

**Interim City Manager**  
Shirley Holm

**City Secretary**  
D'Ann Lane

**City Attorney**  
Epi Ysassi

# City of George West



**Mayor**  
Andrew J. Garza

**Mayor Pro-Tem**  
Jearl Rannefeld

**Council**  
Tim Humphrey  
Patricia Clifton  
John Walker

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## REGULAR SESSION CITY COUNCIL MEETING MINUTES 11/18/2021

- I. Call Meeting to Order – **Mayor Andrew Garza called the meeting to order at 5:30 p.m.**
- II. Roll Call – **All council members were present with Councilwoman, Patricia Clifton, on Zoom.**  
**Staff Present: Haley Maywald, Shirley Holm, Dave Furzer, Noel Zapata, and David Perkins.**  
**Guests via Zoom: Sue Ayers and David Robins**
- III. Invocation – **Councilman, Tim Humphrey, gave the Invocation.**
- IV. Pledge of Allegiance to the Flag of the United States – **Deputy City Secretary, Haley Maywald, led the Pledge of Allegiance.**
- V. Pledge of Allegiance to the Flag of Texas – **Deputy City Secretary, Haley Maywald, led the Pledge of Allegiance to the Flag of Texas**
- VI. Public Comments:  
**Mr. Hal Moffatt turned in a public comment. Mayor Garza read the comment and allowed Mr. Moffatt his 3 minutes of speaking time. Mr. Moffatt stated he would like to know the results of the Election and stated that they were not posted in The Progress. Mr. Moffatt said that he is concerned that citizens do not know what the budget is and what our officers make on an hourly basis.**
- VII. Announcements and Correspondence:
  - a) George West Cemetery Association is sponsoring the Wreaths Across America program on, December 18, 2021, to honor our Veteran's at Christmas by placing a wreath on each gravesite. For more information, or to make a donation, please contact Robin McKinney.
  - b) Live Oak County Historical Commission is sponsoring the Live Oak County Courthouse Centennial on December 4, 2021 from 10:00am – 4:00pm. Charlotte Schroeder has requested pictures of anyone who has ever worked at the Live Oak County Courthouse for an exhibit called "100 Faces for 100 Years."

- c) George West City Hall will be closed Thursday, November 25, 2021 and Friday, November 26, 2021 in observance of Thanksgiving.
- d) Lighting of the Park will be Thursday, December 2, 2021 @ 5:30 p.m. at the George West City Park.

**Mayor Garza read all the announcements and asked if anyone had any further announcements to make. No one had anything to add.**

**CONSENT AGENDA:**

- 1. **Consideration and Action** to change the time of the December City Council Regular Session Meeting to 6:30 p.m.
- 2. **Consideration and Action** to approve the following minutes:
  - a) **Regular Session City Council Meeting Minutes: October 21, 2021**
- 3. **Consideration and Action** to approve Accounts Payable for October 2021.
- 4. **Consideration and Action** to approve VTX to upgrade the fiber optic line at City Water Well #3 for a secure internet connection and upgraded speed.

**Mayor Garza asked if anything needed to be pulled from the Consent Agenda. Nothing was pulled. Mayor Garza called for a vote. All in favor. Motion carried.**

**ORDINANCE:**

- 5. **PUBLIC HEARING Consideration and Action** to approve the Second Reading of Amended Planning and Zoning Ordinance No. 905, Amendment No. 215, request by Reyna Villa Nunez, for a variance to Chapter 28, Manufactured and Mobile Homes, of the Codification of Ordinances, to place a HUD-Code Manufactured Home on LOT 3 BLOCK 9 GEORGE WEST SUBDIVISION (commonly known as 205 Fannin).

**Mayor Garza opened the hearing at 5:40 p.m. There were no comments by the public. Mayor Garza closed the hearing at 5:40 p.m.**

**Moved as read by Mayor Pro-Tem Rannefeld, seconded by Councilman Humphrey. Mayor Garza opened Agenda Item #5 for discussion. No discussion was needed. Mayor Garza called for a vote. All in favor. Motion Carried.**

- 6. **PUBLIC HEARING Consideration and Action** to approve the Second Reading of Ordinance No. 906, an ordinance of the City of George West, Texas providing for the realignment of the animal control department to become part of the George West Police Department and subject to the supervision of the Chief of Police; providing a savings and severability clause; repealing ordinances in conflict and providing an effective date.

**Mayor Garza opened the hearing at 5:41 p.m. There were no comments by the public.**

Mayor Garza closed the hearing at 5:42 p.m.

Moved as read by Mayor Pro-Tem Rannefeld, seconded by Councilman Humphrey. Mayor Garza opened Agenda Item #6 for discussion. No discussion was needed. Mayor Garza called for a vote. All in favor. Motion Carried.

## **BUSINESS**

### 7. Consideration and Action to canvass Election Returns.

<b>Name of Proposition</b>	<b>Total Number of Votes Received=107</b>
<b>No. 1</b> ARTICLE VI. CITY MANAGER	49-FOR 54-AGAINST 4-UNDERVOTE
<b>No. 2</b> ARTICLE III. THE CITY COUNCIL	57-FOR 49-AGAINST 1-UNDERVOTE
<b>No. 3</b> ARTICLE IX. FINANCE ADMINISTRATION	58-FOR 47-AGAINST 2-UNDERVOTE
<b>No. 4</b> ARTICLE III. THE CITY COUNCIL	69-FOR 37-AGAINST 1-UNDERVOTE
<b>No. 5</b> ARTICLE III. THE CITY COUNCIL	67-FOR 40-AGAINST
<b>No. 6</b> ARTICLE III. THE CITY COUNCIL, MUNICIPAL COURT	44-FOR 63-AGAINST
<b>No. 7</b> Legalize the sale of alcoholic beverages	75-FOR 27-AGAINST 5-UNDERVOTE
<b>No. 8</b> Explore the sale of the Natural Gas Distributing System	69-FOR 36-AGAINST 2-UNDERVOTE

Moved as read by Councilwoman Clifton, seconded by Mayor Pro-Tem Rannefeld. Mayor Garza opened Agenda Item #7 for discussion. Mayor Garza read the preliminary results of the November 2, 2021 election. No discussion was needed. Mayor Garza called for a vote. All in favor. Motion Carried.

8. **Consideration and Action** to rescind Agenda Item #7 from the October 21, 2021, City Council Meeting to approve the Building Standard's Board recommendation to demolish the structure at 104 Cabrero St., George West, Texas and place a lien on said property for any expenses incurred.

**Moved as read by Councilwoman Clifton, seconded by Mayor Pro-Tem Rannefeld. Mayor Garza opened Agenda Item #8 for discussion. Mayor Garza stated that this agenda item needs to be placed on the very next meeting that the City Council has. Councilwoman Clifton asked why this item was needing to be rescinded. Mayor Pro-Tem Rannefeld stated that the council didn't give the property owners a chance to address the council on his property due to the item being in the previous meetings Consent Agenda. Interim City Manager, Shirley Holm, stated that she did call the property owner that day and left a message inviting him to that evening's council meeting. Mayor Garza called for a vote. All in favor. Motion Carried.**

9. **Consideration and Action** to approve the annual incentive pay for City Employees in the amount of \$500.00 each.

**Moved as read by Mayor Pro-Tem Rannefeld, seconded by Councilman Humphrey. Mayor Garza opened Agenda Item #9 for discussion. Interim City Manager, Shirley Holm, stated that this incentive pay was in the budget and approved by the Council at two hearings. Mayor Garza called for a vote. All in favor. Motion Carried.**

10. **Consideration and Action** to approve the movement of funds from Debt Service Fund to the General Fund in the amount of \$134,544.83 due to Live Oak Appraisal District's underpayment to the General Fund and overpayment to the Debt Service Fund for Fiscal Year ending September 30, 2021.

**Moved as read by Councilwoman Clifton, seconded by Mayor Pro-Tem Rannefeld. Mayor Garza opened Agenda Item #10 for discussion. Interim City Manager, Shirley Holm, stated that the 2020/2021 property taxes paid by the Live Oak Appraisal District were over and under for General and Debt Service Funds. She would like to move the funds into the correct accounts. Mrs. Holm had reported this in an earlier meeting and notified our City Attorney, Epi Ysassi regarding this error of payment. Mayor Garza called for a vote. All in favor. Motion Carried.**

11. **Consideration and Action** to rescind agenda item #5 from the September 16, 2021, City Council Meeting to approve the purchase of two Ford Interceptors from Caldwell Country Ford for the George West Police Department in the amount of \$135,672.00 through the utilization of City of George West 2020 Funds.

**Moved as read by Mayor Pro-Tem Rannefeld, seconded by Councilwoman Clifton. Mayor Garza opened Agenda Item #11 for discussion. Interim City Manager, Shirley Holm, stated that since the September 16, 2021 City Council meeting the**

**Police Department has been awarded a grant, in the amount of \$32,500, to purchase a vehicle. Mrs. Holm said she would like to use that grant toward the purchase of these two vehicles. Mayor Garza called for a vote. All in favor. Motion Carried.**

- 12. Consideration and Action to approve the purchase of two Ford Interceptors from Caldwell Country Ford for the George West Police Department in the amount of \$135,672.00 through the utilization of City of George West 2020 Funds, by utilizing \$103,172.00 from the City of George West Police Department Funds and \$32,500.00 from the Criminal Justice Grant Program (CJ/JAG), Grant #4301501.**

**Moved as read by Mayor Pro-Tem Rannefeld, seconded by Councilman Humphrey. Mayor Garza opened Agenda Item #12 for discussion. No discussion. Mayor Garza called for a vote. All in favor, Motion carried.**

- 13. Consideration and Action to move \$317,413.80 from the General Fund to American Rescue Plan Fund for Fiscal Year Ending September 30, 2021.**

**Moved as read by Councilman Walker, seconded by Councilman Humphrey. Mayor Garza opened Agenda Item #13 for discussion. Interim City Manager, Shirley Holm, stated that this is taking the American Rescue Plan Funds out of the General Fund and placing it in its own fund so we can keep track that we are spending what we are authorized to spend. No discussion. Mayor Garza called for a vote. All in favor, Motion carried.**

- 14. Consideration and Action to convene into EXECUTIVE SESSION. In accordance with Section 551.072 of the Texas Government Code (Deliberations about Real Property), the City Council may go into executive session to discuss the following:**

- a) Discussion on the Waste Water Sewer Treatment Plant.

**Move as read by Councilwoman Clifton, seconded by Councilman Humphrey. Mayor Garza called for a vote. All in favor. Council entered into Executive Session at 5:58 p.m.**

- 15. Consideration and Action to reconvene into Open Session.**

**Move as read by Mayor Pro-Tem Rannefeld, seconded by Councilman Humphrey. Mayor Garza called for a vote. All in favor. Council reconvened from Executive Session at 6:57 p.m.**

- 16. Consideration and Action to select an Appraisal Contractor to appraise acreage in which the City of George West Waste Water Sewer Treatment Plant is located.**

**Move as read by Mayor Pro-Tem Rannefeld, seconded by Councilman Humphrey. Mayor Garza open Agenda Item #16 for discussion. Mayor Garza stated that the City Council has been in deliberations during Executive Sessions for several months about purchasing the property that the City of George West Waste Water Sewer Treatment**

Plant is currently located on. Mayor Garza explains that the current 50-year lease we have on that property will end in May 2023. Mayor Garza continued to explain that the City Council agreed to hire Jackson Walker LLP, at the August 16, 2021 Council Meeting, as the firm to represent the city. Mayor Garza introduced Sue Ayers and David Robins as our representatives from Jackson Walker LLP. Mayor Garza stated that we sent out RFQ's to appraisal firms and received four bids in return. They are as follows:

\* R. Don Canaday MAI, SRA Estimated cost at \$9,500 with an estimated cost of \$900 for expenses and his estimated turn around time was 45-60 days.

\* Mike Mays with Kokel-Oberrender-Wood Appraisal LTD estimated cost \$20,000 with no cost for expenses and his estimated turn around time was 120-150 days.

\* Jonathan Archer with Archer Appraisal Company estimated cost \$5,500 with no cost for expenses and his estimated turn around time was 30 days.

\* Matt Deal with Deal Sikes estimated cost \$25,000 with no cost for expenses and his estimated turn around time was 45 days.

Mayor Garza entertained a motion to amend Agenda Item #16 by striking "an appraisal contractor" and replacing with "Deal Sikes." Motion to amend by Mayor Pro-Tem Rannefeld, seconded by Councilman Humphrey. Mayor Garza called for a vote. All in favor, Motion carried.

Mayor Garza entertained a motion to amend amended Agenda Item #16 by inserting at the end of 'is located' "in the amount of \$25,000." Motion to amend the amended agenda item by Mayor Pro-Tem Rannefeld, seconded by Councilwoman Clifton. Mayor Garza called for a vote. All in favor, Motion carried.

Amended Agenda Item #16: Consideration and Action to select Deal Sikes to appraise acreage in which the City of George West Waste Water Sewer Treatment Plant is located in the amount of \$25,000. Mayor Garza called for a vote. All in favor, Motion carried.

#### **BRIEFINGS:**

##### **17. Interim City Manager's Report:**

- a) Revenue and Expense Report for October 2021.
- b) City and Project Updates

Shirley Holm gave the financial report for the month of October 2021. With only one month into the new fiscal year, we are a total positive position for both General Fund and Utility Fund in the amount of \$ 42,905.86. We have a total of \$2,941,817.55 in all the bank accounts.

Mrs. Holm reported that the engagement letter has been authorized to begin the FY 2020-2021 Audit with Armstrong, Vaughan & Associates, P.C. and work has begun. The firm will physically be in City Hall December 20-21, 2021.

Also reported was that plans are underway for assisting the GWISD with the painting of all school crosswalks and handicap parking at all campuses during the holidays. We had planned to complete this task before school started, but the paint was on backorder and not available.

Additionally, Mrs. Holm reported that she has had several citizens inquire about taking possession of City of George West small alleys that do not have utilities on them so that they may maintain the maintenance of themselves. The Council responded that the property would have to be purchased rather than deeded over to all citizens.

Mrs. Holm ended her report by reporting that all lighting around the city is being reviewed at this time for safe visibility.

**18. Questions or Briefings at the City Council's Request:**

- a) Code Enforcement
- b) Municipal Court Report
- c) Public Works
- d) Police Chief Report
- e) Animal Control

**19. Adjournment.**

Mayor Garza adjourned the meeting at 7:16 pm.

ATTEST: \_\_\_\_\_  
D'Ann Lane, City Secretary

SIGNED: \_\_\_\_\_  
Andrew Garza, Mayor