



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

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

Councilpersons Absent: None

Councilpersons Attending Remotely: None

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 August 26, 2024, 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 6:03 p.m.

2. **INVOCATION/PLEDGES**

The invocation was given by Reverend Jackie King of Victory Tabernacle United Pentecostal Church and the pledges were led by Nadia Olson.

3. **PRESENTATIONS, PROCLAMATIONS, AND RECOGNITIONS**

a. **Recognition of fire personnel who received awards at the Annual LPFD Fire Banquet. [Chris Pettis, Fire Chief]**

Ladies Auxiliary Firefighter of the Year - Steve Regan, Captain, Station 4

Firefighter of the Year - Ryan Deering, Firefighter, Station 2

Engineer of the Year - Payton Suggs, Engine Operator, Station 1

Officer of the Year - Bryan Pruitt, Training Captain

Rookie of the Year - Michael Knapik, Firefighter, Station 3

Chiefs Award - Justin Crow, Assistant Fire Chief

President's Award - Cameo Williams, Firefighter, Station 1

b. **Recognition of Officer Jeff Kominek for 25 years of service [Scott Pullig, Chief of Police]**

c. **Employee of the Quarter - Kelly Green [Scott Pullig, Chief of Police]**

d. **Presentation on Union Pacific Railroad's proposed development in Lomax by Cliff Wilson. [Rick Helton, Mayor]**

Cliff Wilson provided a presentation and he and Teri Hayes discussed their concerns about the proposed development and the features of the Lomax neighborhood.

4. CITIZEN COMMENT *(Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)*

Randall Hayes spoke of his concerns about trucking service companies adjacent to the Lomax neighborhood and asked for assistance with the Harris County Flood Control District. Phillip Hoot spoke on the effectiveness of the proposed Whalen siren tower replacement. William Stange of Battleground Estates spoke of his concern about noise and environmental issues and in opposition to the proposed Union Pacific project as well as of the flooding concerns in his neighborhood. David Turner said he was the individual who had been leasing the Union Pacific property for cattle grazing and spoke of unsavory potential effects if the project proceeds.

Without objection, Mayor Helton permitted Emergency Management Coordinator Johnny Morales to provide the Hurricane Beryl debris collection update.

5. CONSENT AGENDA *(Approval of Consent Agenda items authorizes each to be implemented in accordance with staff recommendations provided. An item may be removed from the Consent Agenda and added to the Statutory Agenda for full discussion upon request by a member of the Council present at this meeting.)*

- a. **Approve the minutes of the August 12-13, 2024, regular City Council meetings. [Lee Woodward, City Secretary]**
- b. **Fiscal Year 2023-24 Budget Amendment - Adopt Ordinance 2024-4006, amending the City of La Porte, Texas' Fiscal Year 2023-24 Budget by appropriating a total of \$575,000.00 for repairs to the Sylvan Beach Pier due to damage caused by Hurricane Beryl. [Shelley Wolny, Assistant Finance Director]**
- c. **Whelen Siren Tower Replacement at Canada and Carlow - Approve the purchase and installation of a replacement Modulator® High-Powered Speaker Array (Siren Tower) in the amount of \$54,264.00 through The Interlocal Purchasing System (TIPS) under contract #220105. [Johnny Morales, Emergency Management Coordinator]**
- d. **Approve expenditures from Vulcan Materials Company - Approve expenditures for purchase of materials including limestone base from Vulcan Materials Company for a total authorization of \$92,912.87. [Ray Mayo, Director of Public Works]**

Mayor Pro Tem Engelken moved to approve the consent agenda; the motion was seconded by Councilperson Bentley; the motion was adopted, 9-0.

6. PUBLIC HEARINGS AND ASSOCIATED ORDINANCES

- a. **Ordinance 2024-4004 -Amendments to Chapter 106- Zoning - The City Council will hold a public hearing to receive comments regarding a recommendation by the Planning and Zoning Commission to adopt Ordinance 2024-4004, amending the Code of Ordinances of the City of La**

Porte, Chapter 106 "Zoning", by amending regulations related to: 1) e-cigarette/vape stores; 2) mobile food services; 3) other personal care services/sexually oriented businesses; and 4) public notice by sign posting; followed by discussion and possible action to consider adopting Ordinance 2024-4004, amending the Code of Ordinances of the City of La Porte, Chapter 106 "Zoning", by amending regulations related to: 1) e-cigarette/vape stores; 2) mobile food services; 3) other personal care services/sexually oriented businesses; and 4) public notice by sign posting. [Teresa Evans, Planning and Development Department Director]

Mayor Helton and City Manager Corby Alexander confirmed this item had been pulled and would not be considered.

- b. Dangerous Building - 122 S. 16th St. - The City Council will hold a public hearing to receive comment on the adoption of Ordinance 2024-4007 ordering the 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 7:01 p.m. Richard Glass provided a presentation. There were no comments, but Mr. Glass read a request from the owner for a 90-day continuance. Mayor Helton closed the public hearing at 7:03 p.m.

Mayor Pro Tem Engelken moved to provide a 90-day extension before further considering adoption of Ordinance 2024-4007 ordering the condemnation of dangerous/substandard structures located at 122 S. 16th St., La Porte, Texas; the motion was seconded by Councilperson Martin; the motion was adopted, 9-0.

- c. Dangerous Building - 201 Edgewood St. - The City Council will hold a public hearing to receive comment on the adoption of Ordinance 2024-4008 ordering the condemnation of dangerous/substandard structures located at 201 Edgewood St., La Porte, Texas; followed by discussion and possible action to adopt Ordinance 2024-4008 ordering the condemnation of dangerous/substandard structures located at 201 Edgewood St. [Richard Glass, Chief Building Official]**

Mayor Helton opened the public hearing at 7:04 p.m. Richard Glass provided a presentation. Ms. Allison, the resident, requested a postponement until after the first of the year. Mayor Helton closed the public hearing at 7:09 p.m.

Councilperson Guerra moved to postpone for 150 days any further consideration on adopting 2024-4008 ordering the condemnation of dangerous/substandard

structures located at 201 Edgewood St., La Porte, Texas; the motion was seconded by Councilperson McCaulley; the motion was adopted, 9-0.

- d. Dangerous Building - 201 N. 3rd St. - The City Council will hold a public hearing to receive comment on the adoption of Ordinance 2024-4009 ordering the condemnation of dangerous/substandard structures 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. [Richard Glass, Chief Building Official]**

Mayor Helton opened the public hearing at 7:11 p.m. Richard Glass provided a presentation. Mr. Aguilar, a realtor, and his construction manager said they expected to begin work in September and hope to complete rehabilitation of the building by early January 2025. Mayor Helton closed the public hearing at 7:15 p.m.

Mayor Pro Tem Engelken moved to postpone for 90 days any further consideration of adopting Ordinance 2024-4009 ordering the condemnation of dangerous/substandard structures located at 201 N. 3rd St., La Porte, Texas; the motion was seconded by Councilperson Williams; the motion was adopted, 8-1, Councilperson Martin voting against.

- e. Dangerous Building - 203 Bay Oaks Dr. - The City Council will hold a public hearing to receive comment on the adoption of Ordinance 2024-4010 ordering the condemnation of dangerous/substandard structures located at 203 Bay Oaks Dr., La Porte, Texas; followed by discussion and possible action to adopt Ordinance 2024-4010 ordering the condemnation of dangerous/substandard structures located at 203 Bay Oaks Dr. [Richard Glass, Chief Building Official]**

Mayor Helton opened the public hearing at 7:16 p.m. Richard Glass provided a presentation. Otis Rice, the property owner, asked for a 90-day postponement. Mayor Helton closed the public hearing at 7:19 p.m.

Councilperson Williams moved to postpone for 120 days any further consideration on the adoption of Ordinance 2024-4010 ordering the condemnation of dangerous/substandard structures located at 203 Bay Oaks Dr., La Porte, Texas; the motion was seconded by Councilperson McCaulley; the motion was adopted, 9-0.

- f. Dangerous Building - 301 W. Fairmont Pkwy. - The City Council will hold a public hearing to receive comment on the adoption of Ordinance 2024-4011 ordering the condemnation of dangerous/substandard structures located at 301 W. Fairmont Pkwy., La Porte, Texas; followed by discussion and possible action to adopt Ordinance 2024-4011 ordering the condemnation of**

**dangerous/substandard structures located at 301 W. Fairmont Pkwy.
[Richard Glass, Chief Building Official]**

Mayor Helton opened the public hearing at 7:21 p.m. Richard Glass provided a presentation. Property manager Christine Garrett spoke on behalf of the property owner. Mayor Helton closed the public hearing at 7:24 p.m.

Councilperson McCaulley moved to remove 301 W. Fairmont Pkwy, La Porte, Texas, from the dangerous buildings list; the motion was seconded by Councilperson Martin; the motion was adopted, 9-0.

- g. Dangerous Building - 3217 Clarksville St. - The City Council will hold a public hearing to receive comment on the adoption of Ordinance 2024-4012 ordering the condemnation of dangerous/substandard structures located at 3217 Clarksville St., La Porte, Texas; followed by discussion and possible action to adopt Ordinance 2024-4012 ordering the condemnation of dangerous/substandard structures located at 3217 Clarksville St. [Richard Glass, Chief Building Official]**

Mayor Helton opened the public hearing at 7:25 p.m. Richard Glass provided information on the request. There were no comments. Mayor Helton closed the public hearing at 7:27 p.m.

Councilperson Martin moved to adopt Ordinance 2024-4012 ordering the condemnation of dangerous/substandard structures located at 3217 Clarksville St., La Porte, Texas; the motion was seconded by Councilperson McLarrin; the motion was adopted, 9-0.

- h. Dangerous Building - 711 W. Adams St. - The City Council will hold a public hearing to receive comment on the adoption of Ordinance 2024-4013 ordering the condemnation of dangerous/substandard structures located at 711 W. Adams St., La Porte, Texas; followed by discussion and possible action to adopt Ordinance 2024-4013 ordering the condemnation of dangerous/substandard structures located at 711 W. Adams St. [Richard Glass, Chief Building Official]**

Mayor Helton opened the public hearing at 7:29 p.m. Richard Glass provided a presentation. Owners Candace Brooks and her father Robert Brooks requested a 150-day postponement to repair the property. Mayor Helton closed the public hearing at 7:32 p.m.

Councilperson McLarrin moved to postpone for 150 days any further consideration on adoption of 2024-4013 ordering the condemnation of dangerous/substandard structures located at 711 W. Adams St., La Porte, Texas; the motion was seconded by Councilperson Williams; the motion was adopted, 9-0.

- i. **Dangerous Building - 9314 Spencer Hwy. - The City Council will hold a public hearing to receive comment on the adoption of Ordinance 2024-4014 ordering the condemnation of dangerous/substandard structures located at 9314 Spencer Hwy., La Porte, Texas; followed by discussion and possible action to adopt Ordinance 2024-4014 ordering the condemnation of dangerous/substandard structures located at 9314 Spencer Hwy. [Richard Glass, Chief Building Official]**

Mayor Helton opened the public hearing at 7:34 p.m. Richard Glass provided a presentation. There were no comments. Mayor Helton closed the public hearing at 7:35 p.m.

Councilperson Williams moved to adopt Ordinance 2024-4014 ordering the condemnation of dangerous/substandard structures located at 9314 Spencer Hwy., La Porte, Texas; the motion was seconded by Mayor Pro Tem Engelken; the motion was adopted, 9-0.

- j. **Dangerous Building - 9405 Montgomery Ln. - The City Council will hold a public hearing to receive comment on the adoption of Ordinance 2024-4015 ordering the condemnation of dangerous/substandard structures 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. [Richard Glass, Chief Building Official]**

Mayor Helton opened the public hearing at 7:37 p.m. Richard Glass provided a presentation. Owner Ernie Weatherford spoke of his definition of standards, his home in the Missouri City area, and his property management practices. Mayor Helton closed the public hearing at 7:45 p.m.

Councilperson McCaulley moved to permit a 60-day extension before further consideration to adopt Ordinance 2024-4015 ordering the condemnation of dangerous/substandard structures located at 9405 Montgomery Ln., La Porte, Texas; the motion was seconded by Councilperson McLarrin; the motion was adopted, 8-1, Councilperson Guerra voting against.

- k. **Dangerous Building - 9407 Montgomery Ln. - The City Council will hold a public hearing to receive comment on the adoption of Ordinance 2024-4016 ordering the condemnation of dangerous/substandard structures 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. [Richard Glass, Chief Building Official]**

Mayor Helton opened the public hearing at 7:47 p.m. Richard Glass provided a presentation. Owner Ernie Weatherford spoke of his definition of standards and

appreciation of the City Council's service. Mayor Helton closed the public hearing at 7:49 p.m.

Councilperson McCaulley moved to provide a 60-day extension before considering adoption of Ordinance 2024-4016 ordering of dangerous/substandard structures located at 9407 Montgomery Ln., La Porte, Texas; the motion was seconded by Councilperson McLarrin; the motion was adopted, 8-1, Councilperson Guerra voting against.

- I. **La Porte Municipal Airport - The City Council will hold a public hearing to receive comments regarding a request for a through-the-fence operation at La Porte Municipal Airport; followed by discussion and possible action regarding the through-the-fence request. [Corby Alexander, City Manager]**

Mayor Helton opened the public hearing at 7:51 p.m. City Manager Corby Alexander and Public Works Director Ray Mayo provided information. TXDoT Aviation Planner Catrina Gomes offered context. Requestor Keith McGill spoke on his request. Mayor Helton closed the public hearing at 8:13 p.m.

Councilperson Williams moved to instruct the City Manager's Office to move forward with reviewing applicable law and legal review, engage TXDoT Aviation, and provide a quarterly update on the proposed through-the-fence operation at the La Porte Municipal Airport; the motion was seconded by Mayor Helton; the motion was adopted, 9-0.

7. STATUTORY AGENDA

- a. **HCAD Board of Directors nominations - Presentation, discussion, and possible action to adopt Resolution 2024-15, making up to five nominations on behalf of the City of La Porte to the Harris Central Appraisal District (HCAD) Board of Directors to be considered for election by the voting taxing units of Harris County other than conservation and reclamation districts for terms beginning January 1, 2025. [Lee Woodward, City Secretary]**

Councilperson Williams nominated Nolan Allen and Councilperson Bentley indicated he was willing to serve and was nominated without objection (Councilperson Martin nominated Michael Dolby, who, as an employee of the City, was found to be ineligible under the HCAD guidelines).

Mayor Helton placed the motion to adopt Resolution 2024-15, to nominate Nolan Allen and Councilperson Bill Bentley on behalf of the City of La Porte to the Harris Central Appraisal District (HCAD) Board of Directors to be considered for election by the voting taxing units of Harris County other than conservation and reclamation districts for terms beginning January 1, 2025, before the Council; the motion was adopted, 9-0.

- b. Presentation, discussion, and possible action to appoint/reappoint members of boards, committees, and commissions. [Lee Woodward, City Secretary]**

Councilperson McCaulley moved to approve the appointment of Charles Rothmund to an open position on the La Porte Area Water Authority Board of Directors; Councilperson Guerra seconded the motion; the motion was adopted, 9-0.

- c. Future Municipal Solid Waste Transfer Station - Presentation, discussion, and possible action to examine the feasibility of planning a municipal solid waste transfer station for the City of La Porte. [Councilpersons Williams, McLarrin and Mayor Pro Tem Engelken]**

Councilperson Williams provided an overview of the issues to be considered and Mayor Helton informed the Council of a pending item to appoint an ad hoc committee for this topic.

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, received a BAHEP presentation on the Space Alliance Technology Outreach Program (SATOP); re-elected the Board's President and Vice President; adopted a motion to publish a notice to begin a 60-day comment period for a CIP project.

- b. Monthly Fund Balance Report [Michael Dolby, Director of Finance]**

Mr. Dolby provided the report, indicating that, at the end of June, the General Fund had 466 days of working capital and the Utility Fund had 226 days of working capital.

9. ADMINISTRATIVE REPORTS

- Drainage and Flooding Committee, September 9
- City Council, September 9

City Manager Corby Alexander said staff would be preparing a more in-depth report on concerns and open code enforcement issues with Louisiana Chemical. He also noted the Harris County Flood Control District (HCFCD) was aware of the issues with the drainage along Lomax mentioned during Public Comment and were working with the City.

- 10. COUNCIL COMMENT** *Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific*

factual information or existing policy from the Mayor, Councilpersons, and City staff, for which no formal action will be discussed.

Councilpersons congratulated those recognized at the beginning of the meeting; offered condolences to the family of former police chief Ron Parker, who passed over the weekend; thanked City staff for their work on debris collection; and asked for individual consideration of the items on the item pulled tonight, including that for mobile food units in the Main Street area, with more review from the Planning and Zoning Commission.

11. ADJOURN

Without objection, Mayor Helton adjourned the meeting at 8:57 p.m.

Lee Woodward, City Secretary