

CITY OF PALACIOS, TEXAS  
**REGULAR CITY COUNCIL MEETING**

**MINUTES**

**JULY 14, 2022**

**REGULAR CITY COUNCIL MEETING**

A Regular City Council meeting was held by the City Council of the City of Palacios on July 14, 2022, at 6:00 p.m., in the Council Chamber, 311 Henderson, Palacios, Texas 77465.

**CALL TO ORDER**

Mayor Gardner called the Regular meeting to order at 6:00PM.

**CERTIFICATION OF A QUORUM**

*Mayor Gardner certified a quorum was present.*

**ATTENDANCE ROLL CALL**

*Mayor, Jim Gardner, Present  
Councilmember Place 6, Michael Dotson, Present  
Councilmember Place 5, Raylynn Samora, Present  
Councilmember, Place 4, Troy Lewis, Present  
Councilmember Place 3, Chip Woolf, Present  
Councilmember, Place 2, Sharon Trainor, Present  
Councilmember Place 1, Larry Glenn, Present*

**Staff in Attendance:**

*Cynthia Raleigh, City Manager  
Tammy McDonald, City Finance Manager  
Ryan Adams, Code Compliance  
Christi Adams, Public Works  
Darrell Robbins, Public Works Director  
David Holubec, City Secretary*

**INVOCATION & PLEDGES**

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

**VISITOR / CITIZEN FORUM**

- a. Dominic John – Concerns over the stalled construction of an RV park near the intersection of Gray St. and Craymer Ave.*
- b. Mark Rusk – a member of the Chamber of Commerce Board of Directors, thanked the City for their help with the recent Poker in Palacios fundraiser.*
- c. Joe Monk – Discussed the City’s planned talks in executive session on the appointment of PEDC directors that didn’t qualify for the private session since the appointees are not City employees.*

**PROCLAMATION**

- 1. Designation of July as Park and Recreation Month. Proclamation was presented to Council members Lewis and Samora.*

## **PRESENTATION ITEMS**

2. *Tax Increment Reinvestment Zones (TIRZ) Presentation was presented by DC Dunham, Planning & Zoning Committee Chairperson. These Zone designations may attract potential developers to the City.*
3. *Grant Update was shared by Finance Manager, Tammy McDonald. (Report is attached to these minutes).*
4. *City Manager, Cynthia Raleigh updated the Council on the Palacios Swimming Pool / YMCA agreement and current progress with the pool opening. Pool will open on July 16<sup>th</sup>. Admission fees are waived for the summer.*
5. *City Manager's Report, Recognition, and Announcements. Cynthia Raleigh, City Manager*
  - *Street signage update*
  - *New backhoe on July 9<sup>th</sup>*
  - *Water pipe leak under bridge*
  - *Police Department Electric Ticket Writers*
  - *Active Shooter training*
  - *Code Compliance – driving the City documenting compliance issues*
  - *Upcoming budget meetings*
  - *HWY 35 fence issue near the curve*

## **CONSENT AGENDA ITEMS ~ OLD BUSINESS**

6. *Ratify Pool Agreement with YMCA. Approved by motion. Motion: Glenn/Lewis. Unanimous.*
7. *MINUTES – June 23, 2022 – Regular City Council Meeting. Approved by motion. Motion: Dotson/Trainor. Approved by vote. Larry Glenn abstained.*
8. *MINUTES – June 16, 2022 – Budget Workshop Meeting. Approved by motion. Motion: Dotson/Lewis. Unanimous.*

## **DISCUSSION AND ACTION ITEMS**

9. ***Municipal Operations Consultants, Inc.*** ~ *This item was postponed by Council.*
10. ***Street Assessment Project*** ~ *This assessment will rate our streets. American Rescue Funds will be used for the assessment. Approved by motion. Motion: Glenn/Dotson. Unanimous.*
11. ***ORDINANCE #2022-O-09*** ~ *This was the first reading of the Ordinance to amend current solid waste rates. City's current rate is causing the City to operate at a loss in some instances. First reading was approved by motion. Motion: Dotson/Glenn. Unanimous. Votes were polled by City Secretary, David Holubec.*
12. ***ORDINANCE #2022-O-10*** ~ *This was the first reading of the Ordinance setting the processing fee for electronic payments at the City of Palacios, Texas. Percentage will be 3.5%. First reading was approved by motion. Motion: Lewis/Samora. Unanimous. Votes were polled by City Secretary, David Holubec.*
13. ***Lease Agreement with Friends of Elder Citizen's, Inc., 705 Commerce St.*** ~ *This item was postponed by Council.*
14. ***Lease Agreement with Simple Simon's Pizza, 309 Henderson Ave.*** ~ *This item was postponed by Council.*

15. **Lease Agreement with Subway Restaurant, 307 Henderson Ave.** ~ This item was postponed by Council.

16. **Community Development Block Grant** ~ Tammy McDonald, Finance Manager presented the need to procure administrative and engineering services for the Community Development Block Grant. Approved by motion. Motion: Glenn/Dotson. Unanimous.

17. **RFP and RFQ for the Texas Community Development Block Grant Program** ~ Finance Manager, Tammy McDonald requested Council approval on the City of Palacios' authorization to issue requests for proposals for administrative services (RFP) and requests for qualifications (RFQ) for the Texas Community Development Block Grant Program funds administered by the Texas Department of Agriculture. Approved by motion. Motion: Lewis/Glenn. Unanimous.

### **CLOSED / EXECUTIVE SESSION**

18. Texas Government Code, § 551.072, deliberate the purchase, exchange, lease, or value of real property if deliberation in open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

19. Texas Government Code, § 551.071, consultation with attorney on matter involving pending or contemplated litigation or other matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. CITATION Cause #22-F-0245; Joseph Monk and Mark Rusk v. James L. Gardner as Mayor and City of Palacios, Contestees.

20. Texas Government Code, § 551.087, deliberation regarding Economic Development Negotiations.

21. Texas Government Code, § 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; PEDC Board of Directors; Cynthia Raleigh, City Manager; Tobie Bias, Police Chief; David Holubec, City Secretary; Tammy McDonald, Finance Manager; and Robert Garrett, Municipal Court Judge.

### **RECONVENE TO OPEN / REGULAR SESSION**

22. Council returned from closed session at 9:03PM. Council members voted by ballot on their choices for PECD board of directors. Sandra Catlett, DC Dunham, Katie Hutto and Dannielle Krouse won the votes. Council Waived their attorney/client privilege for the meeting for City Attorney, Anne Marie Odefey to address Joe Monk and Mark Rusk, in attendance to voluntarily dismiss the litigation against the City since his statement to the Palacios Beacon indicating he did not have an issue with the results of the election.

### **ADJOURNMENT**

Adjourned by Mayor Gardner at 9:23PM.

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Jim Gardner, MAYOR

ATTEST:

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David Holubec, CITY SECRETARY