

# The City of Galena Park

## City Commission Meeting

Date: March 17, 2015

A regular meeting of the City Commission of the City of Galena Park was held at City Hall in the Council Chambers, Tuesday evening at 6:00 P.M. on March 17, 2015.

Present were:	Esmeralda Moya	Mayor
	Danny Simms	Commissioner
	Lois Killough	Commissioner
	Maricela Serna	Commissioner
	Mayra Gonzales	City Secretary
	Robert Pruet	City Administrator
	Jim DeFoyd	City Attorney
Absent:	Juan Flores	Commissioner

Item # 1- Mayor Moya called the meeting to order.

Item # 2- Mayor Moya called on Reverend Bailey to give the invocation.

Item # 3- Mayor called for comments from the audience.

Ms. Taggy Hall, a citizen, stated that she would like to invite everyone to the Senior Luncheon in Galena Manor. Ms. Hall also stated that she would like to invite everyone to a benefit for Mr. Reggie Jones, who has stage 4 cancer. Ms. Hall stated that they would be selling fish dinners on Saturday to raise money for Mr. Jones. Ms. Hall stated that rain is still getting in the recreation building in Galena Manor in the large room and the exercise room, and that the carpet has mildew. Ms. Hall also stated that they needed asphalt on the small and large track. Ms. Hall stated that she would appreciate the council taking an interest in those items.

Mr. Cecilio Almazan, a citizen, addressed the council in Spanish. Mayor Moya translated that Mr. Almazan had some concerns that consisted of water safety, air contamination, and food contamination. Mayor Moya stated that Mr. Almazan stated that in Jacinto City he went to order a pizza and the same person that was handling the money was also handling the pizza, and Mr. Almazan would like for our city to make sure that does not happen in Galena Park and the council take care of the citizens when it comes to food contamination. Mayor Moya stated the other concern Mr. Almazan had was the water safety issues. Mayor Moya stated that Mr. Almazan stated that when he opens his faucets in the morning the water is a brown color and he wants to know if it is safe to drink. Mayor Moya stated that his last concern was for the council to keep the citizens updated on what is going on in the city. Mayor Moya stated that Mr. Almazan stated that the citizens elected the Mayor and the council members, because they had faith in them that they would make the right decisions. Mayor Moya stated Mr. Almazan stated that there are two commissioners to her right and two commissioners to her left and everything that happens in the city falls in the councils hands; Mr. Almazan wants to make sure the council looks out for the citizens and the city. Mayor Moya stated that they were going to try to do everything in their power to make that happen. Commissioner Killough asked if Mr. Almazan would thought it would help if they had a translator at the meetings to translate everything. Mayor Moya translated Ms. Killough's question. Mr. Almazan stated yes. A citizen stated that if someone gets up to speak in Spanish, could they have someone translate in English as they are speaking versus waiting to the end. Mayor Moya stated yes, she agrees. Ms. Tojuana Cooper, water and sewer superintendent asked if she could have his address they would go out and flush the lines in his area, because of the color of the water.

Ms. Taggy Hall, a citizen, stated that there were letters passed in Galena Manor on Saturday about the construction of the water lines.

Item # 4- Consider approving the minutes of regular meeting on February 17, 2015 and March 03, 2015 and special meeting on February 26, 2015. Commissioner Killough moved to approve the minutes of regular meeting on February 17, 2015 and March 03, 2015 and special meeting on February 26, 2015. Commissioner Serna, 2<sup>nd</sup>...Vote: 4 Ayes... Motion Carried.

Item #5- Consider ratifying accounts payable from February 27, 2015 through March 13, 2015. Commissioner Killough moved to approve the payables from February 27, 2015 through March 13, 2015. Commissioner Simms, 2<sup>nd</sup>...Vote: 4 Ayes... Motion Carried.

Item #6- Consider the approval of the Gateway Project proposal for landscape design services and professional fees proposed by Knudson, LP. Tamara from Economic Alliance and Bryan from Knudson, LP approached the council. Mayor Moya asked Tamara if she could explain to the council about the project, Mayor Moya stated from what she read she understands that the grant is for \$73,000.00 and another grant from HGAC for \$25,000.00. Tamara stated that Galena Park is one of the 10 cities in the San Jacinto, Texas Historic District that is participating in a project to have a monumental gateway entrance to their city. Tamara stated that Galena Park is electing to have their monument outside of city hall so that everybody that drives up and down Clinton Drive will know they are in Galena Park. Tamara stated that the Economic Alliance has allocated grants for these 10 cities in the amount of \$73,000.00. Tamara stated that there is another grant of \$25,000.00 from Houston-Galveston Area Council (HGAC), and she would write the grant for the city. Tamara stated that all of the other 9 cities have received the grant. Tamara stated that the grant from HGAC can only be used after the final construction documents are approved and the city has received two bids and has selected a bidder. Tamara stated that there are several steps involved with the project including professional services and Bryan with Knudson, LP has been working with the city, so that hopefully the city does not need to pay too much out of pocket. Tamara stated that with the plan for Galena Park, there will be some out of pocket expenses. Mayor Moya asks how much out of pocket will the city have to pay. Mayor Moya stated that she read the total to be \$112,212.50. Bryan stated that they have submitted a preliminary estimate including professional services fees and construction estimate that totaled \$112,212.50. Bryan stated that it was just an estimate, because they would still have to go out for bids, but they are making an assumption that it will be very close to the preliminary estimate. Mayor Moya asked what could be done with just the grant money, because right now is not a very good time to oversee the difference. Bryan stated that what he would recommend doing if the present funding is not available, you design the project so when the funds are available you are teed up to start a second phase. Bryan stated that the tower portion of the project and probably the landscaping could be done with the grant money then you could have a set of plans that start the phase two of the project. Tamara stated that Galena Park is the 10<sup>th</sup> and final city to start the gateway project and it is also the 10<sup>th</sup> anniversary of the San Jacinto Historic District. Tamara stated the economic alliance grant money must be spent this year, which means the monument must go up this year for the city not to lose the \$73,000.00. Tamara also stated that they will help with the media coverage on Galena Park's Gateway Project and inviting members of the alliance to the ribbon cutting ceremony. Mayor Moya stated that she did not have a problem with the tower going up, because it is covered by the grant, her concern is the additional amount of money that the city is going to have to spend. Mr. Robert Pruett, City Administrator stated that the city was going to have to put in about \$25,000.00. Mr. Pruett stated that this has been planned for about two or three years and Galena Park is the last city to participate in it. Mr. Pruett stated that the previous administration had given himself, the city secretary, and other day to day leaders the go ahead. Mr. Barry Ponder, a citizen, stated that he thinks the \$25,000.00 could be used for something else. Mr. Ponder stated that Ms. Taggy Hall talked about the roof leaking in the recreation building in Galena Manor and he also understands that there is raw sewage coming out in the building. Mr. Ponder stated that the employee has to use straight bleach to kill the smell and he believes the \$25,000.00 would be better used getting those things fixed. Commissioner Serna

stated that this was free money that was being given to the city and also an opportunity. Mr. Ponder stated that it is not free money when the city has to pay \$25,000.00 of its money. Mr. Ponder stated that at the community building, on a rainy day, they have to monitor how many times they flush the toilets, because they have raw sewage back up in the building. Mr. Pruett asked Mr. Ponder where he was getting his information from. Mr. Ponder stated the employees at the Baggett building and the citizens of Galena Manor. Mr. Pruett stated that the roof had already been ordered to be fixed, why it had not been fixed he will check into it. Mr. Pruett stated that a lot of the information Mr. Ponder has is incorrect. Mr. Ponder asked which part. Mr. Jim DeFoyd, City Attorney, stated that they needed to get back to the issue at hand, which is to consider the approval of the professional design fees and any other issues will come up at a later time. Mayor Moya asked Tamara if phase two had to be added regardless, because she wants to stay with the grant money. Mayor Moya stated that the commissioners should look into doing the project with the grant money, because the \$25,000.00 could be used for something else. Commissioner Killough stated legal fees. Mayor Moya stated that they can always add on in the future. Mr. DeFoyd stated that the only thing that was on the agenda was to consider approving the professional fees. Mayor Moya stated that she understood that, but she wanted to make sure everyone was on the same boat and clear as to what was going to take place after they make that agreement. Bryan stated that he understands everyone's feelings about the money, but coming from somebody that does design work he would be remiss to leave out the piece of information, that if they only want to do the phase one tower that would be fine, but there are associated cost with phase work. Bryan stated those cost include to re-procure a contract and money to rebid the contract and you lose a scale on an owners perspective by segmenting it out. Commissioner Killough asked that if they didn't go through with it, would they pick another city to be the 10<sup>th</sup> city? Bryan stated that they are the last city on the list. Mr. Jack Brown, a citizen, stated that he has a problem with the tower being at city hall. Mr. Brown stated that there are many times when he is out mowing his grass and people ask him where city hall is at. Mr. Brown stated that they will drive right by it and not even know it is city hall, he stated that the gateway project is supposed to be the focal point of the city for people to know what we are. Mr. Brown stated that if you can't see the building when you drive by, because people are watching traffic, it doesn't do a lot of good, unless you can put it at an actual entrance. Mr. Brown stated he wouldn't have a problem with that, his concern is the location. Commissioner Killough asked if this was something the previous Mayor had already committed to? Mayor Moya asked the City Secretary to answer that. Ms. Mayra Gonzales stated yes. Mr. Pruett stated this is something that the city has been involved with for two or three years. Mayor Moya stated that was going to be up to the commissioners if they just go with the grant and later they can incorporate the rest. Mr. DeFoyd stated that the only issue before council was to enter into contract for the design services. Commissioner Serna moved to approve the Gateway Project proposal for landscape design services and professional fees proposed by Knudson, LP. Commissioner Simms, 2<sup>nd</sup>...Vote: 4 Ayes...Motion Carried.

Item #7- Consider approving Ordinance 2015-04- Granting Kinder Morgan Crude and Condensate, LLC. a permit to install one 20 inch; one 12 inch; and two 4 inch pipelines. Commissioner Killough moved to approve Ordinance 2015-04- Granting Kinder Morgan Crude and Condensate, LLC. a permit to install one 20 inch; one 12 inch; and two 4 inch pipelines. Commissioner Serna, 2<sup>nd</sup>...Vote: 5 Ayes...Motion Carried.

Item #8- Consider approving Ordinance 2015-05- An amendment to Chapter 7, "Offences and Nuisances" of the code of Ordinances establishing new criteria for the regulation of sex offender residency in the city limits of Galena Park. Commissioner Simms stated that he noticed that the Ordinance did not specify churches. Mr. Defoyd stated that if it is a place where children commonly gather, that would include a church. Commissioner Simms asked what happens if a sex offender lives by one of these places. Mr. DeFoyd stated that if they are properly registered with the state, they have a right to live there. Commissioner Killough asked if the city had something in place to where if someone has a rent home and they are renting it out, are they aware that they must check

their renter out to see if they are registered sex offenders. Mr. DeFoyd stated that most landlords are aware of it and if they have insurance it is mandatory that they check with the state. Mr. DeFoyd stated that if the council passes the ordinance he recommends that the city notify all the landlords that, not only can the state provide them with that information, but they can call the police department and the police department has access to that information. Commissioner Simms moved to approve Ordinance 2015-05- An amendment to Chapter 7, "Offences and Nuisances" of the code of Ordinances establishing new criteria for the regulation of sex offender residency in the city limits of Galena Park. Commissioner Killough, 2<sup>nd</sup>...Vote: 4 Ayes

Item #9- Consider approving Ordinance 2015-06- relating to the prohibition of illicit synthetic drugs in the city limits of Galena Park. Commissioner Killough moved to approve Ordinance 2015-06- relating to the prohibition of illicit synthetic drugs in the city limits of Galena Park. Commissioner Serna, 2<sup>nd</sup>...Vote: 4 Ayes...Motion Carried.

Item #10- Consider approving the final finance contract between the City of Galena Park and Government Capital Corporation for the purchase of a new fire truck. Commissioner Killough moved to approve the final finance contract between the City of Galena Park and Government Capital Corporation for the purchase of a new fire truck. Commissioner Simms, 2<sup>nd</sup>...Vote: 4 Ayes...Motion Carried.

Item #11- Consider authorizing the city to contact Texas Commission on Environmental Quality (TCEQ) to inform them of the city's commitment to identify and correct any problems that may cause sanitary sewer overflows and to discuss the city's interest in participating in TCEQ's sanitary sewer overflow initiative in an effort to direct the city's resources toward corrective action. Commissioner Simms moved to approve authorizing the city to contact Texas Commission on Environmental Quality (TCEQ) to inform them of the city's commitment to identify and correct any problems that may cause sanitary sewer overflows and to discuss the city's interest in participating in TCEQ's sanitary sewer overflow initiative in an effort to direct the city's resources toward corrective action. Commissioner Killough, 2<sup>nd</sup>...Vote: 4 Ayes...Motion Carried.

Item #12- Consider approving the lease/purchase agreement between the City of Galena Park and Tymco, Inc. for the purchase of a regenerative air street sweeper. Mayor Moya stated that in the budget meeting the council budgeted \$50,000.00 for a street sweeper and the total amount of this street sweeper was \$133,000.00. Mr. Pruett stated that the Mayor was correct and that is why the contract is before them again, because you cannot purchase a street sweeper for \$50,000.00. Mayor Moya stated that they had discussed that you cannot purchase a street sweeper for that amount, but that was what the council budgeted. Commissioner Killough asked if it was a lease purchase. Mr. Pruett stated that it was a lease purchase for three years and the city is in need of the sweeper. Mr. Pruett stated that it would clean the city up and help the storm sewer drains, by cleaning up the dirt in the gutters. Mayor Moya asked if the street sweeper would be used only on the main streets or throughout the city. Mr. Pruett stated that it would be used through the whole city. Mr. Barry Ponder, a citizen, stated that the city used to have a street sweeper during Mayor Havard's administration, and the reason the sweeper did not work out was because you cannot get two cars down one street. Mr. Ponder stated that there are cars parked on both sides of the street. Mr. Ponder stated that the city even put notices out to get the cars moved and that didn't work. Mr. Pruett stated that Mr. Ponder was correct, but the city has a program that they will implement. Mr. Pruett stated that the city will have a schedule and do certain streets at a time and notify the citizens. Mr. Pruett stated that they have to try to attempt and the street sweeper that the city had before was not a regenerative sweeper, it swept the dirt to the side. Mr. Ponder stated that the cost of the sweeper is almost three times what the council agreed on, and the first payment is \$50,000.00. Mr. Pruett stated that was correct and that is what was budgeted for the year, and each year after the council will budget the next payments. Mayor Moya asked what is the maintenance going to cost on the sweeper and how many times can the sweeper go around the city without having to replace the brooms. Mr.

Pruett stated that the cost to replace the brooms are about \$100.00 per broom and they will wear out depending on the operator and the training of the operator. Mr. Pruett stated that the employees will go to a three day school on Waco to teach them how to operate and maintain the equipment, and that is paid for by the company and no cost to the city. Commissioner Killough asked if there will be training as new employees come in. Mr. Pruett stated yes and it is high dollar equipment, but a lot cheaper than having four of five employees out there with shovels. Commissioner Simms asked if they would budget for the next three years the remaining payments. Mr. Pruett stated that was correct. Mayor Moya asked how many brooms does the street sweeper have. Mr. Pruett stated it had two rooms on each side, curb side and street side that throws the dirt under the vacuum and the vacuum catches it and transfers it to a self-contained tank. Mr. Pruett stated then they take it to the transfer station and dump it. Mayor Moya asked when the next payment would be due. Commissioner Simms stated annually. Commissioner Serna stated that the next three payments would not be \$50,000.00. Mr. Pruett stated that it is a preventive maintenance program and if operated correctly it would help keep the leaves out of the storm sewer. Mr. Pruett stated that they will see a difference in the cleanliness of the city and the dust within the first few months that the street sweeper is in operation. Commissioner Killough asked Ms. Cooper if that was something that they can present to TCEQ as an effort from the city to keeping things out of the gutter. Ms. Cooper stated that if they can tie the reduced capacity of the storm sewers to overflows of sewage, yes, but she would have to look into it. Ms. Taggy Hall a citizen stated her concern of the parked cars in the streets and she spoke about it at her civic club meeting. Mr. Jack Brown a citizen asked if the city was going to hire a separate employee to man the machine. Mr. Pruett stated no, it will be three of the city's current employees. Mr. Brown asked if the machine would be running 24 hours. Mr. Pruett stated no not at night, it would be different hours depending on the needs of the city. Mayor Moya stated that she had a meeting and it is her understanding that a street sweeper is supposed to clean Clinton Drive. Commissioner Simms moved to approve the lease/purchase agreement between the City of Galena Park and Tymco, Inc. for the purchase of a regenerative air street sweeper. Commissioner Killough, 2<sup>nd</sup>...Vote: 4 Ayes...Motion Carried.

Item #13- Consider approving the Storm Water Management Program annual report. Commissioner Killough moved to approve the Storm Water Management Program annual report. Commissioner Simms, 2<sup>nd</sup>...Vote: 4 Ayes...Motion Carried. Commissioner Killough stated that Ms. Cooper did a phenomenal job on analyzing the sewer problems in the city and she would like to congratulate her on her work and the city is lucky to have her.

Item #14- Consider approving the full time employment of Lajuna Hunt-Court Department City Hall. Commissioner Killough moved to approve the full time employment of Lajuna Hunt-Court Department City Hall. Commissioner Simms, 2<sup>nd</sup>...Vote: 4 Ayes...Motion Carried.

Item #15- Consider the part time employment of Sean Ellis and Edward Thraen-Firefighter/Paramedic. Commissioner Simms moved to approve the part time employment of Sean Ellis and Edward Thraen- Firefighter/Paramedic. Commissioner Killough, 2<sup>nd</sup>...Vote: 4 Ayes...Motion Carried.

Mayor Moya asked for announcements.

Ms. Taggy Hall announced the Senior Luncheon at 11:30 at Galena Manor and the Casino trip.

Commissioner Killough stated that Dr. Williams asks for everybody to keep the school district in their prayers, they have had a lot of deaths within the district.

Commissioner Simms made a motion to adjourn the meeting. Commissioner Killough, 2<sup>nd</sup>.... Vote: 4 Ayes... Motion Carried.

Meeting adjourned: 7:15 P.M.

  
MAYRA GONZALES

  
APPROVED