

# CITY OF EL CAMPO, TX

## REGULAR MEETING CITY COUNCIL

Minutes March 27, 2017 – 6:30 PM

315 East Jackson Street - City Council Chambers

### 1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Randy Collins	Mayor	Present	
Richard Young	Mayor Pro Tem	Present	
Anisa Longoria Vasquez	Councilwoman	Present	
Ed Erwin	Councilman	Present	
Tommy Hitzfeld	Councilman	Present	
Gloria Harris	Councilwoman	Present	
Steven Ward	Councilman	Present	

City Staff Present: City Manager Mindi Snyder, Police Chief Terry Stanphill, Finance Director Courtney Sladek, Personnel Director Rene Garcia, Planning Director Penny Hornsby, EMS Director Chase Nielsen, Interim Public Works Director Stephen Korenek, Community Services Director Chris Barbee, Utilities Director Jerry Lewis, Building Official Liz Staff, Aquatic Center Manager Stephen Nadolski and Attorney Ashley Tegeler

Media Present: Shannon Crabtree with the El Campo Leader News

Guests Present: Jeff Allgayer, John Hancock, Paul Soechting, Steven Staff, Lori Hollingsworth and Carolyn Gibson

### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

Mayor Collins led the pledge of allegiance and Mayor Pro Tem Young performed the invocation.

### 3. PUBLIC COMMENTS

At this time, any person with city-related business, not scheduled on the agenda, may speak to the City Council. In compliance with the Texas Open Meetings Act, the City Council is limited to making a statement of specific factual information in response to the inquiry, or reciting existing policy, but may not discuss, deliberate, or take any action on any item. Each speaker will be limited to 3 minutes. The issue may be placed on a future agenda for consideration.

Chief Stanphill noted that the Public Safety Headquarters Open House is scheduled for April 6, 2017 from 5:30 to 7:30 p.m. He also indicated that the move to the new building will take place the week of April 24th.

### 4. CONSIDERATION OF AND ACTION ON MINUTES

#### 1. City Council - Regular Meeting - Mar 13, 2017 6:30 PM

Mayor Pro Tem Young noted that the Mayor and Mayor Pro Tem were incorrectly posted in the roll call. Councilmember Hitzfeld made a MOTION to accept the minutes, with the corrected listing, for March 13, 2017.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Tommy Hitzfeld, Councilman
<b>SECONDER:</b>	Richard Young, Mayor Pro Tem
<b>AYES:</b>	Collins, Young, Vasquez, Erwin, Hitzfeld, Harris, Ward

#### 2. City Council & City Development Corporation - Special Called Joint Meeting - Mar 20, 2017 2:00 PM

Councilmember Harris noted that the Mayor shall always appear first on the agenda.

Councilmember Harris made a MOTION to accept the minutes of March 20, 2017.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Gloria Harris, Councilwoman
<b>SECONDER:</b>	Richard Young, Mayor Pro Tem
<b>AYES:</b>	Collins, Young, Vasquez, Erwin, Hitzfeld, Harris, Ward

## 5. PUBLIC HEARING

### 1. Rezoning Olive Street from C-1 Light Commercial to R-2 Mixed Residential

Mayor Collins opened the public hearing on rezoning Olive Street from C-1 Light Commercial to R-2 Mixed Residential.

There were no speakers on this item.

Mayor Collins closed the public hearing.

### 2. Zoning Text Amendment - Board of Adjustments

Mayor Collins opened the public hearing on the zoning text amendment for the Board of Adjustments.

Paul Soechting, the Chairman of the Board of Adjustments, told the Council that a quorum is very difficult to facilitate. As it is now, the Board must have six out of seven members present, this amendment would reduce it down to four.

Mayor Collins closed the public hearing.

### 3. Public Hearing for Update to Comprehensive Plan

Mayor Collins opened the public hearing on the update to the Comprehensive Plan.

There were no speakers.

Mayor Collins closed the public hearing.

## 6. CONSIDERATION OF AND ACTION ON

### 1. Ordinance No. 2017-01 Rezone C-1 to R-2 Olive Street

City Manager Snyder noted that there was a correction in Sections 2 and 3, going from C-1 to R-2. She also informed the Council that this change was recommended by Planning and Zoning.

Councilmember Vasquez asked why only this section was included? Planning Director Hornsby responded that it is desired to keep Palacios as a thoroughfare, and it has been established as a residential block. Councilmember Harris stated that she believed that one side was proposed because the other side is already R-2 and that the change is an attempt to rezone from C-1 because there the Comp Plan originally labeled it that way due to a club's placement. She further stated that the Comp Plan put businesses in C-1, and that staff is trying to align this, as there are no longer businesses there. Councilmember Ward asked why 111 isn't changed to R-1. Hornsby noted that there is nothing on that area now. Ward suggested that everything be made uniformly. Mayor Pro Tem Young stated that if there aren't houses and it is vacant land, the thought was to leave it commercial for depth. Hornsby informed the Council that C-1 allows both residential and light commercial.

Mayor Pro Tem Young made a MOTION to adopt Ordinance No. 2017-01 Rezone C-1 to R-2 Olive Street.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Richard Young, Mayor Pro Tem
<b>SECONDER:</b>	Ed Erwin, Councilman
<b>AYES:</b>	Collins, Young, Vasquez, Erwin, Hitzfeld, Harris, Ward

2. Ordinance No. 2017-02 Amendment to Zoning Ordinance Text -11

Paul Soechting, Chairman of the Board of Adjustments, spoke again, reminding the Council that this change would make it easier for the Board to have a quorum. He noted that at meetings, they have had seven or eight people waiting 30 minutes, who had paid their \$150, for a quorum.

Mayor Pro Tem Young made a MOTION to adopt Ordinance No. 2017-02 Amendment to Zoning Ordinance Text.

Councilmember Harris asked why there are alternates, why not seven members from the get-go? Planning Director Hornsby noted that this is not unusual for a municipality because it is difficult to get volunteers, and provided a long list of cities that are doing what is proposed. Harris asked what is the use of alternates. Hornsby responded that it would lower the quorum to five. Harris noted that there are seven Council members and only four for a quorum. Councilmember Ward asked if this was a state rule or a regulation of local government. Hornsby responded that it was local government code. Harris stated that she did not like alternates. Young stated that the local government code required 75% for the quorum. Harris wanted to know how alternates were selected. Soechting noted that we already have alternates. Harris asked why they are on two year terms. Soechting noted that how it is now and that is keeping with the appointment of boards, but an individual is not limited to one two year term. Councilmember Erwin asked if the terms were staggered. Soechting responded that they are staggered.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Richard Young, Mayor Pro Tem
<b>SECONDER:</b>	Tommy Hitzfeld, Councilman
<b>AYES:</b>	Collins, Young, Vasquez, Erwin, Hitzfeld, Harris, Ward

3. DOC-2017-19 Award of Tres Palacios Creek Drainage Project Construction Contract

City Manager Snyder noted that the committee was trying to sort through everything on Friday. The recommendation from Halff and the committee is to reject the bids, rebid and award on April 24, 2017. She felt that it would be best to clear up questions.

Councilmember Ward made a MOTION to reject all bids as presented for the Tres Palacios and rebid.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Steven Ward, Councilman
<b>SECONDER:</b>	Gloria Harris, Councilwoman
<b>AYES:</b>	Collins, Young, Vasquez, Erwin, Hitzfeld, Harris, Ward

4. DOC-2017-18 Emergency Repair at the WasteWater Treatment Plant on the Belt Filter Press Building

City Manager Snyder informed the Council that the Public Works Committee met on Monday, March 20th to review the situation at the Wastewater Treatment Plant currently. During the budget preparation last year, a quote was obtained to remediate the issue that exists with the metal building that houses the Belt Filter Press. Pictures were included to show the condition that has escalated since that time and the feeling is that this is now an emergency repair that needs to be made expeditiously before we lose the integrity of the structure and cause damage to the equipment. BLS performed a very similar service for us at the Aquatic Center and that was a very successful outcome for us and other quotes were not obtained since it is considered an emergency at this

point. The recommendation from the committee was to proceed with the repair as presented with funds coming from the Retained Earnings in the Water and Sewer Fund.

Councilmember Vasquez asked how the repairs have held up at the Aquatic Center. Aquatic Center Manager Nadolski responded they have worked out great, with some cracking but nothing major. He also indicated that the WWTP would not have to deal with as much chlorine as at the Aquatic Center.

Councilmember Harris asked if funding was available in retained earnings, Snyder assured it was available.

Mayor Pro Tem Young made a MOTION to authorize emergency repair at the Wastewater Treatment Plant on the Belt Filter Press Building to BLS, in the amount of \$47,108.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Richard Young, Mayor Pro Tem
<b>SECONDER:</b>	Tommy Hitzfeld, Councilman
<b>AYES:</b>	Collins, Young, Vasquez, Erwin, Hitzfeld, Harris, Ward

#### 5. RESOLUTION NO. R2017-09 Authorizing Designated Signatories for FSB Lease/Purchase

City Manager Snyder told the Council that the Council had authorized proceeding with the bid submitted by FSB for the Lease/Purchase of an Ambulance on November 28th and now to complete the closing, the bank has asked the City Attorney to draft a Resolution and lease agreement. Both were included in the packet. The City did receive the ambulance and staff recommended approval of the Resolution to allow for completion of the process.

Councilmember Harris asked if the ambulance was insured. Finance Director Sladek indicated that it was covered. Harris asked if the ambulance had been inspected. EMS Director Nielsen noted that it had been driven, inspected and was in the process of getting of getting decals.

Councilmember Hitzfeld made a MOTION to adopt Resolution No. 2017-09 authorizing designated signatories for FSB lease/purchase.

<b>RESULT:</b>	<b>APPROVED [6 TO 1]</b>
<b>MOVER:</b>	Tommy Hitzfeld, Councilman
<b>SECONDER:</b>	Anisa Longoria Vasquez, Councilwoman
<b>AYES:</b>	Collins, Young, Vasquez, Erwin, Hitzfeld, Harris
<b>NAYS:</b>	Ward

#### 6. Skate Park Information and Appointment of Committee

City Manager Snyder noted that included in the packet is information that has been gathered in regards to questions that were raised in terms of insurance and also what other have reported in terms of their experiences with the skate park. She noted that at the February 27th Council Meeting, it was suggested that a committee be appointed to work with interested volunteers and take a close look at the suggested existing locations and bring a favorable site back to City Council. Snyder stated that she would serve as the staff representative.

Mayor Collins appointed Councilmember Vasquez, Mayor Pro-Tem Young and Councilmember Hitzfeld to the committee.

<b>RESULT:</b>	<b>NO ACTION REQUIRED</b>
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#### 7. CLOSED SESSION

1. Closed Session pursuant to Section 551.072 of the Texas Government Code - will retire into closed session for the purpose of deliberations about the purchase, lease, exchange or value of Real Property - W. Monserratte

<b>RESULT:</b> <b>NO ACTION REQUIRED</b>
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**8. TAKE ACTION AS NECESSARY**

No action was taken.

City Manager Snyder introduced Lori Hollingsworth, the City's new City Secretary, who will begin work with the City on April 3rd.

**9. ADJOURNMENT**

Attest:

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Lori Hollingsworth, City Secretary

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Randy Collins, Mayor