

**THE CITY OF PALACIOS, TEXAS  
REGULAR MEETING MINUTES  
April 28, 2022**

**PUBLIC HEARING**

DC Dunham opened the public hearing at 5:45PM. The City of Palacios Planning and Zoning Commission held the public hearing to receive citizen's comments regarding the rezoning of the property located at 1120 Rorem Street and 1112 Rorem Street, both from commercial designation to residential designation. No public comments were made after Dunham explained the rezoning in depth. DC Dunham closed the public hearing at 5:35PM.

**REGULAR COUNCIL MEETING**

A Regular Meeting was held by the City Council of the City of Palacios on April 28, 2022, at 6:00 p.m., in the Council Chamber, 311 Henderson, Palacios, Texas 77465.

**CALL TO ORDER**

Mayor Chau called the meeting to order at 6PM.

**ATTENDANCE ROLL CALL**

Mayor, Linh Chau  
Councilmember Place 1, Michael Dotson, EXCUSED  
Councilmember Place 2, Raylyn Samora  
Councilmember, Place 3, Troy Lewis  
Councilmember Place 4, Chip Woolf  
Councilmember, Place 5, Jim Gardner  
Councilmember Place 6, Larry Glenn

City Manager, Cynthia Raleigh  
City Attorney, Anne Marie Odefey  
City Treasurer, Tammy McDonald  
Police Chief, Tobie Bias  
Administrative Assistant, Aleigha Galvan  
Interim City Secretary, David Holubec

**INVOCATION & PLEDGES**

Mayor Chau recognized Councilmember Lewis who led the Council, Staff, and Citizens in prayer and pledges to the U.S., Texas, and Palacios Flags.

**OATH OF OFFICE - PALACIOS POLICE OFFICERS**

Police Chief, Tobie Bias swore-in new police officers, Miranda Garcia and Jeremy Davis. The officers were welcomed to the City by Mayor and Councilmembers. We welcome them to the City of Palacios team.

## **PROCLAMATIONS**

Mayor Chau presented a proclamation by the City of Palacios, recognizing April 30, 1975 as the Fall of Saigon. The City of Palacios and the Vietnamese – American Citizens of Palacios proclaim the Vietnamese Heritage and Freedom Flag as the official flag of the Vietnamese American Community in Palacios, Texas.

Mayor Chau presented a proclamation by the City of Palacios, recognizing May 5, 2022 as the day to celebrate Cinco de Mayo and encourages all citizens to recognize this day in honoring the Mexican-American culture and heritage in Palacios, Texas.

## **VISITOR / CITIZEN FORUM**

Any person with city related business may speak to City Council. Speakers must sign in and complete a registration form and give it to the City Secretary no later than 10 minutes prior to the start of the council meeting. All speakers will be limited to (3) three minutes.

1. C. Murphy discussed the importance of the public swimming pool for people suffering from health issues that may benefit from the use of the pool. (Discussed during agenda item).
2. Joe Monk discussed the building regulations fees for Ordinance 2022 – O – 1 requesting Reimbursement for fees charged by Bureau Veritas North America as it may relate to the new building projects for the Palacios Independent School District. City Manager Raleigh has spoken to Superintendent, Dr. Chapman regarding this issue and it's being reviewed. (Discussed during agenda item).

## **CITY MANAGER'S REPORT**

1. Reminded citizens of the Luther Hotel Open House this Saturday, April 30<sup>th</sup>.
2. May 4<sup>th</sup> - Arctician's Round Table Meeting at the Palacios Museum, 6PM.
3. May 7<sup>th</sup> - ELECTION DAY.
4. May 12<sup>th</sup> – Denim and Diamonds Gala (Benefiting the Boys & Girls Club of Palacios)
5. May 21<sup>st</sup> – Volunteer Fair (Seeking volunteers for the City of Palacios committees and board)
6. June 10<sup>th</sup> – Palacios Health Fair

## **ADMINISTRATIVE REPORTS / PRESENTATIONS**

1. All American City Designation – E. Fagan-Baker is working on securing this designation for the City of Palacios.

2. Navigation District Update by Victor Martinez. He discussed his positive working experience with City Manager Raleigh in negotiating expired inter-local agreements with the city involving the Navigation District.
3. Police Chief Bias updated the council on the Police Department. The police department was able to purchase all new firearms for officers with confiscated monies. Officers had various types of firearms and holsters. Having different fire arms and holsters, not in unison, is deemed unsafe for officers. This is a progressive step for the department toward officer safety. The department is also working on qualifying for a high quality agency certification through the TPCA Association.
4. L. Krishnarao presented the project the Gunda Corporation is undertaking, updating Palacios building codes, which are needed for current building standards.
5. Finance Director, Tammy McDonald, discussed the current financials for the City.
6. Public Works director, Darrell Robbins discussed the city-wide projects his department has in progress or completed. Water leaks, airport fuel tank, baseball field restrooms, Pavilion roof, Bethany Park concrete work, and hanger door repairs.
7. Matt Glaze with Urban Engineering offered a presentation on the proposed City water study.
8. City Manager Raleigh presented the mandatory 12% rate increase, for garbage services, levied by the City's waste provider.

### CONSENT AGENDA ITEMS

NONE

### DISCUSSION AND / OR ACTION ITEMS

1. **Minutes** – Discuss and consider approving the minutes from the Special Council Meeting on April 11, 2022, and the Regular Council Meeting on April 14, 2022. The minutes were reviewed and were approved as written, by motion. MOTION & SECOND: Woolf / Lewis. *Vote unanimous.*
2. **Ordinance 2022-0-1** – Discuss and consider action to ratify Ordinance 2022–O–1 adding section A3.01.00005 to Appendix “A” CHAPTER 3, “Building Regulations,” of the Code of Ordinances of the City of Palacios, Texas, to recover fees charged by Bureau Veritas North America plus additional fees. (SECOND & FINAL READING). This item was presented by City Manager Raleigh. The effects on the new building projects of the Palacios ISD are being reviewed. After discussion, the ordinance was approved as written, by motion. MOTION & SECOND: Glenn / Gardner. *Vote unanimous.*
3. **Ordinance 2022-0-3** - Discuss and consider approving Ordinance 2022–O–3 amending Chapter 6 of the Palacios City Code; providing that the City is deemed the owner of impounded animals not redeemed with 72 hours of impoundment. (SECOND & FINAL READING) This item was presented by City Manager Raleigh. After discussion, the ordinance was approved as written by motion. MOTION & SECOND: Glenn / Gardner. *Vote unanimous.*

4. **Ordinance 2022–O–6** – Discuss and consider approving Ordinance–O–6 revising budget line items which shall supersede all previously adopted ordinances and amendments. (FIRST READING). This item was presented by Finance Director, Tammy McDonald. After discussion, the ordinance was approved, as written, by motion. MOTION & SECOND: Glenn / Lewis. *Vote unanimous.*
5. **Water Extension Agreement** – Discuss and consider approving a water extension agreement with Turtle Bay Cove RV Park. This item was presented by City Manager Raleigh. After discussion, the agreement was approved as written, by motion. MOTION & SECOND: Glenn / Woolf. *Vote unanimous.*
6. **Airport Hay/Pasture Lease** – Discuss and consider approving a lease agreement for a hay/pasture lease at the airport property. After discussion, which included the removal requirements of the hay, the lease was approved as written, by motion. MOTION & SECOND: Glenn / Samora. *Vote unanimous.*
7. **Juneteenth Holiday** – Discuss and consider approving June 19, 2022 as a holiday (Juneteenth) for the City of Palacios employees. Councilmember Lewis recommended the holiday to Council. Councilmember Woolf discussed the amount of current Federal Holidays, (11) already in place, and the City of Palacios’ current (13) holidays. This particular holiday will make (14) holidays for Palacios City employees. Councilmember Woolf also discussed the possibility of removing some of the current holidays to align with the Federal Government holidays (11). Councilmember Gardner discussed the celebration of ethnic holidays and the need to have a day away from work. His concern was the fiscal effect on the City. The holiday was not approved. MOTION & SECOND: Lewis / Samora. VOTE FOR: Councilmember Lewis, Councilmember Samora, Mayor Chau. VOTE AGAINST: Councilmember Woolf, Councilmember Glenn, Councilmember Gardner. Excused Absence: Councilmember Dotson.
8. **LaSalle Landing** – Discuss and consider approving the final plat for LaSalle Landing. This item was presented by City Manager Raleigh. The property is being divided into three parcels which will eventually provide tax revenue for the City of Palacios. The final plat was approved as presented, by motion. MOTION & SECOND: Woolf / Gardner. *Vote unanimous.*
9. **Lawn Care RFP** – Discuss and consider the approval of a contract for mowing services on various properties for the City of Palacios. The Palacios Lawn Care was chosen to provide mowing services and maintenance for the City of Palacios. This contract was presented by City Manager Raleigh. After discussion, the contract was approved by motion. The contract is in the amount of \$35,450.00 per year. MOTION & SECOND: Glenn / Samora. *Vote unanimous.*
10. **Water Sewer Infrastructure Study Proposal** – Discuss and consider approval of a proposal from Urban Engineering to perform a water/sewer infrastructure study. The cost of the study will be \$27,000, which will be paid by an earmarked set of funds, set aside for a match-grant that is not occurring this fiscal year. These funds are available for immediate use. The study is to be completed within 30 – 45 days. The study proposal was

approved as presented, by motion. MOTION & SECOND: Glenn / Gardner. *Vote unanimous.*

11. **Swimming Pool Inspection** – Discuss and consider action regarding the City of Palacios Swimming Pool property inspection report. The pool has not been in use in two (2) years. The inspection revealed several upgrades that need to be made due to ADA compliance. Major repairs are recommended. Palacios ISD is requesting notification on whether/when the pool will be usable in order for them to hire life-guards and notify interested parties. The City and the school district have had an agreement with the pool since 1981. The pool is located on property owned by the school district and is slated to be traded in two (2) years in an agreement between the school district and a private party. There is only \$20,000 in the budget for the swimming pool this fiscal year. The City receives no revenue from the swimming pool. The school district receives all pool revenue to hire life-guards and purchase pool chemicals. It was decided that the pool could not be opened at this time. After discussion, the Council asked the City Manager to obtain cost estimates regarding further inspections and repair costs. MOTION & SECOND: Glenn / Gardner. *Vote unanimous.*
12. **Real Estate RFQ** – Discuss and consider action regarding a real estate broker for real estate services for the City of Palacios. One response was received. It was from Texas Coastal Properties of Palacios, Texas. The firm is qualified to perform the services and is willing to negotiate broker fees with the City Manager. Surplus properties will be sold through this broker. The RFQ was approved by motion. MOTION & SECOND: Glenn / Woolf. *Vote unanimous.*
13. **Rescheduling of May 12, 2022 Council Meeting** – Discuss and consider moving the May 12, 2022 Regular City Council Meeting to May 19, 2022, due to the “Denim and Diamonds,” Boys and Girls Club Fundraiser here in Palacios. Councilmember Woolf asked that the City try to keep consistent with our council meeting schedule as much as possible in the future and remind other entities to assist in working around this schedule for the citizens of Palacios. There will be a Special City Council Meeting on May 10, 2022, at 6PM to canvas the election results from the May 7<sup>th</sup> election.
14. **Sign Shop Equipment Purchase** – City Manager Raleigh asked Council to remove this item from tonight’s agenda due to information recently received, making this item not necessary. She will report her further findings at a later Council Meeting. Item removed from the agenda.

### **EXECUTIVE SESSION**

NONE

**Called under Section 551.071 of the Texas Government Code under the following sections:**

- 551.071(2) To confer with its attorney regarding matters covered by the attorney/client privilege.

- 551.072 To deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
- 551.074 To discuss the appointment, employment, evaluation, responsibilities, and duties, reassignment, discipline, or dismissal of an officer or employee, or to hear a complaint or charge against an officer or employee(s) City Secretary and/or City Treasurer in regard to team re-organization.

Consider and/or take action deemed necessary as a result of the Executive Session.

NONE

### **ADJOURNMENT**

As there was no further action, Mayor Linh adjourned the meeting by motion. MOTION & SECOND: Glenn / Lewis. *Vote Unanimous.*



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Linh Chau, Mayor

ATTEST:



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David Holubec, Interim City Secretary