

**STATE OF TEXAS
COUNTY OF HARRIS
CITY OF EL LAGO**

**MINUTES
CITY OF EL LAGO
CITY COUNCIL MEETING
DECEMBER 7, 2011**

1. CITY COUNCIL MEETING CALLED TO ORDER AT 7:00 PM

Pursuant to public notice as required by law, Mayor Emel called the El Lago City Council Meeting to order at 7:00 p.m. on December 7, 2011.

The following City Officials were present:

Mayor Brad Emel
Mayor Pro Tem Amy Carr
Councilpersons Carolynn Stanley, Jeff Tave, Cody Taylor and Robert White
City Secretary Ann Vernon
Building Official Richard Smith
Emergency Management Coordinator Tom Merchant

The following City Officials were absent:

LPD Chief Tom Savage

2. CITIZENS FORUM – There were no citizens present that wished to address the Council.

3. DISCUSS/APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:

- a. **November 8, 2011 Joint Meeting of the El Lago City Council, Seabrook City Council and the SVFD Executive Board** – Councilperson Tave motioned and Councilperson Stanley seconded approving the minutes from the November 8, 2011 Joint meeting. The motion was approved by a vote of four in favor with Mayor Pro Tem Carr abstaining since she was not present at the Joint meeting.
- b. **November 21, 2011 City Council Meeting** – Councilperson White motioned to approve the November 21, 2011 City Council meeting minutes as written. Councilperson Tave seconded the motion and it was approved by all.

4. CITY OFFICIALS' REPORT

- a. **Building Official Richard Smith to Report on Building Activity in the City** – He told Council that he and Councilperson White toured the city today including the Harbor Pointe Apartment complex looking for code violations. There were some items that should be addressed including possible fire code violations, but there needs to be some clarification regarding what can and cannot be grandfathered. Emerald Shores is now under new ownership and is now called Pelican Reef Apartments. Currently, they are demolishing a portion of the slab left behind from the fire and plan to build a fitness center, a new office and a laundry room on the portion of the slab left. Also, they have told the city that the new owners plan to put in a green space for kids and possibly subdivide off a front corner to provide a space for a coffee shop or similar type of establishment to operate.
- b. **LPD Chief Tom Savage to Report on Police and Criminal Activity in the City** – Chief Savage was not present to give a report.
- c. **Emergency Management Coordinator Tom Merchant to Report on Emergency Preparedness in the City** – He attended a meeting this same day at the Clear Lake Park for a presentation regarding hurricanes and a study of their effect on the Gulf Coast. The presenters discussed all of the variables included in the study and the types of data they put into their models including such detail as the effect the shape and depth of the ground beneath the water has on a storm. One of the most significant pieces of information learned was that the Galveston/Houston area has a lesser chance of getting hit by a hurricane than New Orleans.

5. NEW BUSINESS

- a. **Discuss/Approve Contract with QC Laboratories, Inc. to Perform Materials Testing and Inspection for the El Lago Community Center Project** – Councilperson Tave asked about Exhibit A and stated that it

seemed to be missing. City Secretary Vernon stated that Exhibit A was part of the original package that was edited. This contract price had been reduced by over \$2,500.00 thanks to the review and efforts by Roger Brownlow of Cre8 Architects and that when they forwarded the contract, they left off Exhibit A. Mayor Emel described how the soil is being prepared and then tested by QC Laboratories and said that they were the same company that did the initial soil boring. Councilperson Taylor motioned to approve the contract with QC Laboratories; the motion was seconded by Mayor Pro Tem Carr and approved by all.

- b. **Discuss/Approve Ordinance 397 Authorizing the Imposition of an Additional Penalty on Certain Delinquent Ad Valorem Taxes** – Mayor Emel stated that this is the same Ordinance that has to be approved annually. City Secretary Vernon said that a phrase has been added which is referred to as an “evergreen phrase” which includes not only this year, but also all future years. This means we will no longer have to pass this ordinance annually unless other factors change such as the legal firm which collects the penalty. Councilperson Stanley motioned to approved Ordinance 397 imposing an additional penalty on delinquent ad valorem taxes. Councilperson Taylor seconded the motion and it was approve unanimously.
- c. **Discuss/Approve October 2011 City Bills** – Mayor Pro Tem Carr motioned to approve the October 2011 City Bills and the motion was seconded by Councilperson Stanley. Councilperson Tave wanted to clarify that the invoice for the LaVentana was for both the help wanted ad and a flyer insert, not just the ad as indicated. The motion was approved by a vote of five in favor.

6. STATUS REPORTS

- a. **Mayor Emel to Report on Construction Progress of the El Lago Community Center** – There was an issue involving the engineer adding some beams which were not on our architectural drawings resulting in a change order. The city did not initiate the change so it should not be an extra cost to us, but the bid did go out before the change was included in Drymalla’s package so it will be interesting to see who winds up paying for the extra beams. Mayor Emel said he met the gas representative at the site because the gas line is being done outside of the Drymalla contract. The gas line will likely be tapped into behind the houses on Woodland which back up to the tennis courts. The line would then either run along the north border of the tennis courts or on the street side of the courts then entering into the building through the easement on the west side of the community center. The representative the Mayor originally met at the site told him that the cost would be approximately \$11.85 per foot to run the lines. After the Mayor asked for names of contacts who might be able to help with some type of municipality outreach program, the gas representative called him back with a new price of only three dollars and change per linear foot plus an additional \$300.00 fee somehow relating to the requirement of needing 2 pounds of pressure in the line. Over all, the new price even with the additional fee will save the city about \$2,000.00 on the gas line installation. There is an ongoing issue with the water department regarding their driveway which is between the pool property and the site of the future parking lot. It has been claimed that the contractor hired to move the dirt from the parking lot site used the District’s driveway and caused a break. David Baker from the District has said that it will cost approximately \$1,500.00 to repair the driveway. We are also still waiting on the District’s engineer to review our plans and give us permission for the water tap. Councilperson Tave asked when power would be available to the tennis courts and Mayor Emel told him that the cost to run temporary power was considerably more than he had hoped, but that he was still looking into other options.

7. **ADJOURNMENT** – Mayor Emel adjourned the meeting at 7:36 p.m.

Brad Emel, Mayor

Ann Vernon, City Secretary