

MINUTES OF REGULAR MEETING

September 28, 2022

SHENANDOAH CITY COUNCIL

The meeting was called to order by Mayor John G. Escoto at 7:00 p.m. City Council members present, Councilmember McLeod, Councilmember Bradt, Councilmember Pollard, Councilmember Fletcher and Councilmember Raymaker. City Administrator Kathie Reyer, City Secretary Courtney Clary, City Attorney William Ferebee, Finance Director Lisa Wasner, Public Works Director Joseph Peart, Police Chief Troye Dunlap, Community Development Director Jackie Thompson, CVB Director John Mayner, and Communications Manager Debbie Pilcher were also present.

1. CALL TO ORDER

Mayor Escoto called the meeting to order at 7:00 p.m.

2. CALL OF ROLL

Mayor Escoto stated for the record that all members were present.

3. PLEDGE OF ALLEGIANCE

4. INVOCATION

Resident David Eubank gave the invocation.

5. CITIZENS FORUM

Responses to inquiries are limited by state law to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision by Council shall be limited to a proposal to place the subject on the agenda of a future meeting.

Charlie Ballmer – To hear citizen comments, please click [HERE](#)

INDIVIDUAL CONSIDERATION:

6. Introduction of new employees.

Jennifer Hess with Community Development and Fernando Castanada with the Police Department were both introduced.

Police Chief Dunlap also introduced and swore in Maui, the first officer to join the departments K9 unit.

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7. Promotion of police department employee.

Detective Sergeant Joel Gordon was promoted to Lieutenant.

8. Presentation of the monthly MDD report.

To view the presentation, please click [HERE](#)

9. Update regarding the David Memorial streetlight project.

Mr. Peart stated that due to rising costs with Entergy, the number of streetlights had been reduced and only be installed in the darkest area between the Woodforest Stadium and the roundabout.

10. Discussion and possible action to adopt the following Resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHENANDOAH, TEXAS APPOINTING MEMBERS TO THE BOARD OF DIRECTORS OF THE SHENANDOAH MUNICIPAL DEVELOPMENT DISTRICT.

COUNCILMEMBER RAYMAKER MADE A MOTION TO ADOPT A RESOLUTION REAPPOINTING PRESIDENT BYRON BEVERS AND DIRECTOR JOANNA GONZALEZ TO THE BOARD OF DIRECTORS OF THE SHENANDOAH MUNICIPAL DEVELOPMENT DISTRICT, COUNCILMEMBER FLETCHER SECONDED. THE MOTION CARRIED 5/0.

11. Discussion and possible action regarding the designation of a representative and an alternate to the Houston-Galveston area council 2023 general assembly.

COUNCILMEMBER RAYMAKER MADE A MOTION TO APPOINT CHARLIE BRADT AS THE REPRESENTATIVE FOR THE HOUSTON-GALVESTON AREA COUNCIL 2023 GENERAL ASSEMBLY AND TO APPOINT RON RAYMAKER AS THE ALTERNATE, COUNCILMEMBER POLLARD SECONDED. THE MOTION CARRIED 5/0.

12. Discussion regarding the equipment replacement fund and budget amendments.

Ms. Wasner stated that the equipment replacement fund was created to save for large purchases such as vehicles or large equipment that does not qualify for Capital Projects.

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Councilmember McLeod asked if equipment replacement funds should instead be expenditures that are budgeted for. He also requested that the budgeted costs for these items be reviewed and revised to show current pricing.

Councilmember Fletcher stated that he doubted there was a way to change the current processes without removing the assurance of available funds, shared concerns that requiring specific amounts for funds could cause potential problems in the future comparing it to the last 2 years with the pandemic.

Councilmember Bradt recommended that staff review the process and provide feedback to Council.

13. Discussion and possible action to adopt the following Resolution:

A RESOLUTION SUBMITTING NOMINEE(S) FOR THE ELECTION OF THE MONTGOMERY COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS 2022-2023 TERM.

COUNCILMEMBER BRADT MADE A MOTION TO NOMINATE RON RAYMAKER FOR THE ELECTION OF THE MONTGOMERY COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS 2022-2023 TERM, COUNCILMEMBER MCLEOD SECONDED. THE MOTION CARRIED 5/0.

14. Discussion and possible action regarding clearing and grubbing for the David Memorial extension project.

COUNCILMEMBER RAYMAKER MADE A MOTION TO AWARD PETRA LLC FOR THE CLEARING AND GRUBBING OF THE DAVID MEMORIAL DRIVE PROJECT, COUNCILMEMBER POLLARD SECONDED. THE MOTION CARRIED 5/0.

15. Discussion and possible action regarding the Investment Committee.

COUNCILMEMBER BRADT MADE A MOTION TO APPOINT MAYOR JOHN ESCOTO TO THE INVESTMENT COMMITTEE, COUNCILMEMBER RAYMAKER SECONDED. THE MOTION CARRIED 5/0.

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16. Discussion and possible action to ratify the election of the Civic Club secretary.

COUNCILMEMBER RAYMAKER MADE A MOTION TO RATIFY THE ELECTION OF CHARLEY BALLMER AS THE CIVIC CLUB SECRETARY, COUNCILMEMBER MCLEOD SECONDED. THE MOTION CARRIED 5/0.

17. Presentation of a Planning and Zoning Commission preliminary report regarding a Special Use Permit for a Mixed Beverage (On-Premise) Permit with Late Hours.

Ms. Thompson stated that Gloria's Latin Cuisine requested a special use permit for a Mixed Beverage Permit (On Premise) with late hours. She added that the commission had received 15 objections to the late hours permit via email. Ms. Thompson stated that the Planning and Zoning Commission recommended approval without late hours.

18. Public hearing regarding proposed Special Use Permit for a Mixed Beverage (On-Premise) Permit with late hours.

Mayor Escoto opened the public hearing at 8:01 p.m.

Mayor Escoto closed the public hearing at 8:03 p.m.

19. Discussion and possible action to adopt the following Ordinance:

AN ORDINANCE OF THE CITY OF SHENANDOAH, TEXAS, AMENDING THE CODE OF ORDINANCES, CHAPTER 102, GRANTING A SPECIAL USE PERMIT FOR A MIXED BEVERAGE (ON-PREMISE) PERMIT WITH LATE HOURS FOR GLORIA'S LATIN CUISINE LOCATED AT 18484 IH 45, SHENANDOAH, TEXAS; PROVIDING FOR A PENALTY IN THE AMOUNT OF \$2,000 FOR VIOLATIONS THEREOF; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

COUNCILMEMBER RAYMAKER MADE A MOTION TO ADOPT AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A MIXED BEVERAGE (ON-PREMISE) PERMIT FOR GLORIA'S LATIN CUISINE WITH AN AMENDMENT TO THE ORDINANCE REMOVING THE LATE HOURS, COUNCILMEMBER MCLEOD SECONDED. THE MOTION CARRIED 5/0.

20. Presentation of a Planning and Zoning Commission preliminary report regarding a Special Use Permit for a Wine and Malt Beverage Retail (On-Premise) Permit.

Ms. Thompson stated that Black Bear Diner requested a special use permit for a Wine and

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Malt Beverage (On Premise) Permit, and that the Planning and Zoning Commission recommended approval.

21. Public hearing regarding proposed Special Use Permit for a Wine and Malt Beverage Retail (On Premise) Permit.

Mayor Escoto opened the public hearing at 8:06 p.m.

Mayor Escoto closed the public hearing at 8:07 p.m.

22. Discussion and possible action to adopt the following Ordinance:

AN ORDINANCE OF THE CITY OF SHENANDOAH, TEXAS, AMENDING THE CODE OF ORDINANCES, CHAPTER 102, GRANTING A SPECIAL USE PERMIT FOR A WINE AND MALT BEVERAGE (ON-PREMISE) PERMIT FOR BLACK BEAR DINER LOCATED AT 8821 METROPARK DRIVE, SUITE 100, SHENANDOAH, TEXAS; PROVIDING FOR A PENALTY IN THE AMOUNT OF \$2,000 FOR VIOLATIONS THEREOF; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

COUNCILMEMBER BRADT MADE A MOTION TO ADOPT AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A WINE AND MALT BEVERAGE (ON-PREMISE) PERMIT FOR BLACK BEAR DINER, COUNCILMEMBER FLETCHER SECONDED. THE MOTION CARRIED 5/0.

23. Discussion and possible action regarding a contract with Old Tamina Water Supply Corporation.

Mayor Escoto stated that the agenda item could not be discussed due to more work being done with drafting the agreement.

24. Discussion and possible action to adopt the minutes of the August 10, 2022 special meeting and the August 10, 2022 regular meeting.

COUNCILMEMBER BRADT MADE A MOTION TO ADOPT THE MINUTES OF THE AUGUST 10, 2022 SPECIAL MEETING AND THE AUGUST 10, 2022 REGULAR MEETING, COUNCILMEMBER FLETCHER SECONDED. THE MOTION CARRIED 5/0.

25. Discussion and possible action to ratify the accounts payable for August, 2022.

COUNCILMEMBER RAYMAKER MADE A MOTION TO RATIFY THE ACCOUNTS PAYABLE FOR AUGUST, 2022, COUNCILMEMBER FLETCHER SECONDED. THE MOTION CARRIED 5/0.

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26. City Attorney updates.

Mr. Ferebee stated he had no updates.

27. City Administrator updates – Monthly Reports.

- Damaged pavers at David Memorial and Tamina were replaced
- Repairs were almost complete to the SJRA leak at the Vision Park roundabout
- National Night Out was scheduled for Monday, October 3, 2022

28. COUNCIL'S INQUIRY

Pursuant to Texas Government Code Sect. 551.042, the Mayor and Council Members may inquire about a subject not specifically listed on this Agenda. Responses are limited to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place the subject on the agenda of a future meeting.

Councilmember Raymaker thanked John Mayner for his efforts referring to the number of hotel visitors in the City.

Councilmember Pollard inquired about the status of the new building of Katz's. Ms Thompson stated that there was no timetable in place.

Councilmember McLeod stated that problems with power outages had risen again, and he requested that staff contact Entergy to discuss.

Mayor Escoto asked staff to consider advertising Shenandoah hotels with the Woodlands Pavilion.

EXECUTIVE SESSION

Public notice is given that the City Council may elect to go into Executive Session at any time during the meeting in order to discuss any matters listed on the Agenda when authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code, to receive advice from legal counsel, to discuss matters of land acquisition, personnel matters or other lawful matters that are specifically related to items listed on this Agenda. Prior to any such closed session, the Mayor, in open session, will identify the agenda item to be discussed and the Section or Sections of Chapter 551 under which the closed discussion is authorized.

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There being no further business, Mayor Escoto adjourned the meeting at 8:21 p.m.

ADJOURN

The Council may vote and/or act upon each of the items listed on this Agenda. One agenda item will be discussed at a time unless logic and practical consideration allow similar topics to be considered together for purposes of convenience and efficiency. The Council may retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

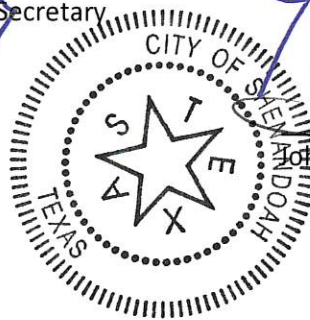
Any discussion item on the City Council agenda permits City Council to question the involved parties or receive a presentation by the involved parties.

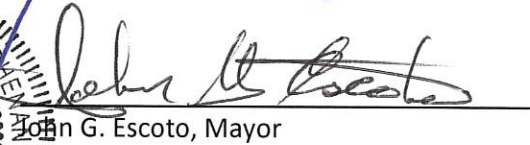
SUBMITTED BY:


Courtney Clary, City Secretary

DATE APPROVED:

10/26/2022




John G. Escoto, Mayor