

**CITY OF VIDOR  
VIDOR CITY COUNCIL  
REGULAR MEETING  
JULY 8, 2021**

**MEMBERS PRESENT:**

Mayor Misty Songe  
Councilmember Kelly Carder  
Councilmember Nicole McGowan  
Councilmember (*Elect*) Jerry Aldridge  
Councilmember Jessica Barker  
Councilmember Gary Herrera

**MEMBERS ABSENT:**

Councilmember Larry Williams

**Administrative Personnel:** Robbie Hood, City Manager; Vicki Watson, City Secretary; Sandi Howard, City Attorney; Cheryl Ray, Supervisor of Finance & Accounting; and Rod Carroll, Chief of Police

**A. OPENING, PRESENTATIONS, AND CITIZENS COMMENTS**

**A -1. Call to order and the establishment of a Quorum**

A quorum was present, and the Regular Meeting of the Vidor City Council began at 7:00 p.m., Mayor Songe presiding.

**A -2. Invocation and Pledge to the United States Flag and the State of Texas Flag**

Rod Carroll, Chief of Police, gave the Invocation and led the Pledge to the United States Flag and the State of Texas Flag.

**A -3. Citizen Comments**

Nick Lagusis, 425 West Park, stated he met with the new City Manager earlier, and it seems like Vidor did a good job hiring Robbie Hood. Mr. Lagusis stated everyone here wants Vidor to grow, but we also need drainage. Mr. Lagusis explained a lot of homes are being built and businesses coming, but Vidor needs to be cleaned out, and he hopes the new Council will keep Vidor heading in the right direction.

**B. COUNCIL CONSENT AGENDA**

**B -1. Approval of Minutes: Special Called Meeting – July 1, 2021**

**B -2. Ratification of the transfer of funds from Interest & Sinking 2013 General Obligation Refunding Bonds-Capital One Bank account to Interest & Sinking 2008/2016 General Obligation Refunding Bonds-TexPool account in the following amounts:**

<b>June 21, 2021:</b>	<b>\$ 859.41</b>
<b>June 28, 2021:</b>	<b>\$ 1,524.83</b>
<b>July 06, 2021:</b>	<b>\$ 971.60</b>

A motion was made by Councilmember Herrera, seconded by Councilmember McGowan, to **APPROVE THE COUNCIL CONSENT AGENDA AS PRESENTED**. The Council voted four (4) for and none (0) opposed. The motion carried.

**C. COUNCIL REGULAR AGENDA**

**C -1. Swearing in of the newly appointed Ward 3 Council Member**

Jerry Aldridge was sworn in as Council Member Ward 3 by Judge Michael Abbott.

**C -2. PUBLIC HEARING to show just cause why the buildings, dwelling, or structures located at 785 East Bolivar, Vidor, Texas, should not be demolished or repaired in accordance with the Ordinances of the City of Vidor, Texas**

Mayor Songe opened the **PUBLIC HEARING to show just cause why the buildings, dwelling, or structures located at 785 East Bolivar, Vidor, Texas, should not be demolished or repaired in accordance with the Ordinances of the City of Vidor, Texas** at 7:07 p.m.

Linda Cathey, Code Enforcement Officer, stated the property located at 785 East Bolivar was inspected on February 10, 2021. Ms. Cathey stated the structure has no subflooring and many of the support walls are down. *(Pictures were displayed for the audience and Council.)* Ms. Cathey stated the property continues to be in violation of Chapter 10 of the Vidor Code of Ordinances and the structure meets the definition of a dangerous structure as defined under Section 10-271. Ms. Cathey stated the structure also meets the definition of a substandard structure and cannot be brought into compliance at a cost of less than 50% of the fair market value. Ms. Cathey confirmed all notices were sent out to all of the property owners *(Virgil & Charlotte Hutsinger Living Trust, Elva Cervantes, and Jose Carlos Gutierrez)* on May 7, 2021, but no permits have been pulled or repairs made.

Mayor Songe asked if there were any persons in the audience with an interest in the property, but there were none. There were no questions or comments from Council, and Ms. Songe closed the **PUBLIC HEARING to show just cause why the buildings, dwelling, or structures located at 785 East Bolivar, Vidor, Texas, should not be demolished or repaired in accordance with the Ordinances of the City of Vidor, Texas** at 7:12 p.m.

**C -3. Consideration and possible approval of an Ordinance finding certain buildings, dwellings and/or structures located at 785 East Bolivar, Vidor, Texas, to be public nuisances and ordering the demolition and/or repair of buildings, dwellings, or structures; providing for severability and providing for a penalty**

After a brief discussion regarding the property's location, Councilmember Carder moved to **approve the Ordinance ordering the demolition or repair of the structure(s) located at 785 East Bolivar**. Councilmember McGowan seconded. The Council voted five (5) for and none (0) opposed. The motion carried.

**C -4. PUBLIC HEARING to show just cause why the buildings, dwelling, or structures located at 265 Smith, Vidor, Texas, should not be demolished or repaired in accordance with the Ordinances of the City of Vidor, Texas**

Mayor Songe opened the **PUBLIC HEARING to show just cause why the buildings, dwelling, or structures located at 265 Smith, Vidor, Texas, should not be demolished or repaired in accordance with the Ordinances of the City of Vidor, Texas** at 7:13 p.m.

Linda Cathey, Code Enforcement Officer, explained the property located at 265 Smith was inspected on October 27, 2020, and found to be open and accessible, windows and doors broken, and filled with trash. Ms. Cathey stated the pool in the back is also filled with trash, garbage, and furniture. *(Pictures were displayed for the audience and Council.)* Ms. Cathey stated after several follow-up visits, the property continues to be in violation of Chapter 10 of the Vidor Code of Ordinances and the structure meets the definition of a dangerous structure as defined under Section 10-271. Ms. Cathey stated the structure also meets the definition of a substandard structure and cannot be brought into compliance at a cost of no more than 50% of the fair market value. Ms. Cathey confirmed all notices were sent out to all of the property owners *(Dennis & Susan Bertrand)* on May 7, 2021, but no permits have been pulled or repairs made.

Mayor Songe asked if there were any persons in the audience with an interest in the property, but there were none. There were no questions or comments from Council, and Ms. Songe closed the **PUBLIC HEARING to show just cause why the buildings, dwelling, or structures located at 265 Smith, Vidor, Texas, should not be demolished or repaired in accordance with the Ordinances of the City of Vidor, Texas** at 7:17 p.m.

**C -5. Consideration and possible approval of an Ordinance finding certain buildings, dwellings and/or structures located at 265 Smith, Vidor, Texas, to be public nuisances and ordering the demolition and/or repair of buildings, dwellings, or structures; providing for severability and providing for a penalty**

A motion was made by Councilmember Herrera, seconded by Councilmember Carder, to **approve the Ordinance ordering the demolition or repair of the structure(s) located at 265 Smith**. The Council voted five (5) for and none (0) opposed. The motion carried.

**C -6. PUBLIC HEARING to show just cause why the buildings, dwelling, or structures located at 970 Millie, Vidor, Texas, should not be demolished or repaired in accordance with the Ordinances of the City of Vidor, Texas**

Mayor Songe opened the **PUBLIC HEARING to show just cause why the buildings, dwelling, or structures located at 970 Millie, Vidor, Texas, should not be demolished or repaired in accordance with the Ordinances of the City of Vidor, Texas** at 7:18 p.m.

Linda Cathey, Code Enforcement Officer, explained the property located at 970 Millie was first inspected on March 27, 2018, which was several months after Hurricane Harvey. Ms. Cathey explained the structure is open, accessible, and filled with mold from bottom to top. *(Pictures were displayed for the audience and Council.)* Ms. Cathey stated several follow-up visits have been made, but the property continues to be in violation of Chapter 10 of the Vidor Code of Ordinances and the structure meets the definition of a dangerous structure as defined under Section 10-271. Ms. Cathey stated the structure also meets the definition of a substandard structure and cannot be brought into compliance at a cost of no more than 50% of the fair market value. Ms. Cathey confirmed all notices were sent out to all of the property owners *(Virgil Ray Hinote, Jr.)* on May 7, 2021, but no repairs have been made and no permits have been pulled.

Mayor Songe asked if there were any persons in the audience with an interest in the property, but there were none. There were no questions or comments from Council, and Ms. Songe closed the **PUBLIC HEARING to show just cause why the buildings, dwelling, or structures located at 970 Millie, Vidor, Texas, should not be demolished or repaired in accordance with the Ordinances of the City of Vidor, Texas** at 7:21 p.m.

**C -7. Consideration and possible approval of an Ordinance finding certain buildings, dwellings and/or structures located at 970 Millie, Vidor, Texas, to be public nuisances and ordering the demolition and/or repair of buildings, dwellings, or structures; providing for severability and providing for a penalty**

Sandi Howard, City Attorney, explained if all Council members are not present, these Ordinances will have to come back to Council for a second reading.

A motion was made by Councilmember Herrera **to approve the Ordinance ordering the demolition or repair of the structure(s) located at 970 Millie.** Councilmember McGowan seconded. The Council voted five (5) for and none (0) opposed. The motion carried.

**C -8. Discussion and possible action to approve a Resolution appointing a member to the Planning and Zoning Commission**

Councilmember Carder stated Aaron Smith has expressed an interest in filling the vacant position. Robbie Hood, City Manager, explained Mr. Smith has attended a Planning & Zoning meeting but never mentioned serving on the Commission. Councilmember Herrera stated he would like anyone interested in being on the Commission to come to the Council meeting on July 22, 2021, to introduce themselves and answer questions.

Nick Lagusis who spoke earlier during Citizen Comments addressed the Mayor and Council and stated he would like to be appointed to the position. Mr. Lagusis explained he has been involved in several aspects of building across the State and has plenty of time to devote to it. Mr. Lagusis discussed his history in the area, and a brief discussion ensued.

No action was taken.

**C -9. Discussion and possible action to approve a Resolution approving the purchase a side mower for the Streets & Drainage Department**

Percy Flanigan, Streets & Drainage Supervisor, explained he is looking to purchase a John Deere 6110 tractor with a 60" diamond hydraulic side rotary cutter. Mr. Flanigan stated this would be a great asset to his department and explained the two boom mowers the City currently has are being worked to death. Mr. Flanigan stated the proposed mower will do twice the work of the others.

Robbie Hood, City Manager, stated he will institute overtime beginning on Monday to help catch up on the mowing. Mr. Hood explained there is \$246,000 left in the fund to purchase this equipment in the current budget year. Discussion ensued.

A motion was made by Councilmember Carder, seconded by Councilmember McGowan, **to approve the Resolution and start the purchase process.** The Council voted five (5) for and none (0) opposed. The motion carried.

**C-10. Election of new officers of the Vidor City Council – Mayor Pro-tem, Treasurer**

*Elección de los nuevos funcionarios del Concejo de Municipal de Vidor – alcalde provisional, Tesorero*

Councilmember Herrera explained these positions are a good opportunity for new Council members. Mayor Songe explained the Treasurer does have to take classes and be available when needed, and the Mayor Pro-tem will need to check their work schedule and make sure they are available. Councilmember McGowan volunteered for the Mayor Pro-tem position.

Councilmember Barker made a motion **to nominate Councilmember McGowan as Treasurer**. Councilmember Aldridge seconded. ROLL CALL VOTE: Councilmember Carder, nay; Councilmember McGowan, nay; Councilmember Aldridge, aye; Councilmember Barker, aye; and Councilmember Herrera, nay. The Council voted two (2) for and three (3) opposed. The motion failed.

Councilmember Carder made a motion **to nominate Councilmember Barker as Treasurer**. Councilmember Barker explained she does not have the time to do it and does not like to do anything to which she cannot give 110%. A brief discussion ensued. The motion died due to the lack of a second.

Councilmember McGowan made a motion **to nominate Councilmember Aldridge for Treasurer**. The motion was seconded by Councilmember Barker. ROLL CALL VOTE: Councilmember McGowan, aye; Councilmember Aldridge, aye; Councilmember Barker, aye; Councilmember Herrera, aye; and Councilmember Carder, aye. The Council voted five (5) for and none (0) opposed. The motion carried.

A motion was made by Councilmember Carder, seconded by Councilmember Aldridge, **to nominate Councilmember McGowan as Mayor Pro-tem**. ROLL CALL VOTE: Councilmember Aldridge, aye; Councilmember Barker, aye; Councilmember Herrera, aye; Councilmember Carder, aye; and Councilmember McGowan, aye. The Council voted five (5) for and none (0) opposed. The motion carried.

**C-11. Discuss and consider approving the recommendation of the Selection Review Committee to award by Resolution Whiteley, Oliver Engineering, LLC for engineering services in conjunction with the submittal of an application for funding through the 2021 Hazard Mitigation Grant Program for DR-4586 February Winter Weather to provide application preparation and project implementation, if awarded**

Cheryl Ray, Supervisor of Finance & Accounting, explained the Selection Review Committee met and reviewed four or five proposals. Ms. Ray stated the committee recommends Whiteley, Oliver Engineering LLC. Jeff Leavins, President of Whitley, Oliver Engineering, introduced himself to the Mayor and Council and explained he has been a civil engineer for 18 or 19 years and was with Carroll & Blackman and LJA previously. Mr. Leavins explained he has done a lot of grant projects through FEMA, TDEM, CDBG, and GLO and is pleased to see the City is taking advantage of the drainage grant opportunities out there.

A motion was made by Councilmember McGowan, seconded by Councilmember Carder, **to approve the Resolution**. The Council voted five (5) for and none (0) opposed. The motion carried.

**C-12. Discuss and consider approving the recommendation of the Selection Review Committee to award by Resolution Whiteley, Oliver Engineering, LLC for engineering services in conjunction with the submittal of an application for funding through the 2021 Hazard Mitigation Grant Program for DR-4572 Hurricane Laura to provide application preparation and project implementation, if awarded**

Cheryl Ray, Supervisor of Finance & Accounting, explained Whiteley, Oliver Engineering, LLC was selected for both of these grants since they are so closely related.

Councilmember Carder made a motion to **approve the Resolution**, and Councilmember McGowan seconded. The Council voted five (5) for and none (0) opposed. The motion carried.

**C-13. Discussion and possible action to approve a Resolution approving the execution of an equipment lease and related agreements for a copier for the City library**

Cheryl Ray, Supervisor of Finance & Accounting, explained the copier at the library was purchased four or five years ago. Ms. Ray stated we have the ability to piggy-back with the City's other lease agreements through Canon.

A motion was made by Councilmember McGowan, seconded by Councilmember Carder, to **approve the Resolution**. The Council voted five (5) for and none (0) opposed. The motion carried.

**C-14. Discussion and possible action on activities and future development of Conn Park**

Robbie Hood, City Manager, stated a discussion ensued regarding Conn Park when he and Councilmember Herrera were riding around recently and asked Councilmember Herrera to explain. Mr. Herrera stated Conn Park has a great pavilion, water, and electricity, and the road to it is good. Mr. Herrera suggested possibly allowing the public to start reserving the facility for small things such as reunions, gender reveals, etc. Mr. Herrera also discussed holding small events with food trucks, using ditch dirt to fill in the low spots so that they can dry out, and then having a dozer come in and level it out.

Mr. Herrera stated he would love to see it used for something other than just another place for us to mow and suggested forming a committee to throw ideas around. Mr. Hood suggested a committee of three made up of one Council member, one staff member, and one Chamber of Commerce director. When both Councilmember Barker and Councilmember Herrera expressed an interest in serving on the committee, Mr. Hood suggested a committee of five instead. Mr. Hood stated once the committee is formed, we can come back to Council for the approval of the rules and regulations. Discussion ensued.

A motion was made by Councilmember Carder to **form a committee**. Councilmember McGowan seconded. The Council voted five (5) for and none (0) opposed. The motion carried.

**C-15. Discussion and possible action to approve a Resolution selecting and awarding the contract(s) for review appraisal services for the City's Hurricane Harvey CDBG-DR Buyout grant**

Cheryl Ray, Supervisor of Finance & Accounting, explained we will be bringing a number of these contracts, and we have to have them awarded for people to do review appraisal services for the buyout grants. Ms. Ray explained everyone is so busy that no one has time to do appraisals, and we had a hard time finding someone, so please approve Scott Stephens & Associates.

Council-member Herrera stated he would like to see the list of the properties we are buying, and Ms. Ray explained the list was approved by Council 2-3 years ago. Mr. Herrera stated before he can sign off on it, he would like to see the list, so Ms. Ray left the meeting for a short time to go get it for him.

A discussion ensued regarding the maintenance of the property and the rules governing what the property can be used for in the future. Ms. Ray returned and named the streets for Council which included Clairmont, Melrose, and West Circuit. Discussion ensued.

A motion was made by Councilmember Carder, seconded by Councilmember Barker, **to approve the contract for review appraisal services.** The Council voted five (5) for and none (0) opposed. The motion carried.

**C-16. Discussion and possible action to approve a Resolution selecting and awarding the contract(s) for appraisal services for the City's Hurricane Harvey CDBG-DR Buyout grant**

Councilmember McGowan made a motion **to approve the Resolution awarding the contract for appraisal services.** Councilmember Aldridge seconded. The Council voted five (5) for and none (0) opposed. The motion carried.

**C-17. Discussion and possible action to approve a Resolution selecting and awarding the contract(s) for abstracting, title and related real estate services for the City's Hurricane Harvey FMA Buyout grant**

Cheryl Ray, Supervisor of Finance & Accounting, explained this company used to be called Security Abstract, but it is evidently now called Cullin Smith Abstract & Title. Ms. Ray stated this is for title services for the FMA Buyout grant.

A motion was made by Councilmember Carder, seconded by Councilmember McGowan, **to approve the Resolution.** The Council voted five (5) for and none (0) opposed. The motion carried.


**C-18. Consideration of Adjournment**

A motion was made by Councilmember Carder, seconded by Councilmember McGowan, for **Consideration of Adjournment.** The Council voted five (5) for and none (0) opposed. The motion carried, and the Regular Meeting of the Vidor City Council adjourned at 8:02 p.m.

*These minutes approved July 22, 2021.*

  
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Misty Songe, Mayor

ATTEST:

  
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Vicki Watson, City Secretary