



CITY OF EL LAGO

MINUTES OF THE SEPTEMBER 20, 2023
REGULAR CITY COUNCIL MEETING
411 TALLOWOOD DRIVE, EL LAGO,
TEXAS 77586

1. **Call to Order** -- Mayor Findley called the meeting to order at 7:00 PM.
2. **Invocation and/or Pledge of Allegiance** – Mayor Findley led the pledges.
3. **Declaration of a Quorum**

Present: Mayor Shawn Findley
Councilperson John Skelton
Councilperson Darin Clark
Councilperson Charles Parette
Councilperson Jeff Michalak

Mayor Pro Tem Ann Vernon - absent

4. Citizen Comments

Joan Schneck of 522 Seaway wanted to ask Mayor Findley to advertise National Night Out on October 3, 2023, for the times of 5:30 – 7:30pm. She will be hosting her block of Seaway.

Jeff Tave of 302 Pineview Circle thanked Mayor Findley and Councilmember Clark for attending the WCID50 meeting on September 15, 2023. He encouraged the council to keep asking WCID50 for improved communications for residents. He stated that WCID50 did admit to a poor choice of words in the announcements and as a result they would waive the upcharges and revise the drought plans. Mr. Tave notified the council that WCID50 just went from Stage 3 to Stage 2 of drought condition plans. Mr. Tave would also like the mayor and the council to discourage WCID50 from using a variable rate in the future.

Tiffany Wallace of 711 Crestwood Drive thanked Mayor Findley and Councilmember Clark for attending the WCID50 meeting. She noted that the meeting was chaotic and thanked the council for following an agenda.

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

5.1. *Lakeview Police Department Monthly Report – Chief Nunn*

Chief Nunn reported a 332 call volume in August. This was a decrease and Chief Nunn believes it was due to the extreme heat that residents were staying inside. He reported 150 traffic enforcement stops.

Councilmember Skelton stated that citizens are making comments about speeding and asked about hot spots. Chief Nunn reported several including Nasa Parkway, Kirby, Lakeshore, Pebblebrook, Lake Arbor as well as Bayou View Drive. Chief Nunn stated that he does see various comments and is happy to respond.

Councilmember Parette asked about Lakeview Police Department driving the streets of El Lago. Chief Nunn stated that he spoke with Mr. Lemos at the WCID50 meeting regarding his citizen comment from the last City Council meeting. He showed Mr. Lemos his unmarked car and stated that he drives the streets at least once per day in El Lago. Chief Nunn also pointed out to Mr. Lemos that his street has a detour sign that would apply to drivers including his officers. He stated they had a good conversation. Chief Nunn assured council that LPD is working hard and they drive all streets.

5.2. *Seabrook Volunteer Fire Department Monthly Report – Chief Andy Gutacker*

Chief Andy Gutacker reported that August has been SVFD's busiest month with 19 service calls with 15 medical, 2 fire alarms, 1 tree branch and 1 gas leak.

Councilmember Skelton noted that the data provided is fascinating and noted the quick 2-to-3-minute response rates for most calls. He asked Chief Gutacker about the outliers of the 6-to-7-minute response times. Chief Gutacker responded that it depends on the type of call, the station they are in and what type of vehicle to take to the call. He gave an example of the fire alarm call where they would take an extra couple of minutes to get to the station with the appropriate truck to be prepared when they arrive on scene instead of taking a car.

Councilmember Clark asked if the increase in call volume was due to the extreme heat. Chief Gutacker did not believe so, but the tree branch and gas leak calls were probably due to the drought conditions.

6. **Mayor's Reports**

6.1. *Update on WCID50 information*

Mayor Findley opened by thanking meeting attendees for their patience regarding WCID50 while he was fact-finding before he stated anything. He stated that Mr. Tave did a great wrap up of the WCID50 meeting on September 15, 2023, and that El Lago is built on citizens coming together. Mayor Findley stated that there were about 30 citizens that attended and this community cares. He specifically wanted to thank those that came to the meeting with research and facts. Mayor Findley thanked Tiffany Wallace for all the research. Mayor Findley thanked Jeff Tave for his research and data and bringing resolutions. Mayor Findley thanked Chris Russo, Donene Higgins and Dave Raymer as well. The last two he thanked were Bob Kosar and Councilmember Clark. Mayor Findley expressed his appreciation for everyone that came to the WCID50 meeting.

Mayor Findley stated that at the meeting it was discussed that the root cause of confusion was the communication issue. He stated that at the meeting the Board of WCID50 was going to remain at Stage 3 but will waive the fines for Stage 2 and Stage 3, although they will continue to issue warnings. Mayor Findley stated that we have now moved back to Stage 2, but we are still in a drought. WCID50 will draft a new drought contingency plan and follow up with citizens. Mayor Findley stated there was discussion about refunding, but he does not have all the facts on it and noted that WCID50 said they may look back to the year 2019. He stated that he will be in continued conversations with the Mayor of Pasadena, the Mayor of Seabrook and WCID50 President Runco.

6.2. *Update on speed sign installment*

Mayor Findley stated the 2nd speed sign is partially installed and may take a little longer to complete and get the electronics working. He noted that the homeowner on Cedar Lane is happy with the location.

6.3. *Notice that City Clerk Diane Stokes left El Lago for fulltime at City of Shoreacres*

Mayor Findley announced Diane Stokes departure from El Lago. He stated that a new part-time City Clerk will be starting soon.

6.4. *Notice that Cynthia Vankerm, Yoga instructor, resigned due to new job and time constraints*

Mayor Findley announced that Cynthia Vankerm resigned as Yoga instructor for El Lago and the city and council will be reviewing options for this role.

7. **Consent Agenda**

7.1. *Check Detail September 6, 2023 through September 15, 2023*

7.2. *Minutes from the Council Meeting September 6, 2023*

7.3. *Minutes from the Council Meeting September 12, 2023*

7.4. *Minutes from the Council Meeting September 13, 2023*

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

8. New Business

8.1. *Stephanie Harris to present the FY2022 end of the year audit.*

Stephanie Harris, CPA, CGMA a Partner of Belt Harris Pechacek, LLLP presented to council the final FY2022 Audit for El Lago. She noted that on page 1 is a clean unmodified opinion on the city's financials which is the best opinion. She stated that El Lago had a strong 2022 fiscal year. Ms. Harris reviewed and discussed several pages of the audit with council.

8.2. *Consider/Approve the end of the year FY2022 audit by Belt Harris Pechacek.*

Councilmember Skelton motioned to approve the end of year FY2022 audit by Belt Harris Pechacek with a second by Councilmember Clark. The motion passed unanimously.

8.3. *Review pool resurfacing quotes and determine next steps*

Mayor Findley opened the discussion by noting that the pool had a leak and turned green due to the circulation being cut off. The leak was repaired, and circulation is now back on, but it will take a few days for the chemicals to work in the pool.

The council reviewed the summary spreadsheet of pool re-plastering quotes and all individual quotes.

Councilmember Parette asked about the last time the pool was replastered. It was noted in the packet that the last time was in 2009. He also asked if the council was to only choose one of the options and recognized that there were quotes with and without filter cleaning. Councilmember Parette inquired if the replaster job was for removing all paster or just chipping away what falls. He also inquired about going through an RFP and urged the city to work with WCID50 when the job should be scheduled.

Acting City Secretary Missie Adkins confirmed that 2009 was the last time for replastering and that council should only choose one of the options on the spreadsheet. She did not know about the job regarding a whole replaster job or just what gets chipped away. She stated that she believed if the council chose a Buy Board participant that we do not have to go through an RFP process.

Mayor Findley stated that we would get Progressive Commercial Aquatics and Express Pools in for a presentation at future meetings.

Councilmember Clark inquired about the amount of revenue the pool generates. He stated that council needs to review the financials as this is a high expense for the residents.

Acting City Secretary Adkins reminded council that \$40K of ARPA funds were marked for the pool replastering project.

Councilmember Skelton asked if the pool needed replastering.

Mayor Findley stated that we have algae growing deep in the plaster and an inspection report is forthcoming.

Councilmember Clark remarked that council should consider the organizations using the pool.

The discussion ended with agreeing to bring it back to the agenda and have the presentations on different meeting dates.

8.4. *Review 98 Lakeshore carpet quotes and determine next steps*

The council reviewed the pictures of the current carpet conditions at the 98 Lakeshore building.

Councilmember Parette remarked that the pictures were very telling and asked if the replacement carpet would be similar to the carpet in City Hall. He also likes the quote in 2 phases for the LPD and court separately.

Acting City Secretary Adkins responded that the carpet squares like City Hall installed are what is quoted. She explained that carpet squares are easier for our maintenance crew to repair and replace. Adkins stated that originally Rug Masters was contacted for a quote, but they do not do these types of jobs and referred us to the Wilson Flooring company that quoted the job. She stated that another quote from Spectra is forthcoming.

Councilmember Skelton asked if there is a reason for carpeting instead of using indestructible vinyl flooring.

Mayor Findley stated that when the other quote is received and more information obtained, the item will be on the agenda again.

8.5. *Consider/Approve quote from AV Design Pros regarding new AV monitors for event room*

Mayor Findley opened the discussion regarding the AV Design Pros quote stating that this is what current councils are using for information and communication dissemination. He noted that with the monitors in the front and back that the audience can follow along during presentations.

Councilmember Parette stated that there are issues with the projector, but it displays a much larger image. He pointed out the 4 marks on the wall that would mark the size of television in the quote. Councilmember Parette noted that we may need to reconfigure the room for the smaller televisions to be able to read them.

Councilmember Michalak stated that the council has moved the tables and chairs in the past to view presentations. He also inquired if the quote included all cabling and wiring with the installation.

Councilmember Clark stated that more televisions should be shopped and with AV Design Pros the city is paying a premium.

Mayor Findley stated that the city will not ask a vendor to install cheaper equipment that the city purchases.

Councilmember Skelton inquired about the balance in the PEG funds.

A motion was made by Councilmember Skelton with a second by Councilmember Michalak.

Mayor Findley asked for discussion.

Councilmember Skelton discussed that council has been trying to upgrade for years but council will not pass a motion. He does not believe we are wasting PEG funds and noted that NASA went to this same system with all televisions. Councilmember Clark stated that on a google search televisions are for \$1200. He explained that the city has cut services to save funding and council should save where they can. Councilmember Clark stated that the council has a responsibility to represent citizens. Councilmember Michalak suggested bringing AV Design Pros in to discuss options on room configuration. He also noted that buying equipment that a service vendor does not normally work with or have expertise with is not a good idea. Councilmember Clark stated that if Costco was used to purchase televisions, the city could have three instead of two for the same cost.


With the discussion ended, a vote was called. The motion passed with Councilmembers Skelton, Michalak and Parette for and Councilmember Clark against.

9. Future Agenda Items

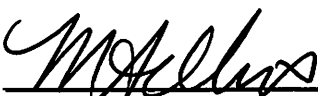
- Pool quotes
- Carpet quotes
- Short-term Rentals
- Volunteer Fair
- Fishing Tournament – October 29, 2023

10. Adjournment There being no further business, Mayor Findley adjourned the meeting at 8:15 P.M.

ATTEST:



Shawn Findley
Mayor



Missie Adkins
Acting City Secretary