



CITY OF ARCOLA

CITY COUNCIL REGULAR MINUTES

Arcola City Hall
13222 Highway 6
Arcola, Texas 77583

TUESDAY, MAY 12, 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 6:01 p.m.

INVOCATION

Council Member Evelyn Jones

PLEDGE OF ALLEGIANCE

Council Member Fred Burton

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) **Ataen Gonzales-** addressed the council about her property that is situated at the rear of a four-home parcel, explained that she was seeking guidance on adding a street designation to her shared driveway. She noted that a lender had informed her the property was effectively landlocked due to the absence of a recognized street, which was preventing her from refinancing her home. City staff directed her to

provide her contact information so that the appropriate staff member could follow up with her regarding the process.

- 2) **Varghese with GMVK Holdings-** informed the Council that his firm, along with a partner, had recently acquired a 6.3-acre parcel located along Highway 6, approximately 800 feet from the city limits. He stated that the group is seeking to invest approximately \$7.5 million in Arcola, but that the absence of water and sewer utilities is currently blocking development. He asked how soon the parcel could be annexed into the city and how water and sewer capacity could be obtained. No formal action was taken on this item.

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.

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 Burton raised a concern regarding a red tank situated within a fenced compound on city property, questioning its purpose and whether it was properly compliant with applicable regulations. Mayor Williams clarified that the tank is not owned by the city but is available for the city's use if needed.

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*

City Secretary Ingrid Flornoy requested that the consent agenda item — approval of minutes for the workshop and regular meeting — be tabled and presented at the next council meeting. She also noted a correction: the agenda reflected a workshop date of March 9, which should read Monday, April 13, 2026, and a regular meeting date of March 10, which should read Tuesday, April 14, 2026.

Mayor Pro-Tem Greg Abarr made a motion to **Table** the minutes of the workshop on Monday, April 13, 2026, and regular meeting on Tuesday, April 14, 2026, seconded by Council Member Evelyn Jones. 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. April 2026 Permit Monthly Report- *Marquis Walker, Permit Administrator*

Permit Administrator Marquis Walker reported that seven total permits were issued in April 2026: three electrical permits, one noise permit, two plumbing permits, and one building permit. The building permit was for an accessibility ramp addition. Council Member Bigby inquired whether inspections are conducted after work is completed; Walker confirmed that inspections are performed and are conducted on Wednesdays.

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

City Engineer Llarance Turner of Kaluza, Inc. provided an update on all active and design-phase projects:

Projects Under Construction:

- **Arcola Water Plant Expansion:** Construction is ongoing and is anticipated to be complete by the end of the third quarter. The ground storage tank is in place; electrical work for the new booster pump is underway. Water observed coming from the tank during a tightening process was noted as a normal part of the procedure.
- **Freshwater Supply District No. 1 Wastewater Treatment Plant Expansion:** Progressing as expected, with completion anticipated by the fourth quarter of 2026.
- **Sanitary Sewer Lift Station Rehabilitation and North Pond Sanitary Sewer Line Replacement:** All physical work has been completed. A final inspection is being withheld pending vegetation establishment.
- **Arcola Citywide Asphalt Overlay Project:** Approximately 80 percent complete.
- **Westport Chocolate Bayou Drainage Improvements:** Recently commenced, currently approximately 15 percent complete.

Design-Phase Projects:

- **Wastewater Treatment Plant Permit Expansion:** Turner reported that after a lengthy wait, the expansion permit from TCEQ has been received, authorizing the plant to expand to an ultimate capacity of 4.6 MGD. The current phase under bid will expand capacity to 1.8 MGD. A contractor recommendation is expected to be presented to Council in approximately two months.
- **Highway 521 Utility Relocation:** Design plans are complete; however, right-of-way and easement acquisition is pending. Turner noted that TxDOT has not yet finalized acquisition of their own right-of-way in the same corridor, which is delaying the city's ability to proceed with the railroad crossing permit. Staff committed to follow up and provide an update on the status of the remaining easement parcels.

- **Arcola Community Center:** Still under design; construction is anticipated to begin near the end of the year. The project will include an expanded parking lot and a new roadway connecting McKeever Street through to the front of the building.
- **Freshwater Supply District No. 2 Force Main:** Turner described an upcoming 18-inch force main project that will run along Ladonia Street and connect to the wastewater treatment plant. The project is funded by Freshwater Supply Districts No. 1 and No. 2. Survey crews from Land Tank will be in the area to gather topographic data in preparation for design; residents may observe survey activity along Ladonia.

Turner also noted that the city is experiencing a significant increase in interest from commercial developers, including inquiries from O'Reilly Auto Parts, McDonald's, and Starbucks. He recommended that the Council begin developing a unified signage ordinance to ensure consistent and aesthetically appropriate commercial signage across the city as development accelerates.

Mayor Pro-Tem Abarr inquired about the status of the force main connecting Lift Station No. 1 to the wastewater treatment plant. Turner explained that the missing segment is located near the Highway 521 railroad crossing area, and that the same right-of-way issue affecting the utility relocation project is also holding up this segment. Staff committed to providing a written update via email.

C. Hwy 6 Development Project- *Anish Simon*

This item was skipped. The presenter, Anish Simon, was unable to attend.

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

Mayor Williams delivered the State of the City address, characterizing the city's overall condition as very good. She highlighted infrastructure investments including the wastewater treatment plant expansion, water plant expansion, parking lot improvements, maintenance building upgrades, and the city's beautification initiative. She noted that the city's finances are in the strongest position in its history and that the Police Department has been significantly strengthened. Mayor Williams acknowledged that progress had at times been hampered by political challenges, but expressed pride in the team assembled and the accomplishments of the past two years. She extended well wishes to incoming Mayor-elect Fred Burton and encouraged the new council to continue the city's growth trajectory. She also noted that mosquito spraying has commenced in response to recent rainfall.

V. **REGULAR AGENDA ITEMS**

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

MOC Area Manager Roland Leal presented the April 2026 operator report. Key figures included 988 total water connections (15 vacant) and 1,929 sewer connections (688 from Freshwater Supply District No. 1). The water system produced 7,774,000 gallons with 7,192,000 gallons billed, reflecting a 93 percent accountability rate. Delinquent accounts totaled 75 water/sewer accounts and 47 sewer-only accounts, with no sewer plugs. Total revenue for the billing period was \$160,657.82. The wastewater treatment plant was sampled and found in compliance, operating at 31 percent of permitted capacity. Rainfall for the period was 1.6 inches.

Mayor Pro-Tem Greg Abarr made a motion to **Approve** the April 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 Appoint Greg Abarr as Chairman, Tonya Murray and Lizzie Smith as Board Members for the Arcola TIRZ. ***Greg Abarr, Mayor Pro-Tem***

Mayor Pro-Tem Abarr explained that this item involved renewing the three City of Arcola-designated seats on the TIRZ Board. The TIRZ Board infrequently meets independently, as the MMD handles most day-to-day operations. Mayor Pro-Tem Abarr stated he volunteered to continue serving as Chairman, Lizzie Smith agreed to continue in her existing position, and Tonya Murray was introduced as a new board member. Mayor Williams invited the appointees to stand and acknowledged their service to the city.

Council Member Evelyn Jones made a motion to Approve the appointment of Greg Abarr as Chairman and Tonya Murray and Lizzie Smith as Board Members for the Arcola TIRZ, 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

VI. PLANS, PLATS AND PERMITS

- A.** Discussion, consideration of and possible action to accept the **Final Peplat of Post Oak Pointe Industrial Site Replat No. 1**, City of Arcola, Fort Bend County, Texas. ***Llarance Turner, Kaluza, Inc.***

City Engineer Turner presented the final replat of Post Oak Pointe Industrial Site Replat No. 1, a 3.256-acre tract located along Highway 6 at Blowfin Boulevard. The replat subdivides the existing tract into two parcels — Reserve A-1 and Reserve A-2 — to facilitate separate ownership and conveyance. Turner confirmed that all staff review comments had been addressed and that staff recommended approval.

Mayor Pro-Tem Greg Abarr made a motion to Accept Final Replat of Post Oak Pointe Industrial Site Replat No. 1, 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 accept the **Final Plat of Fort Bend County M.U.D. No. 141 Water Plant No. 2**, City of Arcola ETJ, Fort Bend County, Texas. ***Llarance Turner, Kaluza, Inc.***

City Engineer Turner presented the final plat for Fort Bend County MUD No. 141 Water Plant No. 2, a 1.198-acre tract located within the City of Arcola's extraterritorial jurisdiction (ETJ). Turner noted that the plat will accommodate MUD 141's second water plant, necessitated by the growth in connections within their district — a circumstance he noted the City of Arcola will similarly need to address. Because the property is in the ETJ, approval by both the City Council and the Fort Bend County Commissioners Court is required. Staff confirmed all review comments were addressed and recommended approval.

Mayor Pro-Tem Greg Abarr made a motion to **Accept** Final Plat of Fort Bend County M.U.D. No. 141 Water Plant No. 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 update the terms of the Food Vendor Contracts at the Wellness Park. *Veeda V. Williams, PhD, Mayor*

Mayor Williams presented an update to the food vendor contract terms for the Wellness Park. She explained that five vendors have been selected to occupy vendor spaces at the park, with care taken to ensure their menus do not compete with existing businesses in the Arcola Heights strip center. The vendors include Houston Coffee, Mo Better Wings (offering burgers and chicken fingers), a breakfast taco vendor, a Mexican corn vendor, and a snow cone truck already in operation. Of the five vendors, four will utilize the park's water and electrical connections, while two are standalone operations. Mayor Williams noted that vendor trailers are being newly built and are expected to be complete around May 20th, and that all vendors are required to pass a fire marshal inspection prior to operating. The primary change from the prior contract terms is an extension to a two-year contract term, providing stability for both the vendors and the city during the park's establishment period.

Council Member Evelyn Jones made a motion to **Approve** the updated Food Vendor Contracts at the Wellness Park, seconded by Mayor Pro-Tem Greg Abarr. 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

VIII. **ORDINANCES AND RESOLUTIONS**

- A. Discussion, Consideration of and Possible Action to approve an update to the Utility Rate Order with **MOC** to include a \$1,500.00 fee for illegal taps; for those who are serial violators (more than 1 violation) a \$1,500.00 deposit will also be required. *Veeda V. Williams, PhD, Mayor*

Following adoption of the ordinance, the Council considered conforming the MOC Utility Rate Order to the same provisions.

Mayor Pro-Tem Greg Abarr made a motion to **Approve** an update to the Utility Rate Order with MOC to include a \$1,500.00 fee for illegal taps and a \$1,500.00 deposit for serial violators, 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 an update to the **Fee Schedule Ordinance No. O-2026-01-0002** to reflect a \$1,500.00 fee for illegal utility taps; for those who are serial violators (more than 1 violation) a \$1,500.00 deposit will also be required. *Veeda V. Williams, PhD, Mayor*

Note: At the recommendation of staff, Item VIII.B was taken up prior to Item VIII.A, as the ordinance must be in place before the rate order can take effect.

Mayor Williams explained that illegal connections to city water and sewer lines have been discovered throughout the city, causing infrastructure damage including sewer spills. The \$1,500.00 fee is intended to recover the cost of physically disconnecting an illegal tap, which requires excavation and capping of the line. The \$1,500.00 deposit applies to serial violators — those with more than one violation within a 24-month rolling period — to ensure the city can recover costs in the event the violator abandons the property before a second disconnection can be billed. Staff noted that the cost to disconnect an illegal connection is approximately \$1,500.00, justifying both the fee and the deposit amount.

Mayor Pro-Tem Greg Abarr made a motion to **Approve** an update to Fee Schedule Ordinance No. O-2026-01-0002 to reflect a \$1,500.00 fee for illegal utility taps and a \$1,500.00 deposit for serial violators, 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 Sections 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.
 - a. Abrilliant Affair Ballroom- Water leak \$2,400.00
 - b. Substandard Buildings Located at:
 - i. 419 Masterson
 - ii. 703 Coen Rd.

RECESS: At 6:46 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: Mayor Williams reconvened into the regular meeting at 7:13 p.m. with action Arcola digital sign and residential plumbing reimbursement, and there was no action taken on the previous firm.

Regarding the Abrilliant Affair Ballroom water leak matter, the Council moved to grant relief by reducing the outstanding water bill to the customer's average monthly billing amount, on the basis that the water leak had been repaired.

Mayor Pro-Tem Greg Abarr made a motion to **Approve** to grant relief to Abrilliant Affair Ballroom for the water leak by reducing the bill to its average monthly amount, 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

XI. CANVASS ELECTION

- A.** Consideration and Possible Action: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS, CANVASSING THE RETURNS AND DECLARING THE RESULTS OF THE GENERAL ELECTION HELD ON MAY 2, 2026; AND CONTAINING FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; **(2)** Certificates of election; **(3)** Written statements of elected officers; **(4)** Related matters. *Ingrid Flornoy, City Secretary*

City staff presented the results of the General Election held on May 2, 2026, conducted by Fort Bend County on behalf of the City of Arcola. A total of 180 votes were cast. The results for each contested position were reported as follows:

Mayor: Fred Burton — 101 votes; Veeda Williams — 79 votes.

Council Member At-Large Position 2: Alexis Burton — 91 votes; Rosemary Bigby — 64 votes; Jeremy Massey — 27 votes.

Council Member At-Large Position 4: Florence Jackson — 118 votes (sole candidate on the ballot).

The ordinance canvassing the election declared Fred Burton (Mayor), Alexis Burton (Council Member At-Large Position 2), and Florence Jackson (Council Member At-Large Position 4) as duly elected.

Council Member Evelyn Jones made a motion to **Approve** the ordinance canvassing the returns and certifying the results of the May 2, 2026 General Election, 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

XII. OATH OF OFFICE

- A.** Administer the Oath of Office to Fred Burton, Mayor, Alexis Burton, Council Member At-Large Position 2, and Florence Jackson, Council Member At-Large Position 4. *Ingrid Flornoy, City Secretary*

The Oath of Office was administered by Municipal Court Judge Mo Ghuneim to the following newly elected officials:

- **Fred Burton** — Mayor
- **Alexis Burton** — Council Member At-Large Position 2
- **Florence Jackson** — Council Member At-Large Position 4

Outgoing Mayor Veeda V. Williams extended congratulations to the newly sworn-in officials and wished them and the City of Arcola well.

XIII. ELECTING A MAYOR PRO-TEM

- A. Discussion, consideration of and possible action to elect a Mayor Pro-Tem from the city council members for a one-year term. Texas Local Government Code 22.037(b). **Mayor Fred Burton**

Mayor Fred Burton presided over this item upon being sworn in. Mayor Burton nominated Council Member Florence Jackson to serve as Mayor Pro-Tem for a one-year term pursuant to Texas Local Government Code §22.037(b). City staff noted for the record that the nomination is the Mayor's recommendation, but that the formal appointment requires a motion and approval by the full Council.

Council Member Alexis Burton made a motion to **Approve** to elect Council Member Florence Jackson as Mayor Pro-Tem for a one-year term, seconded by Mayor Pro-Tem Greg Abarr. The motion **Passed** unanimously.

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

Nay: 0 Motion Carried 5-0

Mayor Burton briefly addressed those in attendance, expressing gratitude to supporters and noting his readiness to return to substantive work on behalf of the City after what he described as a long two-year period.

XIV. ADJOURNMENT

The meeting was adjourned at 7:27 p.m. Motion to **Adjourn** was made by Council Member Evelyn Jones and seconded by Mayor Pro-Tem Florence Jackson. 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

