



CITY OF EL LAGO

MEETING OF THE CITY COUNCIL

411 TALLOWOOD DRIVE, EL LAGO, TEXAS 77586

MAY 4, 2022 – 7:00 P.M.

NOTICE is hereby given of a meeting of the City Council of the City of El Lago, County of Harris, State of Texas, to be held at seven o'clock (7:00) PM on May 4, 2022 at the City Hall Events Room, 411 Tallowood Drive, El Lago, Texas, for the purpose of considering the numbered items below.

AGENDA

1. Call to Order

2. Invocation and/or Pledge of Allegiance

3. Declaration of a Quorum

3.1. *Announce Absent Members of Council*

4. Citizen Comments

Citizens who wish to speak to the City Council will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on this agenda, the City staff and City Council Members are prevented from discussing the subject and may respond only with brief statements of factual information or existing policy. Citizens are limited to three (3) minutes for their comments to the City Council.

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

5.1. *Report on Seabrook Volunteer Fire Department activity in the City with Call for Service reports for April, 2022. (Andy Gutacker)*

6. Consent Agenda

6.1. *Check Detail for checks printed from April 21, 2022 through May 4, 2022.*

6.2. *Minutes from the Council Meeting of April 20, 2022.*

7. Mayor's Report

7.1. *Mayor Findley to give an update on the WCID 50 drainage project.*

8. Old Business

8.1. *Consider/Approve Ordinance 487 amending Section 12-43 of Chapter 12 to provide updated hours of operation of the City of El Lago parks. (Second Reading)*

9. New Business

9.1. *Consider/Approve a variance for use of the Event Room by the Boy Scouts of America on June 11, 2022, as requested by Andrea Meloni.*

9.2. *Consider/Approve bids for the replacement of the pergola beam at the City Pool utilizing American Rescue Plan Act grant funds.*

9.3. *Consider/Approve offering summer water aerobics classes at the City Pool.*

10. Future Agenda Item Requests

Scheduled

Audit Presentation – May 18th

Budget Adjustment for ARPA – May 18th

Swear-In newly elected Councilmembers – May 18th

11. Adjournment

ALL AGENDA ITEMS ARE SUBJECT TO ACTION

The City Council of the City of El Lago, Texas, reserves the right to adjourn into executive session at any time during the course of the meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), §551.077 (Agency Financed by Federal Government), §551.084 (Exclusion of Witness from Hearing), §551.086 (Meeting Concerning Municipally Owned Utility), §551.087 (Deliberations Regarding Economic Development), §551.088 (Deliberations Regarding Licensing Testing Exam), & §418.183(f) (Texas Disaster Act: regarding Critical Infrastructure).

In compliance with the Americans with Disabilities Act, the City of El Lago will provide for reasonable accommodations for persons attending City Council Meetings. Requests should be received 48 hours prior to the meetings. Please contact the City office at 281-326-1951.

I CERTIFY THAT A COPY OF THIS NOTICE OF THE CITY COUNCIL MEETING FOR THE DATE LISTED ABOVE WAS POSTED AT CITY HALL, 411 TALLOWOOD DRIVE, EL LAGO, TEXAS, AT LEAST 72 HOURS IN ADVANCE PER THE TEXAS OPEN MEETINGS ACT.

Rachel Lewis, City Secretary



CITY OF EL LAGO
MINUTES OF THE APRIL 20, 2022
REGULAR CITY COUNCIL MEETING
411 TALLOWOOD DRIVE, EL LAGO,
TEXAS 77586

1. **Call to Order** Mayor Findley called the meeting to order at 7:01 PM.

2. **Invocation and/or Pledge of Allegiance** – Pledges were conducted.

3. **Declaration of a Quorum**

Present: Mayor Shawn Findley
Mayor Pro Tem Ann Vernon
Councilperson Darin Clark
Councilperson Jeff Michalak
Councilperson Charles Parette
Councilperson Kris Kuehnel

4. **Citizen Comments**

Judy Ernull of 815 Pebblebrook said she was alarmed with the number of vehicles parked in the streets. She requested that Council work with the homeowners associations to fix the problem.

Jean Raffetto of 1106 Cedar Lane agreed with the problems with vehicles parked in the streets. She also thanked Council for the clean-up day but said there was not enough information on the signs. She also stated she attended the joint meeting with Planning and Zoning and they could not be heard with the microphones.

Jeff Tave of 302 Pineview Circle commended everyone involved with the planning of City Celebration and also thanked the police department for having officers in attendance at the event.

Mayor Findley said he and Mayor Pro Tem Vernon were working with the Chief of Police, the City Secretary, and the homeowners associations to develop a better process for responding to code violations.

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

- 5.1. *Report on LPD activity in the City with Call for Service reports for February, 2022.* Chief Nunn reported he was happy to address a new code violation process. He reported they were enforcing parking tickets and the number of traffic stops was up. He said the new 10:00 AM to 10:00 PM shift was increasing visibility. He said he was looking forward to the upcoming Town hall and was planning a Coffee with the Chief event as well.
- 5.2. *Report on the second quarter city finances for Fiscal Year 2022.* City Secretary, Rachel Lewis, went over the second quarter financial report. She said total revenues were \$1,696,350.00 at 78%, and total expenditures were \$974,580.00 which constituted 41% of the total budgeted expenditures. She reported a budget adjustment would be prepared to include the American Rescue Plan funds for Council to consider.

6. **Consent Agenda**

- 6.1. *Check Detail for checks printed from April 7, 2022 through April 20, 2022*
6.2. *Minutes from the Council Meeting of April 6, 2022.*
6.3. *Minutes from the Council Workshop Meeting of April 13, 2022*

Mayor Pro Tem Vernon made a motion to approve the consent agenda, and there was a second from Councilperson Michalak. The vote was unanimous to approve.

7. **New Business**

- 7.1. *Consider/Approve a variance for use of the City Pavilion on April 30, 2022 as requested by Billy Schwander.* Mayor Findley informed Council this was planned as a music event to recognize first responders on April 30, 2022 at the City Pavilion from 12:00 Pm to 4:00 PM. Councilperson Michalak made a motion to approve and Councilperson Clark seconded. Approval was unanimous.

- 7.2. *Consider/Approve the second quarter investment report for Fiscal Year 2022.* Councilperson Michalak went over the report and stated the total interest earned for the quarter was \$53.30. He reminded Council the American Rescue Plan Act funds were deposited into the TexPool account to await use. Councilperson Parette made a motion to approve with a second from Councilperson Clark. There was unanimous approval.
- 7.3. *Consider Ordinance 487 amending Section 12-43 of Chapter 12 to provide updated hours of operation of the City of El Lago parks (first reading).* Mayor Findley read the ordinance. The ordinance reduced park hours from 5:00 AM to 6:00 AM for opening hours, and from 11:00 PM to 10:00 PM for closing hours. Councilperson Clark stated people workout early in the mornings and the fitness center is open 24 hours. Mayor Pro Tem Vernon said she believed the Police Chief was not concerned with people who were exercising, but was more concerned with loiterers during these hours. The new hours reflect the same hours from the curfew ordinance.

Mayor Findley called a recess at 7:37 and then called the meeting back into order at 7:41 PM.

- 7.4. *Consider/Approve the preventative maintenance contract with Marathon Fitness to service the City's fitness equipment.* Council reviewed the new maintenance contract. There was an increase of \$25 per quarter bringing the total contract amount to \$1200 per year. Councilperson Clark stated the City needed to maintain the equipment and made a motion to approve the contract. Mayor Pro Tem Vernon seconded the motion. The vote was unanimous to approve.
- 7.5. *Consider/Approve Resolution 2022-11 authorizing the publication of a Request for Proposals for Substantial Damage Determination Services.* Floodplain Administrator, Bob Kosar, explained the service would be an insurance adjuster on retainer in the event of a disaster which was required by FEMA. He explained there could be an initial cost but until proposals were received, this couldn't be determined. There was a motion by Councilperson Kuehnel to approve with a second from Councilperson Michalak. There was unanimous approval.
- 7.6. *Consider/Approve Resolution 2022-12 authorizing the City staff and Parks Board to obtain bids for projects utilizing American Rescue Plan Act grant funds.* Mayor Findley explained the resolution authorized the Parks Board and City Staff to seek bids for repairing and replacing the pergola beam at the City Pool, replacing the skimmer system at the City Pool, repairing and replacing playground equipment at the City Parks, and repairing and replacement parts for the splash pad at the City Pool. These bids would be considered and funded using the American Rescue Plan Act grant. Councilperson Parette motioned to approve and a second came from Councilperson Clark. Mayor Pro Tem Vernon made a motion to amend the resolution to state, "repair and/or replacement of the skimmer system at the City Pool." Councilperson Clark seconded. The vote to approve the amendment was unanimous. Mayor Findley called for a vote on the original motion and approval was also unanimous.

8. Adjourn into an Executive Session as allowed by Texas Local Government Code §551.074 to discuss Legal and Personnel Matters. Mayor Findley adjourned into Executive Session at 7:54 PM.

- 8.1. *Discuss City personnel issues.*

9. Adjourn Executive Session and move meeting back into Regular Session Mayor Findley adjourned the Executive Session and moved the meeting back into Regular Session at 8:34 PM.

10. Future Agenda Item Requests

Scheduled

Bids for repair of pergola at pool- May 4th
Swear-in newly elected Councilmembers – May 18th

Mayor Findley stated he wanted a Mayor's Report for the next meeting to give an update on the WCID 50 drainage project.

11. Adjournment There being no further business, Mayor Findley adjourned the meeting at 8:38 PM.

Shawn Findley
Mayor

ATTEST:

Rachel Lewis
City Secretary

ORDINANCE NO. 487

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL LAGO, TEXAS AMENDING CHAPTER 12 “PARKS AND RECREATION” OF THE CODE OF ORDINANCES OF THE CITY OF EL LAGO, TEXAS, BY AMMENDING SECTION 12-43 “HOURS” TO PROVIDE UPDATED HOURS OF OPERATION OF CITY OF EL LAGO PARKS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-5 OF THE CODE OF ORDINANCES OF THE CITY OF EL LAGO, TEXAS; AND, PROVIDING AN EFFECTIVE DATE.

IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL LAGO, TEXAS:

SECTION 1. THAT Section 12-43 “Hours” of Chapter 12 “Parks and Recreation” of the Code of Ordinances, City of El Lago, Texas, is hereby amended to read as follows (with all changes being shown in bold font, new language being shown as underlined, and deleted language being shown as struck through):

“Sec. 12-43 Hours.

El Lago city parks shall be open seven (7) days a week between the hours of **six o'clock (6:00)** a.m. and **ten o'clock (10:00) p.m.**

SECTION 2. THAT in the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of El Lago, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 3. THAT all other ordinances or parts of ordinances in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed.

SECTION 4. THAT any person who shall violate any provision of this Ordinance shall be guilty of a misdemeanor and subject to a fine as provided in Section 1-5 of the Code of Ordinances of the City of El Lago.

SECTION 5. THAT this Ordinance shall be in full force and effect from and after its passage.

PASSED, APPROVED, AND ORDAINED this 4th day of May, 2022.

FOR THE CITY:

ATTEST:

SHAWN FINDLEY, MAYOR

Rachel Lewis, City Secretary



FRONTLINE CONSTRUCTION

5510 Old Greenhouse Rd.

Houston, Tx 77084 Suite 100

Ph. 832.618.6102

ed@frontlineconstructionhtx.com

City of El Lago
411 Tallowood Dr
El Lago, TX 77586

Scope of work as follows;

To replace rotted 42' beam as follows; build temporary wall to hold up current rafters. Hold rafters with temp wall while we cut and weld footers for new solid beam. Install 5 steel plates to hold new beam. Paint plate to match current steel. Install new all cedar beam 4"x10"x42'. A solid beam to make sure it doesn't rot. Remove temporary wall once beam is secured and rest existing rafters over beam. Install hurricane clips on each end of rafters. All galvanized bolts included for no rust runs.

\$7633.89

*****please note this includes everything all materials labor & install 100% turn key*****

*****any change orders will be paid for upfront*****

*****the cedar beam is special order material takes about 10 days to come in*****



2325 Avenue H
 San Leon, TX
 77539-7094

Proposal

Name / Address
City of El Lago Derrell Means 411 Tallowood El Lago, TX 77586



Date	Estimate #
4/13/2022	2439

P.O. No.	Terms	Account #	FOB	Project	Pick up Date
	upon completion				

Item	Description	Qty	Cost	Material	Amount	Sales ...	Total
Carpentry	Project location: Pool at 411 Tallowood Project: Structural Pergola repair - remove existing Beam - install new 4" x 10" x 42' solid cedar Beam joined in the center - re-attach all upper Boards that have come loose over time-	1	4,500.00		4,500.00		4,500.00

All work will be done in a workmanlike manner according to standard practice. Any alteration or deviation from the above specification involving extra cost will be executed upon written orders, and will become an extra charge over & above this estimate. This proposal subjects to acceptance within 30 days, thereafter at the option of the undersigned.

Total	\$4,500.00
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THIS PROPOSAL IS FOR THE COMPLETE JOB ONLY. INDIVIDUAL PRICES MAY CHANGE.

Signature: _____

Phone #	Fax #	E-mail	Web Site
281-559-3570		mannscarpentry@yahoo.com	www.mannscarpentry.com