

**THE CITY OF PALACIOS, TEXAS
REGULAR MEETING MINUTES
March 24, 2022**

A Regular Meeting was held by the City Council of the City of Palacios on March 24, 2022, at 6:00 pm, in the Council Chamber, 311 Henderson, Palacios, Texas 77465.

Call to Order:

Mayor Chau called the meeting to Order at 6 pm.

Invocation

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

Roll Call:

Mayor, Linh Chau
Councilmember Place 2, Raylyn Samora
Councilmember Place 4, Chip Woolf
Councilmember Place 6, Larry Glenn

Councilmember Place 1, Michael Dotson
Councilmember, Place 3, Troy Lewis
Councilmember, Place 5, Jim Gardner

City Manager Cynthia Raleigh
City Secretary, Clissa Mills

City Attorney, Anne Marie Odefey
City Treasurer, Tammy McDonald

Announcement of upcoming City Events/Meetings (C.Raleigh)

City Manager Cynthia Raleigh announced that she had attended meetings with the School District, County Commissioner, Navigation District, and Seawall Commission. They all agree on one thing: collaboration to make Palacios better. She also said that she had been welcomed very well into the community and from different organizations.

Announcements and recognitions by City Manager (C.Raleigh)

City Manager Cynthia Raleigh wanted to recognize her team first. She said the past 14 days here have been amazing. Everyone has stepped up and worked hard. Her leadership team has come forth and worked together to create all types of plans for the future. She also recognized a citizen, Mr. Greg Bandish, for taking the fish that he catches every day to the poor or to widows in the community who don't have anything to eat.

PROCLAMATION – City Secretary, Clissa Mills, read a proclamation recognizing April as Child Abuse Prevention Month

AGENDA ITEMS

Hearing of Residents

1. Sharon Trainor, 500 Welch, asked about the GLO Homes and how to get on the list for assistance.
2. Kenny Garcia, 417 Mertie, asked about getting a contractor license, permit, and bid packages. City Manager Cynthia Raleigh asked him to please come to her office tomorrow to discuss the issue.
3. Raylynn Samora, 1016 Morton, As a citizen of Palacios, I will continue to use my voice and do my civic duties to the community that has been neglected for a long time. I am not afraid to stand up for my belief in God or what is right and wrong. I am an educated individual, and any supporting documents that are needed from me for any legal concerns between previous city management and myself, I have right here on hand. I am unapologetic for the facts you will not read in the media and for using my freedom of speech. Thank you.

PRESENTATION ONLY

Rate Increase by CenterPoint Gas for Palacios and the State of Texas (C. Raleigh)

City Manager Cynthia Raleigh said that we received a notice from CenterPoint Gas South Texas Division that on March 3, Centerpoint Gas made an interest rate adjustment with cities in the South Texas Division. The current filing will increase rates for residential customers by \$2.11 per month. This will increase the current residential customer charge from \$24.92 to \$27.03 a month. The increase is currently scheduled to effect on May 2, 2022. I'm making this presentation so that everyone in the community can be prepared for this increase because even \$2.11 makes a difference in what we do and what we cannot do during our trying times. Under the RIF statute, cities may not challenge the company's request. The only action that we could take is to suspend the effective date of the rate increase by 45 days. However, at some point, Council's previous Council seceded that right, so, therefore, we cannot challenge the 45 days, and our city attorney confirmed that. So, therefore, on May 2 2022, the rates will increase by \$2.11.

Agenda Items

Approval of the March 24 Regular Board Meeting Minutes

Consideration and action regarding the approval of the minutes of the February 22, March 10, and Special Meeting of March 17, 2022. (C. Mills). Mayor Linh Chau recognized Councilmember Samora, who motioned, seconded by Councilmember Gardner, to approve the February 22, March 10, and Special Meeting of March 17, 2022 minutes. (Attachment 1). *Motion Passed, vote unanimous.*

NEW BUSINESS

2. RFP Home Fund Project – Discussion and action to approve the City of Palacios' Requests for Proposals (RFP) for administration/professional services with a competent professional administration/management firm/consultant to assist the City in the overall administration and management of its proposed HOME fund project, if funded, by the Texas Department of Housing and Community Affairs (TDHCA). (C.Raleigh/T.McDonald)

Mayor Chau: I read this through, and I think it is very beneficial for Palacios for the program to continue to help our needs.

City Manager: The difference between the GLO and this grant, after talking with Tammy and getting the details, GLO was situated in our council chambers and required people to fill out an application in person. TDHCA, the difference is that we help identify the people that need them, and they will reach out to the people directly. That makes a difference, and who may be able to get these homes.

Councilmember Lewis: Once they identify the individuals, will they do the paperwork for them?

City Manager: They will assist them with the paperwork, and we will help them as well.

Councilmember Lewis: So it is not a guarantee.

City Manager: Unfortunately, we don't have that guarantee. The TDHCA makes that decision based on their application. We don't have the same guarantee. We can recommend who, but we cannot make the final set.

City Attorney: But you also have to do a title report. So if there are title problems with the home or title issues, they generally will make the homeowner get those clear.

Councilmember Lewis: So they will work with them on that.

City Attorney: Yes, they will identify the problems and tell them what they need.

City Treasurer: We've done this program previously in I believe that was 2000, either 14 or 15 or 15 and 16. We did this program and had several of the homes built around the town.

Councilmember Samora: Oh, that was this program.

Councilmember Gardner: Is there a comparison to GLO? They replaced houses that always had to be existing houses and replaced them. This one is a little broader, and they replace mobile homes.

City Treasurer: Yes, mobile homes, or you have to be the property owner.

Mayor Chau: Any other questions? Any other discussion? No.

Mayor Linh Chau recognized Councilmember Dotson, who motioned, seconded by Councilmember Glenn, to approve the City of Palacios' Requests for Proposals for administration/professional services with a competent professional administration/management firm/consultant to assist the City in the overall administration and management of it proposed HOME fund project, if funded, by the Texas Department of Housing and Community Affairs (TDHCA). Motion Passed, *vote unanimous*

3. RFP Park Restrooms/Concession Stand Project – Discussion and action regarding approving the City Manager to solicit bids for the Park Restroom/Concession Stand Project. (C. Raleigh/D. Robbins)

Mayor Linh Chau recognized Councilmember Glenn, who motioned, seconded by Councilmember Samora, to approve the City of Palacios' Requests for Proposals for the Park Restrooms/Concession Stand Project. Motion Passed, *vote unanimous*

Councilmember Glenn: I want to thank Council for being on board with this project; it's taken a lot of effort and time to this deal. I appreciate you.

4. RFP Airport T Hangar Project – Discussion and action regarding granting the City Manager approval to solicit bids for the Airport T Hangar Repair Project. (C. Raleigh/D. Robbins)

Citizen Joe Monk: I am on the airport committee, and this is the first time I have seen anything about this. Please let the airport committee know about it if it involves the airport.

City Manager: Yes, I'm still learning, and I apologize. Happy to do so.

Citizen Joe Monk: It's no problem.

The city Manager read her memorandum regarding this project.

Councilmember Glenn: Is this going to be on the south side, or will it be all the way around?

Public Works Director: It will be the south doors on the East Side.

Councilmember Dotson: I think it's a great plan. It beats a million-dollar hangar.

Mayor Linh Chau recognized Councilmember Gardner, who motioned, seconded by Councilmember Dotson, to approve the City of Palacios' Requests for Proposals for the AirPort T Hangar Project. Motion Passed, *vote unanimous*

5. Public Works Equipment Purchase – Discussion and action regarding Tractor/Boom Mower Bids approval for the Public Works Department. (C.Raleigh/D.Robbins)

Councilmember Samora: I like it. I think this is great, and it will help around town. Darrell, do you like this mower? It's going to be for your department.

Darrell: Yes

Councilmember Dotson: I think it's fantastic to have the money to do this. It's a great opportunity. I think it's a good investment from the photos that we see where areas have not been maintained.

Councilmember Glenn: Will the bat wings work?

Darrell: No, it doesn't have bat wings. It's just a 60-inch mower.

Councilmember Gardner: We don't have anything that works like this to get down in these deep ditches, which we know we have, and they are so overgrown. So we assume now we're not going to have that problem so much. Like over in the Foley addition, they are making so many more steep ditches. This is our key to preventing that overgrowth. So we expect you to use it and maintain it.

City Manager: We have advertised and taken one of our public works positions and turned it into a heavy equipment operator. And Darrell is also in the process of hiring someone to run this equipment for us.

Mayor Linh Chau recognized Councilmember Gardner, who motioned, seconded by Councilmember Lewis, to approve the City of Palacios' Requests for Proposals for the Public Works Equipment Purchase. Motion Passed, *vote unanimous*

6. Rainbow Land Erosion Control Project – Discussion and action regarding approval of bids for the completion of the Rainbow Land Erosion Control Project. (C.Raleigh/D. Robbins)

Councilmember Gardner: I think we're in a predicament that we have to do something. It's a shame that something this new is being redone. I wish that whoever got us into this had to pay for it, but you can't do that. So you found a way to do it. So at least we're making some forward progress.

Mayor Linh Chau recognized Councilmember Glenn, who motioned, seconded by Councilmember Samora, to approve the City of Palacios' Rainbow Land Erosion Control Project. Motion Passed, *vote unanimous*

Councilmember Glenn: Can you let us know which fund this comes out of?

City Manager: Yes, I will tell you which fund I decided to take it out of.

7. Public Works Truck Disposal and RFP – Discussion and action regarding approving the City Manager to dispose of vehicles that are no longer in use and solicit bids for two (2) new Super Cab Pick-Up Trucks. (C. Raleigh/D. Robbins)

Councilmember Gardner: Thank you for being fiscally responsible and figuring out how to fund this kind of thing. And of course, with the vehicle, we expect you to take care of it.

Councilmember Dotson: I don't think we don't have a lot of discussions because of what is implemented here now in front of us. We've never had this before. This is fantastic. We have days to go over it, look at it, and ask the City Manager any questions.

Councilmember Gardner: We're informed.

Councilmember Dotson: It flows so much. So I believe there are not too many questions as we get here.

Councilmember Samora: It's straightforward to understand how you have your layout, background, recommendations, and attachments. It's perfect.

Councilmember Glenn: I have a question. \$65,000 Is what both of them run. Is there a limit to any of this?

City Manager: If I have to go over budget for some reason, I will come back to Council. We have to do things within our fiscal abilities.

Councilmember Glenn: If not, make sure you have to add extra to make up for the truck we didn't get this year.

City Manager: Correct

Mayor Linh Chau recognized Councilmember Dotson, who motioned, seconded by Councilmember Glenn, to approve the City of Palacios' Requests for Proposals for the two new public works trucks and to dispose of vehicles that are no longer in use. Motion Passed, *vote unanimous*

8. Matagorda & Gray Drainage Project – Discussion and action regarding approval of adding Matagorda & Gray Streets to the Foley Addition Project. (C. Raleigh/D.Robbins)

Councilmember Glenn: We pulled Tres Palacios and Matagorda Street on this project on the original work.

Darrell: I think we pulled Elizabeth and Matagorda.

Councilmember Dotson: No it was Tres Palacios and Matagorda Street.

Councilmember Woolf: Well, if we can do this work for 9,000 and the guys getting flooded, go ahead and fix it. We can worry about the other street at the next meeting.

Councilmember Gardner: Matagorda and Gray are not under the 1.4 million being done right now.

Darrell: No, they are not. Part of Gray was done. And this is another section of Gray and Matagorda. It's the 1200 feet that we requested.

City Manager: If Council would like Darrell and I to look at Tres Palacios, we can definitely do that and bring it forward next year.

Mayor Chau: But we have funds for this project.

City Manager: Yes, we do.

Councilmember Samora: I think this is great as well. I was upset when we pulled out Matagorda; Matagorda is bad. I'm glad you got on top of this right away.

Mayor Linh Chau recognized Councilmember Samora, who motioned by Councilmember Garnder to approve the City of Palacios' Requests to add Matagorda and Gray Street to the Foley. Addition Project. Motion Passed, *vote unanimous*

9. Retired Police Officer Proficiency Policy – Discussion and action regarding the approval of the City's Retired Police Officer Proficiency Policy. (C.Raleigh/J.Jones)

Mayor Chau: Does that mean for all the officers?

City Manager: Once we get this policy in place, we can go through these processes and procedures if anybody retires. We don't have a problem with retiring officers if they are proficient and medically cleared.

Mayor Linh Chau recognized Councilmember Dotson, who motioned, seconded by Councilmember Glenn, to approve the City of Palacios' retired Police Officer Proficiency Policy. Motion Passed, *vote unanimous*

10. Police Department Vehicle Disposal – Discussion and action regarding approving the City Manager to dispose of a retired police vehicle, using funds from the sale to purchase needed equipment. (C.Raleigh/J.Jones)

Councilmember Woolf: If I understand these bids correctly, will we be able to outfit three vehicles with the money we get from this with the proper lights and stuff?

Joshua Jones: No, sir. That is to outfit one vehicle with that set.

Councilmember Glenn: May I ask what unit it will be used for?

Joshua Jones: Unit 400, our white ghosted vehicle.

Mayor Linh Chau recognized Councilmember Dotson, who motioned, seconded by Councilmember Glenn, to approve the City of Palacios' Police Department Vehicle Disposal. Motion Passed, *vote unanimous*

EXECUTIVE SESSION

Entered into Executive Session at 6:53 pm.

Called under Section 551.071 of the Texas Government Code Vernon's Civil Statutes, Subchapter D, as it pertains to private consultations with the City's attorney, as it relates to the purchase, exchange, lease, or value of the real property, as it pertains to personnel, and as it pertains to security. The Council will then reconvene in Open Session and be asked to take appropriate actions on matters presented in Executive Session.

- Discussion and action regarding the appointment, employment, compensation, reassignment, duties, discipline, or dismissal of the Municipal Court Judge.
- Discussion and/or action regarding the appointment, employment, compensation, reassignment, duties, discipline, or dismissal of the New Chief of Police.
- 551.072: To deliberate the purchase, exchange, lease, or value of a 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.

Reconvened into Regular Session at 8:30 pm.

14. Consider and take action deemed necessary due to the Executive Session.

Mayor Chau reappointed Judge Garrett as Municipal Court Judge for another two years.

The City Manager announced that she would offer employment to Toby Bias as Police Chief.

Councilmember Gardner motioned to authorize the City Manager to conduct the RFQ process to hire a realtor or realtors to help sell any City surplus property.

Councilmember Dotson seconded, Motion passed, *vote unanimous*

Roll Call Vote Confirmation (C. Mills)

City Secretary: Items 1 through 13 all passed unanimously.

ADJOURNMENT

As there was no further action, Mayor Linh Chau recognized Councilmember Glenn, who motioned, seconded by Councilmember Gardner, to adjourn the work session meeting at 8:32 pm
Motion Passed, Vote Unanimous.

Mayor Linh Chau

Attest:

Clissa Mills, City Secretary