



CITY OF EL LAGO

MINUTES OF THE JUNE 26, 2023
SPECIAL CITY COUNCIL MEETING
411 TALLOWOOD DRIVE, EL LAGO,
TEXAS 77586

1. **Call to Order** -- Mayor Findley called the meeting to order at 6:31 PM.
2. **Invocation and/or Pledge of Allegiance** -- Pledges were conducted by Mayor Findley.
3. **Declaration of a Quorum** – Mayor Findley declared a quorum, those present were:

Present: Mayor Shawn Findley
Mayor Pro Tem Ann Vernon
Councilperson John Skelton
Councilperson Charles Parette
Councilperson Jeff Michalak

Councilperson Darin Clark – joined meeting approximately 5 minutes late.

4. **Citizen Comments:**

Tina Bobb of 1618 Lake Bluff voiced concerns regarding notification to raise their foundation in accordance with the floodplain after their house fire that took place on April 9, 2023. She asked for assistance from the city by either being grandfathered in or monetarily compensated due to the fire hydrant that did not function near their home. Mayor Findley expressed his sympathy and asked Ms. Bobb to reach out to the city secretary to schedule an appointment with him.

5. **City Official, Board, Commission, Committee, & City Service Report**

- 5.1. *Lakeview Police Department Report on previous month's police activity in the City* – no report given
- 5.2. *Report on Seabrook Volunteer Fire Department activity in the City with Call for Service reports* – Chief Andy Gutacker reported 15 calls for service in May; he recommended regular smoke detectors for residents instead of fancier wifi driven detectors; he also spoke of a bicycle accident in Seabrook where a bike helmet saved a life and recommends bike riders wear helmets.
- 5.3. *Flood Plain Administrator, Bob Kosar – Bandy & Associates for soil testing at 4445 Nasa Parkway* – Floodplain administrator Bob Kosar explained progress being made at 4445 Nasa Parkway and explained the difficulty he was having in getting inspection reports from Tim Leppard to ensure street drainage after roadways were poured. Mr. Kosar would like City Council to consider contracting with Bandy & Associates to conduct soil testing and explained the project agreement pages provided to Council. Mr. Kosar suggested the City use Bandy & Associates as the sub-foundation inspectors as SafeBuilt does not provide these inspections. He explained that the City would be billed by Bandy, however the city would pass these charges on to the developer Tim Leppard. Several questions were asked by Council regarding liability issues, general practice of developers, the possibility of dividing permits or issuing permits with conditions as well as not issuing further permits unless previous permits are closed properly. The Mayor and Council thanked Mr. Kosar for the thorough work he does for the City. Lastly,

Mayor Findley stated he has more questions and needs more research on this issue, but assured Mr. Kosar and Council that the City will not continue in a way that is not safe for our community.

6. Councilmembers' Reports -- none

7. Mayor's Reports – Mayor Findley reported:

- that the City Hall AC units that needed curb adaptor adjustment will be installed on July 5th. The unit installed in the Fitness Center is running well.
- that the maintenance truck AC repair cost \$321, however the vehicle is getting older and repair work is getting more frequent.
- that Councilmember Parette will be taking lead on reviewing ordinances from other cities to regulate short-term rentals and asked if he had anything to add.
 - Councilmember Parette summarized that cities appear to:
 1. license the short-term rentals to hold them accountable and,
 2. revoke the license if 3 violations of city ordinances are reported.

8. Consent Agenda

- 8.1. *Check Detail May 18, 2023, through June 23, 2023*
- 8.2. *Minutes from the Council Meeting May 17, 2023*

Hearing no objections, Mayor Findley declared the consent agenda approved.

9. Old Business -- none

10. New Business

- 10.1. *Consider/Approve an Amendment to Ord 497 Hotel Occupancy Tax modifying the reports' due dates – a motion was made to approve as written by Councilmember Skelton, a 2nd by Councilmember Parette and it passed unanimously.*
- 10.2. *Consider/Approve Resolution 2023-06 amending Texpool Authorized Representatives – a motion was made to approve Resolution 2023-06 which adds Melissa Adkins as a signer to the Texpool account by Councilmember Vernon, there was a 2nd by Councilmember Skelton and it passed unanimously.*
- 10.3. *Consider/Approve renewal rates for employee health insurance through TX Health for FY2024 – Council discussed the options for employee health renewals remarking on how high the deductibles are for all. After some deliberation, a motion was made by Councilmember Skelton to approve the renewal of the TX Health Benefits Pool Option 1, a 2nd by Councilmember Michalak and passed unanimously.*
- 10.4. *Consider/Approve Bandy & Associates agreement for soil testing at 4445 Nasa Parkway – a motion was made by Councilmember Parette to postpone to the next meeting after researching further, a 2nd by Councilmember Vernon and passed unanimously.*
- 10.5. *Consider/ Approve quotes for the concrete walkway to the Gazebo located in Armstrong Park – Council considered 3 quotes for a concrete walkway. Some discussion was held on future plans at Armstrong Park and plans for the engraved bricks. A motion was made to approve the quote by Star Concrete, provided they will adhere to City specifications, by Councilmember Parette, a 2nd by Councilmember Clark and passed unanimously.*

10.6. *Consider/Approve the annual Harris County Agreement No. 00000857 – House, Support, Maintain, and Confine or Detain City Prisoners in Harris County Jails* – a motion was made to approve the annual agreement by Councilmember Skelton, a 2nd by Councilmember Clark and passed unanimously.


11. **Workshop to discuss the FY24 Budget and the 2023 tax rate in support of the budget (no motions to be made during the workshop period)** -- The Mayor moved the meeting into a workshop session at 7:38 PM. Council was provided with the first worksheets on the FY24 Budget. They reviewed how to read the worksheets and some items included in detail. Mayor Findley requested that Council review the documents and prepare for a deep dive workshop in July. Mayor Findley adjourned the workshop session and moved the meeting back into the Special Meeting at 8:03 PM.

In accordance with Texas Local Government Code §551.074, the Mayor adjourned the Council meeting to go into executive session to discuss personnel matters at 8:03. Mayor Findley moved the meeting back into the Special Meeting at 8:35 PM.

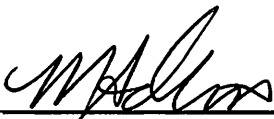
12. **Future Agenda Item Requests** – Mayor Findley stated that we may have a regular meeting on July 5th and use July 19th for a Budget Workshop.

13. **Adjournment** There being no further business, Mayor Findley adjourned the meeting at 8:38 P.M.

ATTEST:



Shawn Findley
Mayor



Missie Adkins
Acting City Secretary