



CITY OF ARCOLA

CITY COUNCIL REGULAR MINUTES

Arcola City Hall
13222 Highway 6
Arcola, Texas 77583

TUESDAY, NOVEMBER 18, 2025
CITY COUNCIL REGULAR MINUTES

6:00 P.M.

CITY COUNCIL CHAMBER

CALL TO ORDER

Mayor Veeda V. Williams, PhD

Mayor Veeda V. Williams, PhD called the meeting to order at 6:01 p.m.

INVOCATION

Mayor Pro- Tem Greg Abarr

PLEDGE OF ALLEGIANCE

Council Member Florence Jackson

ROLL CALL

Mayor, Council Members, and Administration

QUORUM PRESENT

City Council Members that were present.

Mayor Pro -Tem G. Abarr; Council Member E. Jones; Council Member R. Bigby;
Mayor Veeda V. Williams, PhD

Council Member F. Burton arrived at 6:02 pm.

I. PUBLIC COMMENTS

Before going into executive session, Mayor Williams allowed late-arriving residents to speak for three minutes each.

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.

Mayor Williams opened the floor for public comments of a general nature. City secretary Ingrid Flornoy confirmed they had one person signed up for public comments: Anna Laura. The mayor reminded everyone that speakers would have three minutes, or six minutes if they needed a translator.

When the first speaker did not immediately appear, there was brief confusion. City Attorney David Olson clarified that this was the opportunity for citizens to comment even if they weren't present, and the mayor could decide whether to move forward or recognize them later. After confirming there were no other speakers for general comments or consent agenda items, the mayor decided to proceed to council comments.

- 1) **ANNA LARA-** approached the council with photos, expressing concerns about drainage issues. She explained they're trying to improve the city, but she's been asking for several years about the ditch in front of and beside her house that has no exit. As the last house in the Pinedale neighborhood, water just stays there. Her husband has "literally gone down there and scuba dived underneath trying to get all that trash."

She also raised concerns about neighborhood maintenance issues including trash and cars that have been there for years, suggesting the city could collect fees from properties not being maintained. She questioned why she should maintain a nice house when neighbors don't, though noted people enjoy their Christmas decorations. Laura emphasized her main concern was the water/drainage issue with rain coming.

She did commend the permits department staff for being "very, very helpful" and patient with her husband that day. She asked council to please look into the drainage issue since "there is no exit. It just stays here, the water."

Mayor Williams responded that the property maintenance code ordinance they just passed addresses these concerns. She acknowledged they've noticed these issues citywide, which prompted the beautification project. State law is specific about what they can and can't do, but SafeBuilt will be going around to properties ensuring compliance. Some properties may need to be demolished, though they try to work with residents before reaching that point.

- 2) **Tony Torres-** thanked the council on behalf of himself and his wife Christina Torres regarding the cost-sharing agreement for 5424 Ladonia Street. He expressed gratitude and looked forward to being lifelong residents. He mentioned being in the area about 11 years with family there for 40 years, and looked forward to attending meetings and participating in community matters. He concluded by praying God's blessings upon the council.

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 V. Williams, PhD, Council Member Evelyn Jones, Mayor Pro-Tem Greg Abarr, Council Member Florence Jackson, Council Member Fred Burton, and Council Member Rosemary Bigby.

Council Member Fred Burton- expressed concerns about a street on the agenda that the city wanted to pave. He said: "And I'm quite sure you saw my post today on Facebook that that is a private street. The street is not in the city. It's in the city, but it's not a city street. So we're gonna start doing private driveways. And I know you brought up yesterday about police cars and stuff like that. I mean, they have to do their job. I mean, if the post office don't go down that street, that driveway, the emergency vehicles are gonna do what they're supposed to do. And for this city to entertain you doing a private drive. And I think I'll be correct if I said that if they want that driveway done, they have to petition the city to donate, accept that driveway as part of the city. And I don't think we've done that. And for us to go in there and spend money on that particular street, that'd be wrong. It'd be a waste of taxpayers' dollars Could do something like that. That's all I got."

Council Member Evelyn Jones- Good evening, everyone. I just like to comment on our wellness park when we did the groundbreaking for that. I thought that was exceptionally nice. And then on that Friday, we went to Sugar Land for the state of the city, and doctor Williams did a great job for that. And she had plenty of videos and things showing herself. I think overall, it's been pretty nice, and I'm thankful for all the things that she has done for this city and brought to the city for the citizens. Because I'm sure the citizens are thankful those who are actually observing what's being done and taking part in it. The main thing, I think everyone needs to come to the meeting just to sit instead of (inaudible). That way you can find out for yourself instead of being told and showed what's you know? That's all. Thank you.

Mayor Pro Tem Greg Abarr- also praised the Mayor's State of the City address, saying: "And I just want to, you know, say that the mayor did a fabulous job representing our city. And she's an excellent speaker. She showed us all the progress that she's made over the last year or so. And I just want to commend great job that she's doing for our city."

Council Member Rosemary Bigby- "Yes. What they said. I enjoyed everything that we did this week. I missed the thing on Saturday though, because I had done so much till I forgot all about it. Sure I would have enjoyed it. But like he said, I think the mayor is doing a tremendous job. She's a friend and she's my mayor. And I like what she's doing. And I wish more people would attend to just, you know, get involved in what's going on up here. You know, like, Evelyn said, it's hearsay. If you don't come, it's just hearsay. He said, oh, yeah. It probably was nice, you know, but somebody's telling you that you didn't attend yourself. So I would like if we would just try to come to the meetings and then attend some of the functions, you know, because it's enjoyable, we're good people. We have a good time."

Council Member Florence Jackson- "No comments. Thank you."

Before moving to the consent agenda, City Secretary Ingrid Flornoy read the Council Rules of Procedure from Ordinance O-2025-04-0003, which addressed order and decorum. The rules stated that the presiding officer would preserve order and decorum, prevent impugning of any member's

motives or other personal comments not relevant to business, and that all remarks should be directed to the chair. The ordinance prohibited council members from indulging in personalities, using offensive language, impugning motives, charging deliberate misrepresentation, or using language tending to hold a member up to contempt.

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 to approve the minutes of the workshop on Monday, October 13, 2025 and regular meeting on Tuesday, October 14, 2025. *Ingrid Flornoy, City Secretary*

Motion by Council Member Evelyn Jones to Approve the minutes of the workshop on Monday, October 13, 2025 and regular meeting on Tuesday, October 14, 2025, seconded by Council Member Rosemary Bigby. The motion Passed unanimously.

Ayes: Mayor Pro- Tem G. Abarr, Council Member E. Jones, Council Member R. Bigby, Council Member F. Jackson, and Council Member F. Burton
Nay: 0 Motion Carried 5-0

IV. PRESENTATIONS (INFORMATION ONLY)

- A. Announcement of Candidate Packet pickup for the May 2, 2026 election to begin December 15, 2025 – *Ingrid Flornoy, City Secretary*

City Secretary Ingrid Flornoy announced that there would be an upcoming election on May 2, 2026. She noted that positions 2, 4, and Mayor would be on the ballot, and that candidate packets could start being picked up on December 15th.

- B. October 2025 Permit Monthly Report- *Marquis Walker*

Marquis Walker, Permit Administrator, presented the permit report for October. He reported the following permits were issued: 2 filter permits, 3 electrical permits, 2 building permits, 2 solar panel permits, 2 fence permits, 1 culvert permit, 3 roof permits, and 2 driveway permits, totaling 17 permits for the month. He asked if there were any questions.

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

Llarance Turner from Kaluza Inc. provided updates on various construction projects:

Arcola Water Plant - Under construction right next door to City Hall, everything remains on schedule. This includes installation of the boost pump and ground storage tank.

Wastewater Treatment Plant Expansion - The first expansion by Freshwater Supply 1, being done by Industrial TX Corp, is under construction and continuing as planned with no issues.

Sanitary Sewer Overflow - Still conducting monitoring as part of the SSO plan.

Arcola Drainage Improvement Projects - Basically drainage ditch cleaning throughout the city, almost complete with most streets in the area, with a few areas remaining.

Rehab and Replacement of Sanitary Sewer - Work along North Pine Street, preparing to start replacing the sanitary sewer line. Work on the lift station has already been completed.

From a design standpoint, Turner reported they're still waiting on permits for the ultimate wastewater treatment plant expansion to 4.1 MGD, noting they're not going there soon but want the permit ready. He also discussed the relocation of infrastructure within Highway 521, mentioning a commission hearing this week about getting additional right-of-way for utility relocations. This is all in the area where the railroad crossing will have an overpass so "no one will have to stop anymore." He explained that lines need to be relocated outside of the TxDOT right-of-way for the overpass construction, with construction likely to start within 6-9 months once right-of-way is prepared.

The expansion from 1.4 to 1.8 MGD is under design and on schedule.

Council Member Bigby asked about the overpass and frontage roads. Turner clarified there would be a feeder road only on one side by the railroad line for access, not on both sides, and it's only for the overpass to get over the railroad.

When asked about Chocolate Bayou, Turner apologized for not including it in his report, noting they're hopefully going out for bids at the end of the month, with bids expected in December.

D. State of the City- *Mayor Veeda. V. Williams, PhD*

Mayor Williams reported that the state of the city is "in great shape." She referenced the formal State of the City presentation from the previous Friday and expressed how great it was to look at accomplishments over the last year and a half. She thanked council members "who really helped us and bought into the vision for the city and really focused on moving the city forward," as well as city staff and contractors.

The Mayor highlighted that Chief Carr had worked diligently to recoup funds from FEMA for Hurricane Beryl expenses, recovering over \$125,000 including: \$15,000 for police overtime, \$24,000 for the awning, \$7,800 for administrative costs, and \$78,000 for the lift station in Pinedale Manor. She thanked Kaluza and MOC for working with Chief Carr to provide the necessary information.

Mayor Williams announced that total savings to the city since she's been in office totaled \$3,247,000, including paying off the water plant debt with help from the county. She acknowledged that while it seems like they've been spending a lot, they've been investing in the city's infrastructure and people. "We can save money forever, but the thing about it is you gotta use those savings to feed into and invest into the people of the city," she explained, noting investments have been made in each district. She emphasized her focus is on business but "also about the business of the people first and foremost."

The Mayor mentioned they've been working to ensure residents don't have to bear the brunt of upcoming fee discussions. She also referenced the wellness park groundbreaking, joking that she "didn't know Arcola had so many drug addicts" who would be hanging out in the park, but assured they would provide safety as they always do. She expressed hope the park would be done by December so they could have a "Christmas in the city" celebration.

She noted investments in the maintenance department and other areas that hadn't received investment in some time, applying the same principle to areas of the city that had been overlooked.

The Mayor attempted to play a video from the State of the City presentation, but technical difficulties prevented it from working despite multiple attempts to unmute and troubleshoot. After several minutes, she decided to move on, saying if they could figure it out later, they would play it.

V. REGULAR AGENDA ITEMS

A. Discussion, Consideration of and Possible Action to approve the October 2025 Municipal Operations and Consulting (MOC) report. *Roland Leal, MOC Area Manager Operations*

Roland Leal, MOC Area Manager Operations, began by wishing everyone a happy Thanksgiving. He presented the operations report for the October 2025 billing period:

- Water connections: 983 total
- Sewer connections: 1,926 total (688 from Freshwater 1)
- Water plant production: 7,132,000 gallons
- Water billed: 6,885,000 gallons (97% accounted for)
- Delinquent accounts: 90 water and sewer accounts, 48 sewer only, 1 account plugged
- Total revenue: \$146,368.10
- Wastewater treatment plant operating at 39% permitted capacity

Leal reviewed the sewer treatment plant logs, highlighting total gallons in hundred thousands and chlorine residual levels. He presented the DMR (Discharge Monitoring Report) showing E. coli levels were in good shape at 2.0.

For uncollectable accounts, he requested approval for 2 accounts totaling \$145.78 (both renters, after deposits applied). He also presented a return payment requiring approval for \$2,877.18, noting they would probably pull the meter due to the high account balance. When asked about the returned check, Leal explained it was probably either a commercial account starting up or making a payment, but when amounts are this high, they try to take action.

Motion by Council Member Evelyn Jones to Approve the October 2025 Municipal Operations and Consulting Report, seconded by Council Member Rosemary Bigby. The motion Passed unanimously.

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

Nay: 0 Motion Carried 5-0

B. Discussion, Consideration of and Possible Action to approve the City of Arcola Comprehensive Financial Policy. *Dr. Annette Goldberg, City Administrator*

Dr. Annette Goldberg, City Administrator, explained this was a commitment made to standard in force when issuing their certificate of obligation. She noted that Council Member Abarr, herself, the Mayor, and their consultant had reviewed the policy and were confident it met standards in force requirements.

Motion made by Mayor Pro- Tem Greg Abarr to Approve City of Arcola Comprehensive Financial Policy, seconded by Council Member Evelyn Jones. The motion Passed unanimously.

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

Nay: 0 Motion Carried 5-0

- C. Discussion, Consideration of and Possible Action to approve PennComp's Backup Battery in the amount not to exceed \$9,025.00 (General Fund). ***Dr. Annette Goldberg, City Administrator***

Dr. Goldberg reminded council they discussed this with PennComp the day before at council workshop. She explained it's a battery needed with a life of 4-5 years that will back up all city information should there be a brownout or any outage, retaining the information.

Motion made by Mayor Pro- Tem Greg Abarr to Approve funding for the battery backup system for the City of Arcola not to exceed \$9,025, seconded by Council Member Rosemary Bigby. The motion Passed unanimously.

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

Nay: 0 Motion Carried 5-0

- D. Discussion, Consideration of and Possible Action to approve PennComp's performance of email migration to (.gov) in the amount not to exceed \$13,841.00 (General Fund). ***Dr. Annette Goldberg, City Administrator***

Dr. Goldberg stated they had discussed this in-depth in council workshop, emphasizing that moving to .gov provides an extra layer of security protection. She noted the police department had done this a couple of years ago with great success. She shared that she had received several fraudulent emails from someone posing as a police officer asking for payroll changes, confirming "of course, it's not him." She noted this extra layer of protection was budgeted in the current year's budget.

Motion made by Mayor Pro- Tem Greg Abarr to Approve PennComp's migration of email to .gov not to exceed \$13,841, seconded by Council Member Rosemary Bigby. The motion Passed unanimously.

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

Nay: 0 Motion Carried 5-0

- E. Discussion, Consideration of and Possible Action to approve a purchase from **Brazos Bend Powersports of Arcola, TX** for one 2025 Massimo, Buck 450 a Utility Terrian Vehicle (UTV) for the Maintenance Department in the amount not to exceed \$7,678.00 (General Fund). ***Dr. Annette Goldberg, City Administrator***

Dr. Goldberg reminded council they discussed this yesterday, noting they're making a huge investment in the maintenance department. This vehicle would help them do their job better and easier while reducing risk.

Mayor Pro- Tem Abarr added his observation from seeing maintenance workers cutting grass that day: "They were holding a sprayer while they were trying to drive a lawnmower. So, you know, it's just not a safe situation. And we really need this equipment to let them do their job properly and safely."

Motion made by Mayor Pro- Tem Greg Abarr to Approve the purchase of the power sport vehicle not to exceed \$7,678.00, seconded by Council Member Evelyn Jones. The motion Passed unanimously.

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

Nay: 0 Motion Carried 5-0

- F. Discussion, Consideration of and Possible Action to approve repairs to the maintenance trailer in the amount not to exceed \$50,000.00. *Mayor Veeda. V. Williams, PhD*

Mayor Williams explained that as part of their commitment to invest in maintenance, the trailer needs significant repairs including a leaking roof and other areas needing attention. She clarified it may not cost the full \$50,000.00 but definitely won't exceed that amount. They would need to go out for bids to have someone assess what needs to be done.

Motion made by Mayor Pro- Tem Greg Abarr to Approve repairs to the maintenance trailer not to exceed \$50,000.00, seconded by Council Member Evelyn Jones. The motion Passed unanimously.

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

Nay: 0 Motion Carried 5-0

VI. PLANS, PLATS, AND PERMITS

- A. Discussion, Consideration of and Possible Action to approve Glendale Lakes Preliminary Plat of Fort Bend County MUD No. 141 Water Plant No. 2, City of Arcola ETJ, Fort Bend County, Texas. *Llarance Turner, Kaluza Inc.*

Llarance Turner from Kaluza Inc. presented the preliminary plat for MUD District 141's Water Plant Number 2. He explained it's a 2.5-acre tract where they will build their second water plant to service that area. The plant will be located on the east side along the Fort Bend-Brazoria County line, at the far east of their development. Turner noted this is just a preliminary plat that will come back to council later, and they'll also submit construction plans for review and comments. Staff recommended approval.

Motion made by Mayor Pro- Tem Greg Abarr to Approve the preliminary plat for Glendale Lakes MUD 141 Water Plant Number 2, seconded by Council Member Evelyn Jones. The motion Passed unanimously.

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

Nay: 0 Motion Carried 5-0

VII. CONTRACTS AND AGREEMENTS

- A.** Discussion, Consideration of and Possible Action to approve a contract with **Ron Cox Consulting** for Governance and Planning Sessions to formulate a strategic plan not to exceed \$12, 250.00 (General Fund). *Mayor Pro- Tem Greg Abarr*

Mayor Pro Tem Abarr explained that during work on the comprehensive financial plan, it came up again that the city needed a comprehensive plan for future planning. He noted that in the past, the city couldn't afford it, with estimates over \$100,000. Their financial consultant recommended Ron Cox Consulting, who has done comprehensive plans for cities in our area. Abarr was familiar with Cox's work through TIRZ reports and asked him for a bid.

The bid of \$12,250 was "extremely reasonable for the amount of work" including interviewing the entire council about how the city should move forward, interviewing city staff about problems and needs, and putting together both a plan and an implementation plan. This would allow the city to move forward in a planned manner "instead of just reacting to something that comes in the front door to city hall." Abarr noted that if the city wants to get into zoning, a comprehensive plan is required, and he highly recommended approval.

Council Member Burton asked if Cox would conduct a class or one-on-one interviews, referencing previous discussions. Abarr confirmed Cox would talk to each individual council member. When Burton asked if these would be private or public, Abarr said he didn't ask. Mayor Williams added this would be an opportunity for council members to talk to their constituents about what they want moving forward and bring that information to the table.

Motion made by Mayor Pro- Tem Greg Abarr to Approve Ron Cox Consulting governance and planning not to exceed \$12,250, seconded by Council Member Evelyn Jones. The motion Passed unanimously.

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

Nay: 0 Motion Carried 5-0

- B.** Discussion, Consideration of and Possible Action to approve the Street Rehab Project for the following streets: Howell Street; Peach Street; Greg Street; Short Street; West Davis Street, and North Street which includes engineering and surveying services with **Kaluza, Inc** in the amount not to exceed \$484,623.00 (Certificates of Obligation). *Llarance Turner, Kaluza Inc.*

Llarance Turner presented the street rehabilitation project package. The total amount included both construction and engineering costs for asphalt overlay on the listed streets. He noted there was a map in the back of their packet showing the streets.

Council Member Burton asked for a layout of the streets and found the map in the package. Mayor Williams then addressed concerns about Howell Street that Council Member Burton had alluded to earlier. She noted the city has utility lines running down that street.

Turner confirmed: "You do. You have a sanitary sewer line. I even pulled up the original plans." He explained that the operator must service those lines, and the city is responsible for any issues with manholes or services. Turner had also looked at recording instruments that define the area as a road with right-of-way, though determining whether it's public or private was beyond his

expertise. He emphasized the city has infrastructure there and perpetual rights to service it, noting CenterPoint also has power infrastructure there.

City Attorney Olsen explained that while the city needs to maintain the lines, they don't have a property interest in the street itself. Without a property interest, they cannot improve a private street. He and the Mayor had discussed working with residents to obtain an access easement or permanent temporary construction easement for working on the lines.

When asked if obtaining an easement would make it a public street, Olsen clarified it would create different types of rights - either for general public access if dedicated as a public street, or a hybrid situation just for city access to maintain infrastructure. He confirmed that with a public dedication, residents couldn't put up gates, but with just an access easement for maintenance, it wouldn't be open to the general public.

Mayor Williams emphasized they always try to stay within legal limits and weren't trying to do anything harmful or bring liability to the city. She explained they were trying to improve the street to service the area more efficiently, hoping residents would realize "we're all here to work together."

Turner confirmed they had smoke tested the area if they had lines there.

Motion made by Mayor Pro- Tem Greg Abarr to Approve to approve the street rehab project for Howell Street, Peach Street, Greg Street, Short Street, West Davis Street, and North Street, with the city working diligently to get legal access to any possible private streets. If access can be obtained, paving will continue; if not, those streets will be excluded from the project, seconded by Council Member Evelyn Jones. The motion Passed.

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

Nay: Council Member F. Burton Motion Carried 4-1

- C. Discussion, Consideration of and Possible Action to approve a Cost-Sharing Agreement for the extension of water and sewer lines to property located at 5424 Ladonia Street. The owner's responsibility is estimated at \$13,489.59 which includes the cost of the water and sewer tap fees. The City of Arcola's cost-sharing amount is \$9,739.59 (Enterprise Fund). *Mayor Veeda. V. Williams, PhD*

Mayor Williams explained that earlier in the year, a resident was informed they had water and sewer connections at this location, but the lines didn't actually extend to that area. To extend them would cost the resident about \$31,000. According to city ordinances, when extending public utility lines, the city has the option of sharing costs. Because the resident received inaccurate information from the city, they decided to share the cost. The resident will pay half the extension cost plus tap fees, while the city pays the other half. They were also able to reduce some costs.

When Burton asked if it was commercial or residential, the Mayor confirmed it was residential.

Motion made by Mayor Pro- Tem Greg Abarr to Approve the cost-sharing agreement for 5424 Ladonia Street, seconded by Council Member Evelyn Jones. The motion Passed unanimously.

Ayes: Mayor Pro- Tem G. Abarr, Council Member E. Jones, Council Member R. Bigby, Council Member F. Jackson, and Council Member F. Burton
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 city staff to submit a proposal to the Fort Bend County Community Development Department for the funding of eligible HUD CDBG-CV projects. ***Priscilla T Graham, Community Development Coordinator***

Priscilla T Graham, Community Development Coordinator, explained the city had an opportunity to apply for CDBG grant funding from Fort Bend County's remaining \$1.9 million from a 6-year grant. The application window was very short and fell between council meetings, so they submitted the application with the understanding they would bring the resolution for approval afterward.

The 5-month grant proposal addressed ongoing COVID-19 impacts through public health education, digital access, food security, wellness programming, and infrastructure upgrades. It would serve all city residents (54.9% of whom are low to moderate income) through bilingual outreach, WiFi expansion, device distribution, food relief, wellness classes, and facility improvements. All activities would be designed to prevent, prepare for, and respond to COVID in compliance with HUD and Fort Bend County guidelines.

Graham requested permission to submit a resolution approved by council for the already-submitted proposal. Mayor Williams clarified that normally they bring grants to council beforehand, but this was an unexpected opportunity with a tight deadline. If council chose not to approve, they would rescind the application. Graham confirmed the grant amount was \$300,000.

Motion made by Mayor Pro- Tem Greg Abarr to **Approve** the resolution for the Community Development Block Grant, seconded by Council Member Evelyn Jones. The motion **Passed** unanimously.

Ayes: Mayor Pro- Tem G. Abarr, Council Member E. Jones, Council Member R. Bigby, Council Member F. Jackson, and Council Member F. Burton
Nay: 0 Motion Carried 5-0

- B.** Discussion, Consideration of and Possible Action to approve a Resolution authorizing the Mayor to apply for grants on behalf of the City of Arcola, Texas through April 30, 2026. ***Dr. Annette Goldberg, City Administrator***

There was no discussion on this item.

Motion made by Mayor Pro- Tem Greg Abarr to **Table** this item, seconded by Council Member Rosemary Bigby. The motion **Passed** unanimously.

Ayes: Mayor Pro- Tem G. Abarr, Council Member E. Jones, Council Member R. Bigby, Council Member F. Jackson, and Council Member F. Burton
Nay: 0 Motion Carried 5-0

- C. Discussion, Consideration of and Possible Action to approve an Ordinance adopting the 2021 International Codes published by the International Code Council, including the 2021 International Property Maintenance Code and the 2023 National Electric Code. **Arika Carr-Bryant, Police Chief**

Police Chief Arika Carr-Bryant explained their code enforcement contractor SafeBuilt wanted the city to adopt the 2021 International Property Maintenance Code. To align everything, they needed to update all codes from 2015 to 2021. The previously adopted fire code would be readopted for codification. Everything would be 2021 except the electrical code (2023) and existing building code (2018).

Motion made by Council Member Evelyn Jones to **Approve** the ordinance adopting the 2021 International Codes published by the International Code Council, including the 2021 International Property Maintenance Code and the 2023 National Electric Code, seconded by Mayor Pro- Tem Greg Abarr. The motion **Passed** unanimously.

Ayes: Mayor Pro- Tem G. Abarr, Council Member E. Jones, Council Member R. Bigby, Council Member F. Jackson, and Council Member F. Burton
Nay: 0 Motion Carried 5-0

- D. Discussion, Consideration of and Possible Action to amend Ordinance No. O-2024-12-0012 of the City of Arcola Fee Schedule; providing for repeal; providing for severability; and providing an effective date. **Mayor Veeda. V. Williams, PhD or Arika Carr-Bryant, Police Chief**

Mayor Williams explained they were making strides to modify the fee schedule to be more resident-friendly, as they're asking residents to beautify their property and want to give them opportunities to do so without being inundated with fees. She clarified this doesn't exclude permits for structural additions, which must still be filed with Fort Bend County.

The Mayor addressed commercial fees, noting these were already in place before the current administration - they just started implementing them. She acknowledged that while businesses elsewhere pay these costs, Arcola hadn't been collecting them. The fees were established by the last administration, and now they're implementing them. She stated businesses need to pay their share just like residents do. They would ensure fees are comparable with other cities but are using the plan already in place. Since more work was needed, she asked council to table the item.

Motion made by Mayor Pro- Tem Greg Abarr to **Table** item VIII. D, seconded by Council Member Rosemary Bigby. The motion **Passed** unanimously.

Ayes: Mayor Pro- Tem G. Abarr, Council Member E. Jones, Council Member R. Bigby, Council Member F. Jackson, and Council Member F. Burton
Nay: 0 Motion Carried 5-0

- E. Discussion, Consideration of and Possible Action to amend Ordinance No. 2023-03-14 Rate Order related to water and sewer fees to include delinquency guidance, and establishing a fee for illegal connections to the city's utilities. **Mayor Veeda. V. Williams, PhD**

Mayor Williams explained that due to new requirements to submit agendas earlier, they sometimes put items on the agenda before they're fully ready. This fee structure needed more work with MOC to determine delinquency guidelines. She expressed concern about cutting off residents who might only be \$60-70 behind after three months, as it would cost an additional \$800 for MOC to cap service, which the city would pay upfront and hope to recover from

residents. They wanted to create something sensible to avoid these situations and would bring a revised rate order to the next meeting.

Motion made by Mayor Pro- Tem Greg Abarr to Table item VIII. E, seconded by Council Member Evelyn Jones. The motion Passed unanimously.

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

Nay: 0 Motion Carried 5-0

IX. CLOSED EXECUTIVE SESSION

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

- A. Consultation with Attorney. City Council may consult its attorney about contemplated litigation and matters in which the duty of the City Attorney requires the discussion to be conducted in close executive session.

RECESS: At 7:05 p.m., Mayor Williams announced that the City Council would convene into Closed Executive Session as authorized under Section 551.071 of the Texas Government Code for Consultation with Attorney.

PRESENT

All Members of City Council were Present.

Council Member E. Jones; Mayor Pro-Tem G. Abarr; Council Member R. Bigby; Mayor Veeda Williams; Annette Goldberg, City Administrator; David Olson, City Attorney; and Ingrid Flornoy, City Secretary

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

- A. Council Members may take possible action on matters discussed in Closed Executive Session. *David Olson, City Attorney*

RECONVENED: Mayor Williams reconvened into the regular meeting at 7:16 p.m. with no action taken after closed executive session.

XI. ADJOURNMENT

The meeting was adjourned at 7:16 p.m. Motion to Adjourn was made by Council Member Rosemary Bigby and seconded by Council Member Evelyn Jones Passed unanimously.

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

Nay: 0 Motion Carried 5-0

/s/ Ingrid Flornoy

Ingrid Flornoy, City Secretary

