IN SAID BUDGET; ESTABLISHING THE PROCEDURE FOR INTRA-BUDGET TRANSFERS; AND, CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT. ***Dr. Annette Goldberg, City Administrator***

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

A motion to **Approve**, Item VIII-B: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS APPROVING AND ADOPTING THE CITY OF ARCOLA'S GENERAL BUDGET FOR FISCAL YEAR 2024-2025; MAKING APPROPRIATIONS FOR THE CITY FOR SUCH YEAR AS REFLECTED IN SAID BUDGET; ESTABLISHING THE PROCEDURE FOR INTRA-BUDGET TRANSFERS; AND, CONTAINING OTHER 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 and Mayor Pro-Tem E. Sanco.

Nay: 0

Motion carried. 5-0

- C.** Discussion, Consideration of and Possible Action on AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, AND, UNDER SECTION 2.004(B) OF THE CODE OF ORDINANCES OF THE CITY OF ARCOLA, TEXAS, AUTHORIZING AND ALLOWING THE MAYOR TO ENROLL IN THE HEALTH AND ACCIDENT PLAN FOR THE CITY AS PROVIDED BY TX HEALTH AND BENEFITS POOL; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND ESTABLISHING AN EFFECTIVE DATE. ***Dr. Annette Goldberg, City Administrator***

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

A motion to **Approve**, Item VIII-C: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, AND, UNDER SECTION 2.004(B) OF THE CODE OF ORDINANCES OF THE CITY OF ARCOLA, TEXAS, AUTHORIZING AND ALLOWING THE MAYOR TO ENROLL IN THE HEALTH AND ACCIDENT PLAN FOR THE CITY AS PROVIDED BY TX HEALTH AND BENEFITS POOL; CONTAINING FINDINGS AND

PROVISIONS RELATED TO THE SUBJECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND ESTABLISHING AN EFFECTIVE DATE 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 AN ORDINANCE AUTHORIZING THE ISSUANCE AND APPROVAL OF UNDERWRITERS OF CITY OF ARCOLA, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OBLIGATION, SERIES 2025; PROVIDING FOR THE PAYMENT OF SAID CERTIFICATES BY THE LEVY OF AN AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY AND FURTHER SECURING SAID CERTIFICATES BY A LIEN ON AND PLEDGE OF THE PLEDGED REVENUES OF THE SYSTEM; PROVIDING THE TERMS AND CONDITIONS OF SAID CERTIFICATES AND RESOLVING OTHER MATTERS INCIDENT AND RELATING TO THE ISSUANCE, PAYMENT, EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND SALE DOCUMENTATION; COMPLYING WITH THE REQUIREMENTS OF THE LETTER OF REPRESENTATIONS DOCUMENTS RELATING TO THE SALE OF THE CERTIFICATES; AUTHORIZING THE EXECUTION OF ANY NECESSARY ENGAGEMENT AGREEMENT WITH THE CITY'S FINANCIAL ADVISORS; AND PROVIDING AN EFFECTIVE DATE. *Reggie Wilson, Partner with Norton Rose Fullbright US LLP*

Kristin Blomquist, Senior Vice President, Masterson Advisors LLC *gave* a presentation, made comments and answered questions from the City Council.

A motion to **Approve,** Item VIII-D: AN ORDINANCE AUTHORIZING THE ISSUANCE AND APPROVAL OF UNDERWRITERS OF CITY OF ARCOLA, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OBLIGATION, SERIES 2025; PROVIDING FOR THE PAYMENT OF SAID CERTIFICATES BY THE LEVY OF AN AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY AND FURTHER SECURING SAID CERTIFICATES BY A LIEN ON AND PLEDGE OF THE PLEDGED REVENUES OF THE SYSTEM; PROVIDING THE TERMS AND CONDITIONS OF SAID CERTIFICATES AND RESOLVING OTHER MATTERS INCIDENT AND RELATING TO THE ISSUANCE, PAYMENT, EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND SALE DOCUMENTATION; COMPLYING WITH THE REQUIREMENTS OF THE LETTER OF REPRESENTATIONS DOCUMENTS RELATING TO THE SALE OF THE CERTIFICATES; AUTHORIZING THE EXECUTION OF ANY NECESSARY ENGAGEMENT AGREEMENT WITH THE CITY'S FINANCIAL ADVISORS; AND PROVIDING AN EFFECTIVE DATE 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

- E.** Discussion, Consideration of and Possible Action to adopt AN ORDINANCE AMENDING THE SUBDIVISION REGULATIONS TO ONLY ALLOW CONCRETE CULVERT INSTALLATIONS. *Police Chief Carr-Bryant*

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

A motion to **Table**, Item VIII-E: AN ORDINANCE AMENDING THE SUBDIVISION REGULATIONS TO ONLY ALLOW CONCRETE CULVERT INSTALLATIONS 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

IX. ADJOURNMENT

There being no further business to come before the Council, Mayor Williams adjourned the meeting at 6:57 p.m.

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

Nays: 0

Motion carried: 5-0

Ingrid Flornoy, City Secretary

