



City of Pattison

P.O. Box 223

Pattison, TX 77466

281-934-3715

Website: www.pattison.texas.gov

City Council Meeting Minutes June 8, 2023

I. Call Meeting to Order

The City Council meeting of the Pattison City Council was called to order by Mayor Joe Garcia at 7:00 p.m. at the City of Pattison City Hall, located at 3410 1st Street, Pattison, Texas 77466.

Members Present:

Mayor Joe Garcia, Councilmembers: Wayne Kircher, Frank Cobio, Ken Coulter, Daphney Kirby

Also, Present: City Secretary, Lorene Hartfiel; City Attorney, Tim Kirwin; City Engineer, Craig Kalkomey, LJA Engineering; Attorney for Maple Grove, Andrew B. Vaughn; Russell Walker, Maple Grove; Sandra & Charles Kohler, Mosquito Authority; Chris Walthal, Global Pest Control; Debra Reyes, Isabella Hacker, Lya Coulter, Rick MacDonald, Kent Kirby, Josh Taylor, Mr. & Mrs. Jack Taylor, Kyle Soriez, Laura Soriez, Fred Branch, Chris Browne, EHRA.

Not Present:

Sandy Buller

II. Pledge of Allegiance

Mayor Garcia led the pledges.

III. Citizens Comments – No action can be taken

None

IV. Council to approve agenda.

Mayor Garcia asked for a motion for the Council to approve the agenda as presented. Councilmember Kircher made a motion that the agenda be approved as presented, seconded by Councilmember Coulter. The motion passed unanimously.

V. Declare Conflicts of Interest

None declared.

VI. Consent Agenda

Mayor Garcia asked for a motion for the Council to approve the consent agenda as presented. Councilmember Kircher made a motion that the consent agenda be approved as presented, seconded by Councilmember Kirby. The motion passed unanimously.

VII. Business

1. Council to discuss and take possible action to remove Councilmembers, Seth Stokes, Robert MacCallum and Randall Flowers as signatories for the City's Bank Accounts.



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Mayor Garcia made the recommendation to remove Councilmembers, Seth Stokes, Robert MacCallum and Randall Flowers as signatories for the City's Bank Accounts.

Small Business Checking
Public Funds Checking
PF Non MUD AA Int Checking

Councilmember Kircher made a motion to remove the councilmembers as stated above. Councilmember Kirby seconded the motion. The motion passed unanimously.

2. Council to discuss and take possible action regarding adding Councilmembers, Ken Coulter, Wesley "Sandy" Buller, and Daphney Kirby as signatories for the City's Bank Accounts.

Mayor Garcia made the recommendation to add Councilmembers, Ken Coulter, Wesley "Sandy" Buller, and Daphney Kirby as signatories for the City's Bank Accounts.

Small Business Checking
Public Funds Checking
PF Non MUD AA Int Checking

Councilmember Kircher made a motion to remove the councilmembers as stated above. Councilmember Coulter seconded the motion. The motion passed unanimously.

3. Council to discuss and take possible action regarding changing the address on the City's Debit Card from 3410 First Street Pattison, TX 77466 to P.O. Box 223, Pattison, TX 77466.

Mayor Garcia made the recommendation to change the address on the City's Debit Card from 3410 First Street, Pattison, TX 77466 to P.O. Box 223, Pattison, TX 77466. Councilmember Kircher made a motion to change address as stated above. Councilmember Kirby seconded the motion. The motion passed unanimously.

4. Council to discuss and take possible action regarding the recommendation of the Planning Commission for city council to consider a zoning process and options.

Planning Commission chair, Lya Coulter reported that 60 Future Development Surveys were received, and the Planning Commission recommends that the City Council to consider a zoning process and options.

Chris Browne, EHRA, provided further information regarding the zoning process and options.



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Mayor Garcia made a recommendation to consider a zoning process and look at options. Councilmember Coulter made a motion to consider a zoning process and look at options. Councilmember Kircher seconded the motion. The motion passed unanimously.

5. Council to discuss and take possible action regarding a pest and mosquito control proposal.

Chris Walthal, Global Pest Control, presented his proposal for community mosquito control. Sandra & Charles Kohler, Mosquito Authority presented their proposal for community mosquito control.

After debate, Councilmember Kircher made the recommendation to accept the proposal from Mosquito Authority. Councilmember Cobio seconded the motion. Councilmembers Kircher, Cobio, Kirby voted yes, Councilmember Coulter voted no. The motion passed.

6. Council to discuss and take possible action regarding the appointment of Planning Commission members.

Mayor Garcia made a recommendation to appoint Joshua Taylor to the Planning Commission. Councilmember Kirby made a motion to appoint Joshua Taylor to the Planning Commission. Councilmember Coulter seconded the motion. The motion passed unanimously.

7. Council to discuss and take possible action regarding the appointment of a Mayor Pro Tem.

Mayor Garcia made a recommendation to appoint Frank Cobio as Mayor Pro Tem. Councilmember Kircher made a motion to appoint Frank Cobio as Mayor Pro Tem. Councilmember Kirby seconded the motion. The motion passed unanimously.

8. Council to discuss and take possible action regarding a Hardship Extension Permit for 2369 Wilpitz Road, Pattison, TX 77423.

Fred Branch, 2369 Wilpitz Road, Pattison, TX 77423 requested a Hardship Mobile Home Extension Permit. The new mobile home will replace the current mobile home. Mayor Garcia made the recommendation to grant a Three (3) month Hardship Mobile Home Extension Permit, that will expire on September 8, 2023. Councilmember Kircher made a motion to grant the hardship permit as stated above. Councilmember Coulter seconded the motion. The motion passed unanimously.



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9. Council to discuss and take possible action regarding an Ordinance amending No Thru Truck Routes.

No action was taken.

10. Council to discuss and take possible action regarding the City Hall's septic redesign.

No action was taken.

11. Council to discuss and take possible action regarding ROW and Drainage maintenance project.

No action was taken.

12. Council to discuss and take possible action to authorize securing bids for a drainage project on Red Bird Lane in Oak Meadows.

Mayor Garcia made a recommendation to authorize the mayor to secure bids for a drainage project on Red Bird Lane in Oak Meadows. Councilmember Coulter made a motion to authorize the mayor as stated above. Councilmember Cobio seconded the motion. The motion passed unanimously.

13. Council to discuss and take possible action regarding tree trimming quote.

Mayor Garcia made a recommendation to authorize the mayor to get proposals for tree trimming. Councilmember Kircher made a motion to authorize the mayor to get proposals for tree trimming. Councilmember Kirby seconded the motion. The motion passed unanimously.

14. Council to discuss and take possible action regarding the pothole on Ave F & North Street.

Mayor Garcia gave a report regarding a pothole/sinkhole at Ave F & North Street.

No action was taken.

15. City Engineer gave an update on:

- City Engineer to give an update on the official City Map
- City Engineer to give an update on the City Hall Renovation
 - 20 contractors have downloaded the remodel plans.
 - 3 contractors attended the June 8, 2023, pre-bid meeting.



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16. Mayor gave an update on:

- Household Hazardous Waste Grant 2022
- Texas Emergency Management Conference
- Sub Sea 7 trash pickup

VIII. EXECUTIVE SESSION:

The Executive Session of the City Council was called to order by Mayor Garcia at 7:53 p.m.

1. **Texas Government Code, Section 551.071 CONSULTATION WITH ATTORNEY;** The City Council will meet in closed session to seek the advice of its attorney on a matter in which the duty of the attorney to the body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.
2. Texas Government Code, Section 551.087, Deliberation regarding Economic Development Negotiations; Closed Meeting. This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
 - Maple Grove Development, LLC's Petition for Consent to the Creation of Waller County Municipal Utility District No. 43.
 - Maple Grove Square, LLC and Maple Park Development, LLC Petition for Consent to the Creation of Waller County Municipal Utility District No. 54.
 - Development Agreement with Maple Grove Square, LLC and Maple Park Development, LLC
 - Woodmere Development Company LTD, First Amendment to Development Agreement.
3. **Texas Government Code, Section 551.072. DELIBERATION REGARDING REAL PROPERTY;** The City Council will conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property as deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person.



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The Executive Session was adjourned at 8:15 p.m.

IX. Reconvene:

Reconvene into regular session and consider action, if any, on items discussed in Executive Session.

17. Council to discuss and take possible action on the Development Agreement with Maple Grove Square, LLC and Maple Park Development, LLC.

Mayor Garcia made a recommendation to approve the Development Agreement with Maple Grove Square, LLC and Maple Park Development, LLC. Councilmember Kircher made a motion to approve the Development Agreement as stated above. Councilmember Kirby seconded the motion. The motion passed unanimously.

18. Council to discuss and take possible action on Ordinance regarding Maple Grove Development, LLC's Petition for Consent to the Creation of Municipal Utility District No. 43.

Mayor Garcia made a recommendation to approve Ordinance #165-2023 Maple Grove Municipal Utility District No. 43. Councilmember Kircher made a motion to approve Ordinance #165-2023 Maple Grove Municipal Utility District No. 43. Councilmember Cobio seconded the motion. The motion passed unanimously.

19. Council to discuss and take possible action on Ordinance regarding Maple Grove Square, LLC and Maple Park Development, LLC Petition for Consent to the Creation of a Municipal Utility District No. 54.

Mayor Garcia made a recommendation to approve Ordinance #166-2023 Maple Grove Municipal Utility District No. 54. Councilmember Coulter made a motion to approve Ordinance #166-2023 Maple Grove Municipal Utility District No. 54. The motion passed unanimously.

20. Council to discuss and take possible action on Woodmere Development Company LTD, First Amendment to Development Agreement.

No action was taken.

21. Request from council for future agenda items, announcements, comments.
 - a. Planning Commission reappointment of members
 - b. No Through Truck Ordinance
 - c. Oak Meadows Drainage Project
 - d. City map
 - e. City Hall remodel bid award



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X. Adjourn meeting.

The meeting was adjourned at 8:18 p.m.

Mayor, Joe Garcia

Attest:

City Secretary, Lorene Hartfiel