CITY OF ARCOLA

CITY COUNCIL REGULAR MINUTES

Arcola City Hall
13222 Highway 6
Arcola, Texas 77583

TUESDAY, APRIL 14, 2026

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 6:00 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 Greg Abarr, Council Member E. Jones; Council Member R. Bigby; Council Member Fred Burton; Council Member Florence Jackson and Mayor Veeda V. Williams, PhD

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.

1) **Gwen Rivers-** addressed the Council regarding ongoing issues with Ezee Fiber, a telecommunications company that caused damage to the Post Oak subdivision's common areas and resident properties. She stated that the HOA board and management company had been sending emails to the company

without receiving a response, and she sought the city's assistance in compelling the company to make repairs.

Mayor Williams responded that she had spoken with a permitting-level director at Ezee Fiber earlier that day and offered to forward resident communications through the city to help expedite a response. She indicated that the company representative acknowledged the breakdown in responsiveness at lower levels and had committed to making the community whole.

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-** addressed the Council in relation to upcoming consent and regular agenda items concerning drainage improvements. He recommended that ditch work be performed with careful attention to grading so that water flows eastward toward Londoner Road and ultimately toward Highway 6, which he noted is the deepest drainage corridor. He also requested that a culvert be added on the east side of Londoner Road at Poof Road, where he observed flooding conditions attributable to the absence of a culvert. He further suggested adding speed bumps on the 4800 and 5000 blocks of West Davis Road, in addition to those already planned.

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

Council Member Fred Burton raised concerns about the overall level of municipal spending under the current administration, noting that expenditures had risen from approximately $700,000 in fiscal year 2024 to $2.2 million in fiscal year 2025, with $1.5 million spent in fiscal year 2026 prior to that evening's meeting. He inquired whether a budget report would be presented and questioned why Mayor Pro-Tem Abarr, rather than the city's bookkeeper, would be delivering the report.

Mayor Williams responded directly, stating that the spending reflected intentional infrastructure investment in areas of the city that had been long neglected. She cited lift station upgrades as an example, noting that residents had been experiencing sewage backups in their homes and that it was unacceptable for residents to live under those conditions. She affirmed that the funds spent were the residents' money and were invested back into the community.

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, March 09, 2026, and regular meeting on Tuesday, March 10, 2026. ***Ingrid Flornoy, City Secretary***

Council Member Evelyn Jones made a motion to **Approve** the minutes of the workshop on Monday, March 09, 2026, and regular meeting on Tuesday, March 10, 2026, seconded by Council Member Rosemary Bigby. The motion **Passed** unanimously.

Ayes: Mayor Pro-Tem Greg 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. March 2026 Permit Monthly Report- ***Marquis Walker, Permit Administrator***

Permit Administrator Marquis Walker presented the monthly permit report for March 2026. A total of 15 permits were issued, including 1 electrical, 1 commercial vendor, 1 plumbing, 2 right-of-way, 1 mechanical, 1 culvert, 2 sign, 2 solar panel, 1 fence, 2 infrastructure, and 1 one-day venue permit.

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

City Engineer Llarance Turner of Kaluza, Inc. provided an update on all active and upcoming capital projects:

Water Plant Expansion (Phase 1): The jockey pump installation is complete. The ground storage tank is anticipated to be online within 60 days, with the full project expected to be complete by end of July or early August.

Water Plant Expansion (Phase 2 – 450,000 gallon tank): Approximately 70% complete, with full completion anticipated in the fourth quarter of 2026.

Water Plant Expansion (Phase 3 – 1.4 to 1.8 MGD): A pre-bid meeting was held the day of the meeting with approximately 19 contractors in attendance. Bids are expected to be brought before the Council at the May or June meeting. Partners include the MUD and Freshwater Supply District No. 1 of Arcola.

Sanitary Sewer Rehab – Lift Station No. 3 (N. Pine): Final inspection is underway; project anticipated to be fully wrapped up by the third quarter of May.

Asphalt Overlay Project: Construction is ongoing throughout the city, with completion expected around the end of May.

West Fork Chocolate Bayou Drainage Improvements: Work is set to begin at the end of April and is expected to be complete within 90 to 120 days.

Public Infrastructure Relocation on FM 521: Plans have been submitted to TxDOT for permitting. TxDOT anticipates letting the 521 widening project in February 2027. City Attorney Olson confirmed that an agreement with the railroad for the required easement has been reached, with procedural finalization pending. Turner confirmed that a shed located in the easement area is an open-sided structure that can be accommodated within the construction plans.

Community Center: The architect has produced a site plan, and the project is moving forward.

Council Member Burton inquired about the force main routing. Turner clarified that the line would run on the east side in the same easement as the waterline, cross at Masterson Road, route north along the canal, and connect to the wastewater treatment plant.

In response to questions about water system capacity, Turner advised the Council that the current system supports 1,300 connections and would support up to 1,900 connections upon completion of the ground storage tank and related infrastructure. He recommended that the city proactively identify a 3-acre tract along FM 521 for a future water plant to accommodate continued growth, noting that a 12-inch waterline along FM 521 would make that corridor ideal.

C. Public Safety Report- ***Arika Carr-Bryant, Police Chief***

Police Chief Arika Carr-Bryant presented the public safety report for the first quarter of 2026.

Calls for Service: January – 575; February – 421; March – 517.

Traffic Enforcement: Citations issued totaled 53 in January, 310 in February, and 278 in March. A Council member inquired about speed enforcement thresholds. Chief Carr-Bryant stated that citation decisions are left to officer discretion, with a typical informal benchmark of approximately 10 mph over the speed limit, though circumstances such as weather, traffic, and time of day are also considered.

Fire Marshal Services: Total revenue collected from October 2025 through March 2026 was $33,450, representing inspection fees and permits for businesses. A total of 35 inspections of existing businesses were completed January through March, and 3 stop-work orders were issued for non-compliance during construction.

Code Enforcement: The city contracts code enforcement services through Safeville. Code Enforcement Officer Angela Everson was introduced to the Council. She confirmed she is on-site on Mondays and available by phone as needed. She noted that all construction activities, including replacement structures such as horse stalls, require permits. Mayor Williams noted that contracting out code enforcement was a deliberate decision to ensure neutral and consistent application of ordinances citywide.

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

Mayor Williams introduced Marvolo Washington, a community liaison from State Senator Boris Miles' office, who indicated she would be attending future Council meetings to assist constituents with state-level matters and to serve as a bridge between the city and the Senator's office. A Council member raised the issue of road closures occurring without adequate public notice, and Ms. Washington offered to inquire on the city's behalf in such situations. Mayor Williams also asked that Senator Miles be thanked for his office's outreach during the recent water service issue.

Mayor Williams announced that a ribbon-cutting ceremony for the new Wellness Park, located at 5329 FM 521, would be held Saturday, April 18th from 11:00 AM to 1:00 PM. The park features walking trails, a zen garden, a pergola, and seating areas.

Mayor Williams reported that residents near McKeever Road have raised concerns about a decommissioned railroad crossing on Duke Road, where trains continue to blow horns at all hours. The city has obtained a contact for the railroad through the county commissioner's office and will be following up.

Mayor Williams presented a Certificate of Appreciation to resident Robin Fox for his initiative in advocating for cultural identity markers—neighborhood entry signage—for historically underacknowledged subdivisions within the city. Seven distinct subdivision areas within Arcola's city limits were identified as candidates for such markers.

V. REGULAR AGENDA ITEMS

A. Discussion, Consideration of and Possible Action to approve the March 2026 Municipal Operations and Consulting (MOC) report. ***Roland Leal, MOC Area Manager Operations***

MOC Area Manager Roland Leal presented the March 2026 operations report. Key metrics included 988 active water connections (16 vacant), 1,932 sewer connections, a well production of 5,607,000 gallons, and billed output of 5,227,000 gallons, representing 93% accountability.

Revenue totaled $122,020.95. The wastewater treatment plant remained in compliance, operating at 42% permitted capacity, with E. coli levels well within acceptable limits. Two uncollectible accounts totaling $429.52 were submitted for write-off after deposit application. An annual water well performance test was included, with all indicators showing excellent results.

Mayor Pro-Tem Greg Abarr made a motion to **Approve** the March 2026 MOC report, 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 **MOC** to complete a Risk and Resilience Assessment and an Emergency Response Plan for the City of Arcola as required by The America's Water Infrastructure Act under the U.S. Environmental Protection Agency in an amount not to exceed $12,000.00 (Enterprise Fund). ***Roland Leal, MOC Area Manager Operations***

Roland Leal explained that under the America's Water Infrastructure Act (AWIA), the city is required to update its Risk and Resilience Assessment (RRA) and Emergency Response Plan (ERP) every five years. The RRA is due by June 30th and the ERP by December 31st. MOC proposed handling the work in-house at a cost of $12,000, compared to the higher cost of the previous cycle when the work was contracted externally.

Mayor Pro-Tem Greg Abarr made a motion to **Approve** the MOC proposal for the AWIA Risk and Resilience Assessment and Emergency Response Plan in an amount not to exceed $12,000.00, 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 the Second Quarter Investment Report for Fiscal Year 2026. ***Mayor Pro-Tem Greg Abarr***

Mayor Pro-Tem Abarr presented the Second Quarter Investment Report. All city investments are held in TexPool, which offers next-day liquidity. Interest rates were 3.75% in January and 3.69% in February and March, with a downward trend anticipated. The city currently holds $12,500,000 in TexPool accounts. Pro-Tem Abarr noted that withdrawals or deposits require a signed authorization form bearing the signatures of the Mayor, the Mayor Pro-Tem, the City Administrator, and one additional signatory, and that only he and the Mayor have access to the TexPool account.

Council Member Evelyn Jones made a motion to **Approve** Second Quarter Investment Report for Fiscal Year 2026, 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 the Mid-Year Budget Appropriation for Fiscal Year 2026. ***Mayor Pro-Tem Greg Abarr***

Mayor Pro-Tem Abarr presented a mid-year budget appropriation for FY2026, with changes highlighted in yellow on the distributed report. Key adjustments included:

Revenue Adjustments: Court revenue was reduced by $100,000 to $852,000 due to lower-than-projected collections. Interest income was reduced from $180,000 to $100,000 to reflect the declining rate environment. Permit revenue was increased from $438,000 to $600,000 based on an anticipated new subdivision coming online later in the year. Miscellaneous revenue was increased to $250,000 to reflect reimbursements related to the Wellness Park and TML. An unanticipated FEMA reimbursement of $110,000 was added. Total revised revenue was approximately $4,900,000, up from the original $4,600,000.

Expenditure Adjustments: Administrative payroll was increased from $492,000 to $538,000, attributable to new positions added and cost-of-living adjustments. IT support expenses were increased significantly across departments—from $65,000 to $100,000 in administration, $30,000 to $40,000 in municipal court, and $80,000 to $125,000 in police—reflecting high actual expenditures. Pro-Tem Abarr noted that action was already being taken to reduce IT costs going forward. Remaining revenue above expenditures was directed to street improvements in the amount of approximately $254,000. Total revised expenditures were approximately $5,400,000, yielding a balanced budget.

Council Member Burton questioned the increase in administrative payroll and the city hall cleaning contract. Mayor Williams clarified that payroll increases reflected newly added maintenance positions and noted that the cleaning service was not in place for part of the original budget period.

Council Member Evelyn Jones made a motion to **Approve** the Mid-Year Budget Appropriation for Fiscal Year 2026, seconded by Council Member Fred Burton. 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 neighborhood signage for Pinedale Manor, Arcola Heights, Arcola Farms, Plantation Oaks, City of Arcola, and Minnequa Gardens in an amount not to exceed $ 50,000.00 (General Fund). ***Veeda V. Williams, PhD, Mayor***
Mayor Williams presented this item in connection with the Certificate of Appreciation presented to Robin Fox earlier in the meeting. The item provides funding for identity marker signage for historically underacknowledged neighborhoods within the city. The Council was directed to explore cost-effective design solutions to ensure all subdivisions receive appropriate markers.

Council Member Rosemary Bigby made a motion to **Approve** neighborhood signage for Pinedale Manor, Arcola Heights, Arcola Farms, Plantation Oaks, City of Arcola, and Minnequa Gardens in an amount 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

F. Discussion, Consideration of and Possible Action to approve ditch maintenance and culvert cleaning Rosen, Dallas, West Davis, Honeygrove, Mcguire, Main, Garland, Macnicoll, and Compton by **Texas Drainage** in an amount not to exceed $35,000.00 (Certificate of Obligation Fund). ***Veeda V. Williams, PhD, Mayor***

Mayor Williams presented this item as part of the city's ongoing drainage improvement initiative, noting that drainage challenges exist throughout Fort Bend County and are particularly acute in Arcola. The scope includes cleaning culverts and regrading ditches along the listed streets. Council Member Jackson noted that conditions on Maynard Avenue were particularly poor, and Mayor Williams indicated that the work on nearby streets, including the Dallas/Maynard intersection, should help address that corridor.

Council Member Burton requested additional information on the specific methodology of the contractor's work. Mayor Williams clarified that the contractor works in coordination with Mr. Turner and that the scope includes ditch grading and culvert cleaning on the listed streets.

Council Member Evelyn Jones made a motion to **Approve** ditch maintenance and culvert cleaning for the listed streets by Texas Drainage in an amount not to exceed $35,000.00 from the Certificate of Obligation fund, seconded by Council Member Rosemary Bigby. The motion **Passed**.

Ayes: Mayor Pro-Tem G. Abarr, Council Member E. Jones, Council Member R. Bigby, and Council Member F. Jackson
Nay: Fred Burton Motion Carried 4-1

G. Discussion, Consideration of and Possible Action to approve ditch maintenance and culvert cleaning for N. Pine, Coen, and S. Pine by **Texas Drainage** in an amount not to exceed $50,000.00 (Certificate of Obligation Fund). ***Veeda V. Williams, PhD, Mayor***

Mayor Williams explained that this item specifically addresses the drainage corridors along N. Pine, Coen, and S. Pine in anticipation of the upcoming West Fork Chocolate Bayou improvement project. She noted that the prior cleaning of these ditches resulted in improper grading that retained water, and that this contract would ensure proper regrading to allow drainage to flow correctly ahead of and concurrent with the bayou project. The actual cost may be less than $50,000, but the appropriation was requested to ensure adequate funding is available.

Council Member Evelyn Jones made a motion to **Approve** ditch maintenance and culvert cleaning for the listed streets by Texas Drainage in an amount not to exceed $35,000.00 from the Certificate of Obligation fund, seconded by Council Member Rosemary Bigby. The motion **Passed** unanimously.

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

H. Discussion, Consideration of and Possible Action to accept a Dedication of Easement along Howell Court. ***Veeda V. Williams, PhD, Mayor***

Mayor Williams explained that a street within the Howell Court area was privately owned, preventing the city from including it in the current street improvement project. The property owners elected to convey a construction easement to the city, enabling the city to complete the necessary infrastructure work. City Attorney Olson clarified that the action being taken was acceptance of a dedication rather than an approval, and noted that the acceptance is contingent upon finalization of the metes and bounds survey. The Council was also advised that following the city's one-time improvement of the area, maintenance of the street would remain the responsibility of the private property owners.

Council Member Evelyn Jones made a motion to **Accept** the Dedication of Easement along Howell Court, contingent upon finalization of the metes and bounds survey, seconded by Council Member Rosemary Bigby. The motion **Passed** unanimously.

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

I. Discussion, Consideration of and Possible Action to approve the installation of speed bumps for West Davis Street by Enterprise Commercial Paving in an amount not to exceed $11,000.00 (General Fund). ***Veeda V. Williams, PhD, Mayor***

Mayor Williams moved to table this item, indicating that it was no longer necessary.

Mayor Pro-Tem Greg Abarr made a motion to **Table** the item regarding the installation of speed bumps for West Davis 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

J. Discussion, Consideration of and Possible Action to approve up to $47,500.00 for **Community Express Arcola City Hall Summer Program** (General Fund). ***Mayor Veeda V. Williams, PhD***

Mayor Williams noted that this funding level and program structure are consistent with prior years, and that community interest in the summer program for youth remains strong.

Council Member Rosemary Bigby made a motion to **Approve** up to $47,500.00 for the Community Express Arcola City Hall Summer Program from the General Fund, seconded by Council Member Evelyn Jones. The motion **Passed** unanimously.

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

K. Discussion, Consideration of and Possible Action to approve a request from LJA Engineering Inc., for the City of Arcola to sponsor a project to tie a proposed public street to Farm to Market Road 521. ***Llarance Turner, Kaluza, Inc.***

Mr. Turner explained that a developer is extending Sienna Lakes Drive to intersect with FM 521 at Sears Road. The proposed connection falls within a strip of old railroad right-of-way that lies within the City of Arcola's city limits, with land to the west within Missouri City's ETJ. TxDOT requires a sponsorship letter from the municipality before a developer may submit plans for a public road connecting to a state highway. Turner noted this is a routine procedural requirement that the city has fulfilled previously for other projects connecting to Highway 6.

Mayor Pro-Tem Greg Abarr made a motion to **Approve** the sponsorship letter for LJA Engineering Inc.'s request to connect a proposed public street to FM 521, 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 accept the **Final Plat of Reverie Ranch Section 3** along Fenn Rd and FM 521, City of Arcola, Fort Bend County, Texas. ***Llarance Turner, Kaluza, Inc.***

Mr. Turner presented the Final Plat of Reverie Ranch Section 3, comprising approximately 38.6 acres and 164 lots. Turner confirmed that the plat had been reviewed, that minor comments remained to be addressed by the applicant, and that the plat conforms to the conceptual plan previously approved by the Council. Staff recommended approval.

Mayor Pro-Tem Greg Abarr made a motion to **Accept** the Final Plat of Reverie Ranch Section 3, 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 renew the waste collection contract with **Waste Connections**. ***Veeda V. Williams, PhD, Mayor***

Police Chief Carr-Bryant reported on behalf of the city that negotiations with Waste Connections had resulted in favorable terms for renewal, including two additional heavy trash pickup days per year, a CPI cap of 5%, a reduction in the two-can service fee from approximately \$15 to \$10, and the introduction of backdoor service for disabled and elderly residents. Under the backdoor service provision, qualifying residents will register with the city annually, and eligibility will be verified on a yearly basis.

City Attorney Olson recommended that final approval be conditioned on legal review of the contract documents, which had not yet been received. The Council acknowledged this and incorporated the condition into the motion.

Council Member Evelyn Jones made a motion to **Renew** waste collection contract with Waste Connections, subject to legal review by the City Attorney, 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

VIII. ORDINANCES AND RESOLUTIONS

A. Discussion, consideration of and possible action to **AMEND ORDINANCE NO. 12-09-03B AN ORDINANCE GRANTING A FRANCHISE FOR THE USE OF ALVIN ROAD AND CONTAINING EXTENSIVE PROVISIONS RELATING TO THE SUBJECT.** ***Veeda V. Williams, PhD, Mayor***

City Attorney Olson advised the Council that the existing ordinance, which attempts to establish a franchise arrangement over a city-owned strip of land along Alvin Road, was legally atypical. Franchise agreements are generally reserved for public rights-of-way and utilities serving the public domain. He explained that the city-owned parcel in question is adjacent to a residential area, and the structure in place on the property provides a nuisance barrier for those residents.

Attorney Olson recommended that the franchise framework be set aside and that the city instead negotiate a long-term lease with the occupant, which would require obtaining a market value opinion through a broker's opinion or formal appraisal. He anticipated that a draft lease could be ready for Council consideration at the next regular meeting.

Mayor Williams noted that the occupant had planned to repair a fence by April 30th, and Attorney Olson advised that the city could encourage that work to proceed in parallel with the lease negotiations, noting that the city retained some leverage given the construction is occurring on city property.

Council Member Evelyn Jones made a motion to **Remove** Agenda Item VIII.A from consideration, with direction to bring back an appropriate lease agreement for Council consideration at a future meeting, 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

IX. CLOSED EXECUTIVE SESSION

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

A. Consultation with Attorney. 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.

Arcola Community Estates
St. Thomas Church reimbursement
Election Matters

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

Police Chief Carr- Bryant

RECESS: At 7:20 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

Following Members of City Council were Present:
Mayor Pro-Tem G. Abarr, Council Member E. Jones; Council Member R. Bigby; Council Member F. Jackson; Council Member F. Burton; Mayor Veeda Williams; Priscilla T Graham, Interim 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: The Council reconvened into Regular Session at 8:01 PM. It is noted that Council Member Fred Burton was removed from the council chambers and did not participate in voting on any items discussed following the closed executive session.

Arcola Community Estates — Permitting Conditions

Following the return from Closed Executive Session, Mayor Williams presented a set of conditions that Arcola Community Estates must satisfy before the City may issue permits allowing the project to continue. The Mayor outlined five specific requirements: (1) submission of a letter of compliance from the Fort Bend County Drainage District, which had not yet been received; (2) review of the project plans by the City's contract engineer; (3) payment of all applicable impact fees; (4) payment of all applicable tap fees; and (5) prohibition on the developer introducing its own water facility or facilities, as the City has sufficient capacity to serve the development.

Mayor Pro-Tem Greg Abarr made a motion to **Approve** all conditions presented by Mayor Williams as prerequisites for Arcola Community Estates to continue work and move forward on the project, seconded by Council Member Evelyn Jones. The motion **Passed** unanimously.

Ayes: Mayor Pro-Tem G. Abarr, Council Member E. Jones, Council Member R. Bigby, and Council Member F. Jackson
Nay: 0 Motion Carried 4-0

There were no actions taken on the St. Thomas Church reimbursement and election matters.

Police Chief Contract Extension

The Council took action on the contract extension for Police Chief Arika Carr-Bryant. Mayor Pro-Tem Abarr moved to approve a three-year contract extension with a salary increase to $130,000 per year. The city attorney interjected to request that the motion be amended to include a severance provision of five months, to apply in the event Chief Carr-Bryant is terminated by the Council without cause. The amendment was accepted and incorporated into the motion.

Mayor Pro-Tem Greg Abarr made a motion to **Approve** a three-year contract extension for Police Chief Arika Carr-Bryant at a salary of $130,000 per year, with a severance provision of five months in the event of termination without cause, seconded by Council Member Evelyn Jones. The motion **Passed** unanimously.

Ayes: Mayor Pro-Tem G. Abarr, Council Member E. Jones, Council Member R. Bigby, and Council Member F. Jackson
Nay: 0 Motion Carried 4-0

XI. ADJOURNMENT

The meeting was adjourned at 8:04 p.m. Motion to **Adjourn** was made by Council Member Evelyn Jones and seconded by Council Member Rosemary Bigby. The motion **Passed** unanimously.

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

Ingrid Flornoy, City Secretary