



MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF LA PORTE

Councilpersons Present: Rick Helton, Brandon Lunsford, Brent McCaulley, Mandi Williams, Chuck Engelken, Bill Bentley, Robert Guerra, Jay Martin

Councilpersons Attending Remotely: None

Councilpersons Absent: Robbie McLarrin

Council-appointed Officers Present: Corby Alexander, City Manager, Clark T. Askins, City Attorney, Lee Woodward, City Secretary

**The City Council of the City of La Porte met in a regular meeting on
December 9, at the City Hall Council Chambers,
604 West Fairmont Parkway, La Porte, Texas, at 6:00 p.m.**

1. Call to Order - Mayor Helton called the meeting to order at 6:00 p.m.

2. Invocation and Pledges of Allegiance

Reverend Jackie King of Victory Tabernacle Church offered the invocation and David Love led the pledges.

3. Recognitions

a. Youth Advisory Council Executive Members and Members

Recognition of the YAC members: Liz Olivera - President, Lucas Halbardier - Vice President, Keondre Reese - Secretary, Amelia Leyva - Historian, Dava Richards, Jaime Thomas Licon, Lillian Woolard, Mallorie Blagg, and Marissa Cruchelow.

b. Recognition of Employees for Years of Service

Ronald Digby - Police (15 Years) [Police Chief, Scott Pullig]
Shaye Lister - Police (15 years) [Police Chief, Scott Pullig]
Chris Sullivan - Golf (20 years) [General Manager, Billy Stoker]

Following the recognitions, HR Manager Matt Hartleib offered comments on the longevity and service of City team members.

c. Recognition of Johnny Morales earning the designation of Certified Emergency Manager.

4. Citizen Comment

Nettie Warren asked what was going on at the storage building on North 3rd Street. Transportation specialist and Lomax resident Frank Session spoke in opposition to the proposed Union Pacific (UP) development. Richard Anderson of the International Code Council (ICC) commended the City and offered his organization's support. David

Turner, UP land lessee agreed with Mr. Session that UP was clearing instead of grubbing and forecast additional drainage issues from their project.

Josie Smith and Gwen Chapman spoke on behalf of Ms. Smith's niece, *Bay Area Observer* publisher/editor Rebecca Collins, who is suffering severe medical issues and announced that the paper is closed. Lomax resident Cliff Willson expressed his support for Ms. Collins and in concern about item 10.a., asking for answers. Randall Hayes spoke about the necessity of documentation and follow up on issues with Louisiana Chemical and Quala Services and the effects on residents on Santa Anna.

5. Consent Agenda

- a. Approve the minutes of the November 11, 2024, regular City Council meeting. [Lee Woodward, City Secretary]**
- b. Call May 3, 2025, general election - Adopt Ordinance 2024-4027, calling the May 3, 2025, City of La Porte, Texas, general election for the purpose of electing members to La Porte City Council positions: Councilperson At-Large Position A, Councilperson District 4, and Councilperson District 5. [Lee Woodward, City Secretary]**
- c. City's Official Newspaper - Adopt Ordinance 2025-4039 to designate *The Baytown Sun* as the City of La Porte's official newspaper. [Lee Woodward, City Secretary]**
- d. Settlement Agreement with Bayside Terrace Civic Club - Authorize the City Manager to execute a settlement agreement between the Bayside Terrace Civic Club and the City La Porte, Texas in the amount of \$15,300.00. [Matt Daeumer, Assistant City Manager]**
- e. Appoint Mark Goodwin as the Tax Increment Reinvestment Zone #1 (TIRZ) Chairman through May 2025. [Rick Helton, Mayor]**
- f. Vehicles and Equipment Replacement FY25 - Approve the award of vehicle up-fitting equipment to Maltech Fleet Services through BuyBoard Contract No. 698-23, totaling \$54,411.45. [Ray Mayo, Director of Public Works]**
- g. Splash Pad Conversion and Recoating - Approve expenditure for the conversion to a flow-through system at Monarch, Brookglen, Fairmont, and MLK splash pads and the resurfacing of the Fairmont and MLK park splashpad structures in the amount of \$261,476.60, with a contingency of \$38,523.40, for a total authorization of \$300,000.00, through BuyBoard Contract No. 679-22 for a total allocation of \$300,000.00. [Shaun Lundy, Parks Superintendent]**
- h. Airport Layout Plan - Adopt Resolution 2025-05 to demonstrate commitment and support to utilize federal and state grant funds to develop an Airport Layout Plan with Narrative, for the La Porte Municipal Airport and to provide a 10% match of the total project costs, not to exceed \$40,000.00, and acknowledge the Texas Department of Transportation (TXDoT) as the agent**

for administration of federal and state funds for the project. [Ray Mayo, Director of Public Works]

- i. **Industrial District Appraiser Contract - Authorize the Mayor to execute an agreement with Hugh L. Landrum & Associates, Inc. for appraisal and other services at an annual rate of \$58,405.00 for calendar years 2025 through 2028, and annually thereafter until said contract is terminated. [Shelley Wolny, Assistant Finance Director]**
- j. **Professional Services Agreement with Dunham Engineering - Authorize the City Manager to execute a professional services agreement with Dunham Engineering for design, bid and construction phase services for the replacement of Plant 4 ground storage tank, for a fee of \$77,280.00 [Ray Mayo, Director of Public Works]**
- k. **WWTP Belt Press Conveyor - Authorize the City Manager to execute an agreement with Jim Meyers & Sons, Inc., for a belt-press conveyor system at the Little Cedar Bayou Wastewater Treatment Plant, in the amount of \$230,000.00 [Jameson Appel, Assistant Director of Public Works, CIP]**
- l. **STEP IDM Grant - Adopt Resolution 2025-06 authorizing the City Manager to execute the Texas Department of Transportation IDM grant award and other documents for the Texas Department of Transportation Impaired Driving Mobilization STEP Grant. [Scott Pullig, Chief of Police]**
- m. **Region 6 - San Jacinto Regional Flood Planning Group (Small Municipalities Voting - Member) - Approve the nomination of Councilperson Engelken as a candidate to the Small Municipalities Voting Member position for the Region 6 – SJRFPG, with the term ending on July 10, 2028. [Corby Alexander, City Manager]**

Mayor Pro Tem Engelken moved to adopt the consent agenda; the motion was seconded by Councilperson Williams; the motion was adopted, 8-0.

6. Public Hearings and Associated Ordinances

- a. **TIRZ Expansion - The City Council will hold a public hearing to receive comments concerning the Fourth Amendment to the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number One, City of La Porte, Texas, and expansion of the boundaries of the Zone for Reinvestment Zone Number One, City of La Porte, Texas; followed by discussion and possible action to adopt Ordinance 2024-4035 approving the Fourth Amendment to the Project Plan and Reinvestment Zone Financing Plan of Reinvestment Zone Number One, City of La Porte, Texas, and expansion of the boundaries of the Zone for Reinvestment Zone Number One, City of La Porte, Texas. [Matt Daeumer, Assistant City Manager]**

Before handling this item, the Council convened in executive session at 6:43 p.m. to handle items 10.a and 10.b.

Mayor Helton opened the public hearing at 7:50 p.m. Assistant City Manager Matt Daeumer provided an overview. There were no public comments. Mayor Helton closed the public hearing at 7:58 p.m.

Councilperson Martin moved to adopt Ordinance 2024-4035 approving the Fourth Amendment to the Project Plan and Reinvestment Zone Financing Plan of Reinvestment Zone Number One, City of La Porte, Texas, and expansion of the boundaries of the Zone for Reinvestment Zone Number One, City of La Porte, Texas; the motion was seconded by Mayor Pro Tem Engelken; the motion was adopted, 8-0.

- b. Dangerous Building Update - 122 S. 16th St. - The City Council will hold a public hearing to receive comments on the recommendation of the Dangerous Buildings Inspection Board for condemnation of a dangerous/substandard structure located at 122 S. 16th St., La Porte, Texas; followed by discussion and possible action to adopt Ordinance 2024-4007 ordering the condemnation of dangerous/substandard structures located at 122 S. 16th St., La Porte, Texas. [Richard Glass, Chief Building Official]**

Mayor Helton opened the public hearing at 8:00 p.m. Chief Building Official Richard Glass provided an update on properties postponed from previous consideration. There were no public comments. Mayor Helton closed the public hearing at 8:58 p.m.

Mayor Pro Tem Engelken moved to postpone further consideration for 90 days; the motion was seconded by Councilperson Guerra; the motion was adopted; 8-0.

- c. Dangerous Building Update - 201 N. 3rd St. - The City Council will hold a public hearing to receive comments on the recommendation of the Dangerous Buildings Inspection Board for condemnation of a dangerous/substandard structure located at 201 N. 3rd St., La Porte, Texas; followed by discussion and possible action to adopt Ordinance 2024-4009 ordering the condemnation of dangerous/substandard structures located at 201 N. 3rd St., La Porte, Texas. [Richard Glass, Chief Building Official]**

Mayor Helton opened the public hearing at 8:07 p.m. There were no public comments. Mayor Helton closed the public hearing at 8:14 p.m. Councilperson Guerra moved to postpone consideration for an additional 90 days; the motion was seconded by Councilperson Williams; the motion was adopted, 8-0.

- d. Dangerous Building Update - 9405 Montgomery Ln. - The City Council will hold a public hearing to receive comments on the recommendation of the Dangerous Buildings Inspection Board for condemnation of a dangerous/substandard structure located at 9405 Montgomery Ln., La Porte, Texas; followed by discussion and possible action to adopt Ordinance 2024-4015 ordering the condemnation of dangerous/substandard structures located at 9405 Montgomery Ln., La Porte, Texas. [Richard Glass, Chief Building Official]**

Mayor Helton opened the public hearing at 8:16 p.m. Mr. Glass provided an update. There were no public comments. Mayor Helton closed the public hearing at 8:17 p.m. No action was taken (with the expectation that the dangerous building designation will be removed from the property).

- e. Dangerous Building Update - 9407 Montgomery Ln. - The City Council will hold a public hearing to receive comments on the recommendation of the Dangerous Buildings Inspection Board for condemnation of a dangerous/substandard structure located at 9407 Montgomery Ln., La Porte, Texas; followed by discussion and possible action to adopt Ordinance 2024-4016 ordering the condemnation of dangerous/substandard structures located at 9407 Montgomery Ln., La Porte, Texas. [Richard Glass, Chief Building Official]**

Mayor Helton opened the public hearing at 8:19 p.m. Mr. Glass provided an update. There were no public comments. Mayor Helton closed the public hearing at 8:19 p.m. No action was taken (with the expectation that the dangerous building designation will be removed from the property).

7. Statutory Agenda

- a. Encumbrance Rollover - Presentation, discussion, and possible action to approve rollover of the requested encumbrances from the City of La Porte Fiscal Year 2024 budget to City of La Porte Fiscal Year 2025 budget. [Michael Dolby, Finance Director]**

Mayor Pro Tem Engelken moved to approve a rollover of the requested encumbrances from the City of La Porte Fiscal Year 2024 budget to City of La Porte Fiscal Year 2025 budget; the motion was seconded by Councilperson Williams; the motion was adopted, 8-0.

- b. IDA Agreement - Presentation, discussion, and possible action to approve Ordinance 2020-IDA-164 authorizing the execution by the City of La Porte, Texas, of an Industrial District Agreement with Houston Truck Locker, LLC. [Shelley Wolny, Assistant Finance Director]**

Mayor Pro Tem Engelken moved to approve Ordinance 2020-IDA-164 authorizing the execution by the City of La Porte, Texas, of an Industrial District Agreement with Houston Truck Locker, LLC; the motion was seconded by Councilperson Williams; the motion was adopted, 8-0.

- c. Building Code Adoptions - Presentation, discussion, and possible action to approve Ordinance 2024-4026 adopting the 2024 International Code editions for Building, Residential, Mechanical, Energy Conservation, Plumbing, Fuel Gas, Swimming Pool, Existing Building, and Property Maintenance, and the 2023 National Electrical Code, with local amendments, in accordance with recommendations of the La Porte Building Code Appeals Board. [Richard Glass, Chief Building Official]**

Councilperson Martin moved to approve Ordinance 2024-4026 adopting the 2024 International Code editions for Building, Residential, Mechanical, Energy Conservation, Plumbing, Fuel Gas, Swimming Pool, Existing Building, and Property Maintenance, and the 2023 National Electrical Code, with local amendments, in accordance with recommendations of the La Porte Building Code Appeals Board, with the exception of any public building that might be used as a shelter (Risk 3/Risk 4 buildings, e.g. schools, law enforcement facilities, emergency management facilities) maintain their current wind rating requirements; the motion was seconded by Mayor Pro Tem Engelken; the motion was adopted, 8-0.

- d. Seabreeze Park Pier - Design Services - Presentation, discussion, and possible action to award a contract for Professional Engineering Services to Cobb Fendley and Associates for the Seabreeze Park Pier Project and authorize the City Manager to execute a professional services contract in the amount of \$90,216.00, and possible action to provide administrative staff with direction concerning funding for the construction of this project. [Jameson Appel, Assistant Director of Public Works, CIP]**

Assistant Public Works Director Jameson Appel and Steven Wright of CobbFendley provided information on options. Mayor Pro Tem Engelken moved to award a contract for Professional Engineering Services to Cobb Fendley and Associates for the Seabreeze Park Pier Project and authorize the City Manager to execute a professional services contract in the amount of \$90,216.00; the motion was seconded by Councilperson Bentley; the motion was adopted, 8-0.

- e. Food Truck Regulations - Presentation, discussion, and possible action to adopt Ordinance 2025-4038 amending Chapter 22 "Businesses" of the La Porte Code of Ordinances by adopting regulations for the operation of Mobile Food Vendors within the City of La Porte. [Matt Daeumer, Assistant City Manager]**

Assistant City Manager Daeumer provided an overview. Councilperson Martin moved to adopt Ordinance 2025-4038 amending Chapter 22 "Businesses" of the La Porte Code of Ordinances by adopting regulations for the operation of Mobile Food Vendors within the City of La Porte; the motion was seconded by Councilperson McCaulley; the motion was adopted, 8-0.

- f. Re-appropriation of American Rescue Plan Grant Funding - Presentation, discussion, and possible action to authorize re-appropriation of American Rescue Plan Grant Funds totaling \$3,515,000.00 to Phase 1 of the Brookglen Subdivision Drainage Improvements Project. [Andrew Brady, Assistant Director of Public Works]**

Assistant Public Works Director Andrew Brady provided a project overview. Mayor Pro Tem Engelken moved to authorize re-appropriation of American Rescue Plan Grant Funds totaling \$3,515,000.00 to Phase 1 of the Brookglen Subdivision Drainage Improvements Project; the motion was seconded by Councilperson Guerra; the motion was adopted, 8-0.

- g. Recreation and Fitness Center Renovations - Presentation, discussion, and possible action to approve expenditure of \$450,000.00 to increase the Recreation and Fitness Center Phase 1 Improvements Project budget and authorize the City Manager to approve Change Order No. 3 from Construction Masters of Houston, Inc., in the amount of \$433,472.90. [Andrew Brady, Assistant Director of Public Works]**

Assistant Public Works Director Andrew Brady provided a project overview. Councilperson McCaulley moved to approve expenditure of \$450,000.00 to increase the Recreation and Fitness Center Phase 1 Improvements Project budget and authorize the City Manager to approve Change Order No. 3 from Construction Masters of Houston, Inc., in the amount of \$433,472.90; the motion was seconded by Councilperson Guerra; the motion was adopted, 8-0.

8. Reports

- a. Report of the La Porte Development Corporation Board of Directors meeting [Mayor Pro Tem Engelken]**

Mayor Pro Tem Engelken said the Board met; approved an enhancement grant for Panacea Shipping Company, Inc., at its business site located at 311 N. Broadway Street; authorized the President of the La Porte Development Corporation Board of Directors to sign a letter of support to the Houston-Galveston Area Council (H-GAC) Transportation Policy Council Chair showing support for including the TxDOT SH 225 redevelopment, IH 610 Ship Channel Bridge replacement, and the Bayport Container Terminal Southern Access Road projects in the 2045 Regional Transportation Plan Update; and approved a reimbursement payment to Sam & Dave's LLC, for enhancements to its business property located at 1612 Underwood Road.

- b. Report of the Retail Opportunities Ad Hoc Committee Town Hall held on December 2 [Councilperson McCaulley, Chair]**

Chair McCaulley said the Retail Opportunities Ad Hoc Committee Town Hall was held on December 2, with light attendance and a good discussion.

- c. Administrative Reports [Corby Alexander, City Manager]**

City Manager Alexander said the Recreation Center would reopen on January 2, thanked the Purchasing team members and other City staff for the Christmas decorations around City Hall; and reminded the Council to attend the City holiday party on Friday, December, 13.

- d. Fund Balance Report [Michael Dolby, Finance Director]**

Michael Dolby, Finance Director, noted the City was currently carrying 631 days of working capital in the general fund, in excess of the recommended 90-120 days. He cautioned that the budget was expecting to be at around 378 days by the end

of the year. Mr. Dolby said the Utility Fund was at 427 days, because it is high at the beginning of the year and is budgeted for 116 by the end of the year.

e. Presentation on Economic Development Programs [Haley Bowers, Economic Development Manager]

Haley Bowers, Economic Development Manager, provided an overview on the City's Economic Development Programs and her work sharing the City's efforts for business retention and expansion, attraction of new business and investment, small business resources, and quality of life initiatives.

9. Items of Community Interest

Councilpersons wished all a happy and safe holiday season, a merry Christmas, and prosperous new year; congratulated the employees recognized this evening; thanked staff for working with the Youth Advisory Council; suggested freshening the City's public Christmas decorations, especially on South Broadway and along the Main Street corridor; and thanked all who helped with *Christmas on Main*.

10. Executive Session

- a. **Legal - Texas Government Code Sec. 551.071(1)(A)-Pending or Contemplated Litigation:** The City Council will meet in closed session with the City Attorney and City Manager to discuss Union Pacific Railroad development/rezoning proposal for Lomax property.
- b. **Legal - Texas Government Code Sec. 551.071(1)(A)-Pending or Contemplated Litigation:** The City Council will meet in closed session with the City Attorney and City Manager to discuss a damage claim by developer of property at 11811 North H St., La Porte.

Before handling item 6, the Council convened in executive session at 6:43 p.m. to handle items 10.a and 10.b.

11. Reconvene

The Council reconvened in open session at 7:47 p.m. With regard to item 10.a., Mayor Pro Tem Engelken moved to move forward with direction to legal staff; the motion was seconded by Councilperson McCaulley; the motion was adopted, 8-0.

On item 10.b., Councilperson McCaulley moved the City come to consensus with giving staff direction with how to proceed; the motion was seconded by Councilperson Martin; the motion was adopted, 8-0.

12. Adjourn - Without objection, Mayor Helton adjourned the meeting at 9:32 p.m.


Lee Woodward, City Secretary

