

City of Beach City Council Minutes for Regular Meeting

The Beach City Council met for a Regular Meeting on
August 23, 2016 beginning at approximately 6:00 P.M. at the
Beach City Community Building
12723 FM 2354 Beach City, TX. 77523

Members Present: Mayor Billy Combs (presiding), Mayor Pro Tem Jackey Lasater, Alderman Doug Walker, Alderman Smith and Alderman Colquitt

Members Arriving Late: Alderman Newman arrived at 6:05

Staff Present: City Secretary Evonne Donnelly and Assistant Secretary Marge Bercaw

Legal Counsel Present: City Attorney Daniel Jackson

1. Call to order and announcement of quorum

On Tuesday, August 23, 2016 Mayor Combs called the meeting to order at 6:02 pm and announced enough members are present for a quorum.

2. Invocation and Pledge of Allegiance

Mayor Combs offered prayer.

Assistant Secretary Marge Bercaw led the Pledge of Allegiance to the United States and Texas flags.

3. Public Comments (Limited to five minutes per person)

None

4. Hear report and update from Chambers County Commissioner, Rusty Senac

Chambers County Commissioners Court added an \$85 million dollar bond issue to the November 8th ballot. The County would purchase land to develop the new jail and justice center. The jails are currently full and prisoners are being housed in Galveston and Jefferson County. The bill from Jefferson County in July was approximately \$20,000. The estimated tax effect to the residents would be around .5¢ (five cents) per one hundred dollars.

Commissioner Senac, Mayor Pro Tem Lasater and Representative Wayne Faircloth met recently to discuss a possible solution to the noise complaint at the compression station on Bayside Drive, off of Cedar Point Road (this is not within the City limits of Beach City).

A wall has since been constructed to help defer the noise from the residents in that area. The decibel levels were checked by Chambers County Environmental Health Director, Rex

Tunze. The level was marked at 40 decibels which is well below a safe range. Beach City submitted a cost estimate for the expansion project of the City office to Chambers County Commissioner's Court last month.

Commissioner Senac had a contractor take measurements and review the plans for the expansion. For the build out only, the bid is \$9,000; which is the amount Commissioner Senac requested in the County budget.

The BCVFD has also out grown their space and they need to make renovations to their fire station. The bid for this expansion project is approximately \$120,000 which includes a new bay and base foundations. Commissioner Senac stated that he requested \$120,000 to be added to the County's budget for the BCVFD's project. The budget will be adopted sometime in September, but whether or not these items remain on the budget is undetermined.

A resident on Wilma Lane, in Walker Parkview subdivision, has requested abandonment of an extension at the end of Wilma Lane. Commissioner Senac believes that this request will have to be approved by the City of Beach City.

The new communications tower will be constructed, then taken apart and galvanized and shipped here and reconstructed on site. This should take place within the next two months.

5. Hear report and update from Beach City Volunteer Fire Department (BCVFD)

No report

6. Approval of Minutes for Regular Meeting of July 26th, 2016

Motion to approve the minutes of July 26, 2016

Motion: Newman

Second: Smith

Approve: 5-0

7. Financial Consent Agenda (All financial consent agenda items are considered routine by Council and will be enacted by one motion. A Councilmember may request an item to be removed and considered separately.)

(a) Review and approve the Financial Statements for previous month

(b) Review and approve Investment Update

(c) Review and approve Expenditures for the current month

Mayor Combs noted there is an updated Expenditures on the table for each Alderman.

Motion to approve the Financials

Motion: Walker

Second: Lasater

Approve: 5-0

8. Consider and approve an Order of Cancellation for the November 8, 2016 City Election in accordance with Section 2.053(a) of the Texas Election Code; due to lack of opposition for positions and issues for referendum

Motion to approve the Order of Cancellation for the November 8, 2016 elections.

Motion: Smith

Second: Newman

Approve: 5-0

9. Discussion and possible action on options for funding of the nuisance/complaint fees to Chambers County for inspections

Currently the City has no way to fund the \$30 nuisance fee we have to pay to the County for each nuisance complaint inspection. For complaints in July alone, the invoice from Chambers County Environmental Health and Permitting is \$150 for five nuisance complaints. Attorney Jackson and Alderman Colquitt will work together to obtain a solution and report back to Council.

10. Hear report from BHISD Superintendant Dr. Greg Poole

Dr. Poole was not in attendance.

Dr. Poole requested a meeting with Mayor Combs to discuss multi-level family development within the Barbers Hill Independent School District (BHISD). The school board and Superintendant meet once a year in a planning session to discuss the goals and objectives they want to accomplish each year. To some extent the school board wants to limit the amount of multi-level family dwellings within BHISD. They have recently opposed a proposed apartment development behind the new Wal-Mart. This development involved a vote from the Baytown City Council. The proposed development was narrowly defeated as they were denied a zoning change from the Baytown City Council.

Some members of the BHSID School Board and/or Dr. Poole have met with other area city officials, the County Judge, etc. to express their concerns for multi-level family dwellings. Council will invite Dr. Poole to the September Council meeting.

11. Discuss and Consider Ordinance on restricting multi-level apartments within the incorporated city limits of Beach City

Attorney Jackson advised Council they will need to have a comprehensive plan in place that includes zoning.

Mayor Combs and Alderman Newman agreed, if the City enters into anything long term Council needs to know how it will be funded down the road.

12. Consider and possible action on a request from Barrow Ranch HOA for additional street lights to be added in and/or around Barrow Ranch Subdivision

Barrow Ranch Home Owners Association (HOA) board members Dan Dubiel and Blake Torrence spoke to Council requesting the City add four street lights on McCollum Park Road at various locations:

- 1). Streetlight between FM 2354 and Stablebrook
- 2). Streetlight at the four-way stop
- 3). Streetlight between the two stop signs
- 4). Streetlight at three-way stop

The HOA has currently requested CenterPoint convert their thirty-three streetlights in the

subdivision to LED lighting.

The City has ten streetlights in and around Beach City, including one at the corner of McCollum Park Road and FM 2354. The streetlights were initially installed throughout Beach City for school bus stops.

Alderman Colquitt suggested that Council table this item until next month allowing time for some of the Council members tour the City at night to see where the potential needs are for more streetlights.

Attorney Jackson questioned if Barrow Ranch has thirty-three lights within their subdivision, is the HOA willing to pay for the additional four lights on McCollum Park RD they are requesting.

Alderman Colquitt reiterated her request to table this item until next month so Council members can drive around the City assessing where the possible needs are for more streetlights.

13. Discuss and consider Policies & Procedures (P&P) for City Management Structure

Mayor Combs reviewed with Council the City Management Structure P&P that Assistant Secretary Bercaw compiled.

There has been some discussion as to Beach City's General Law status is it a Type A or Type B City. Mayor Combs noted that according to the records filed with the Chambers County Clerk Beach City is a Type B General Law City.

Mayor Combs added that we will research and verify the quorum information.

Amendments discussed by Council are as noted:

Research and verify the quorum voting rules and regulations for the Mayor Pro Tem when the Mayor is absent;

On page 3 of 6 insert the word ("City") after Beach City, Texas;

On page 5 of 6 under Municipal Clerk duties, insert the word 'Designated' in front of City.

Motion to approve as amended

Motion: Colquitt

Second: Newman

Approved: 5-0

14. Discussion and possible action on the possible formation of a Utility District for areas served by Nerro Supply, LLC/Gulf Utility, within the corporate limits of Beach City

Mayor Combs spoke with Sharon Smith who is heading up the Utility District committee for the residents of Bayridge Subdivision. Mrs. Smith spoke with the attorney from SKLaw who is drawing up a petition draft for the residents that will need to be signed by a majority of the homeowners in Bayridge and Oaks at Houston Point Subdivision, before this can be brought before the Chambers County Commissioners Court for approval. Once Commissioner's Court approves this petition then it will go onto the next uniformed election ballot for voter approval.

Aqua Texas is interested in moving services into Beach City and they may be interested in buying out Nerro Supply for the Bayridge & Oaks at Houston Point residents.

The rates would be regionalized since Aqua TX. is a large utility provider which could make this a positive consideration for the residents.

15. Consider and approve a Resolution approving Articles of Incorporation and Bylaws to create the City of Beach City Cultural Education Facilities Finance Corporation (CEFFC)

Mr. Blitch did not make this meeting but he emailed a report and Article of Incorporation and Bylaw documents to Mayor Combs.

Mayor Combs suggested that Council discuss this and allow Attorney Jackson time to review the documents sent over by Mr. Blitch and bring this back to next month's meeting.

16. Hear report and update from the Beach City Sales Tax Committee

Aldermen Smith and Newman will meet in September to outline a structure for outreach to the residents of Beach City and educate them (educate not advocate) on the need for a local Sales & Use Tax. Council would like to host a town hall meeting and include information regarding the Sales & Use Tax in the 2016-2017 City Survey.

17. Discussion and possible action on an Ordinance regulating Billboards within Beach City

Attorney Jackson is in the process of completing the billboard ordinance.

18. Update and possible action on the City Survey

No report from Alderman Walker and Mayor Pro Tem Lasater.

The two committeemen did request the surveys from 2011 prior, which will have to be located by the City Secretary. Council would like to mail out the survey's in October.

19. Report and update from Mayor Combs

1. Council needs to sign the birthday card for former City Secretary, Margaret Gainer.

2. Alderman Colquitt & Mayor Combs are getting locked-up for MDA.

3. Last month Council spoke of purchasing an I-Cloud back-up. The City Secretary has narrowed it down to three perspective companies:

a). I-Drive - approx. \$75 per year GB Sync Space

b). Crash Plan - approx. \$80 per year

c). Back Blaze - approx. \$50 per year

Mayor Combs is happy with using the I-Drive cloud back-up.

4. A safety deposit box would cost approx. \$55 per year.

5. Mayor gave his congratulations to Aldermen Walker and Colquitt for two more years, as there were no opponents for the Aldermen or Mayors positions.

20. Council Comments

None

21. Adjourn

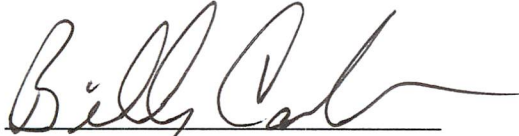
Motion to adjourn at 8:27 pm

Motion: Newman

Second: Smith

Approve: 5-0

Date Minutes Approved: September 27, 2016

A handwritten signature in black ink, appearing to read "Billy Combs", written over a horizontal line.

Billy Combs, Mayor

Attest:

A handwritten signature in blue ink, appearing to read "Evonne Donnelly", written over a horizontal line.

Evonne Donnelly, City Secretary