

City of Beach City Council Regular Meeting Minutes

The Beach City Council met for a Regular Meeting on Tuesday, August 27, 2013 at the Beach City Community Building.
Those present were:

MAYOR: Billy Combs
MAYOR PRO TEM: Jackey Lasater
ALDERMEN: Doug Walker; Dana Colquitt
Ray Smith arrived late at 6:11
Absent: Paul Newman
CITY ATTORNEY: Daniel Jackson
CITY SECRETARY: Evonne Donnelly
ASSISTANT CITY SECRETARY: Marge Bercaw

I. Call to order:

Mayor Combs called the meeting to order Tuesday August 27, 2013 at 6:12 pm. Mayor Combs offered a moment of silence for our local Fallen Solider, Army Specialist Keith E. Grace Jr.
Mayor Combs offered the prayer and led the Pledge of Allegiance to the United States and Texas flags.

II. Citizens Comments:

None

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

Commissioner Senac commented on the three nuisance complaints in Beach City that Chambers County has been working on for many months. 12901 FM 2354 is making very good progress on cleaning up their property. The property was purchased by the Yopez family. The home located at 8521 Ocean Drive has somewhat complied with the County's request to clean up their property. The home was close to being sold but that deal may fall through. Commissioner Senac has ordered a re-inspection of the property. Commissioner Senac also stated that one of the owners is living in the home again. The Enderli home, in Walker subdivision, has received a thirty day extension from Chambers County Commissioners Court to clean up their property.

Chambers County is in contract negotiations with the County law enforcement. The Sheriff's department and Jailers are members of the Union -CLEET, whose contract with the County expired a few years ago. The County has been negotiating a new contract with the union for the 2014 budget year.

Commissioner Senac stated that Chambers County has been in budget hearings and the County has not had an increase in the base tax rate in many years. Commissioner Senac suggests that there could be a \$.02 cent increase to the tax rate. The outcome of the law enforcement contract negotiations will be the determining factor of any proposed tax hike.

Chambers County Commissioners voted to not allow raises for the elected officials in 2014. Commissioner Senac is unsure if there will be any money left over after contract negotiations to give raises to the other County employees.

According to Commissioner Senac, Chambers County is talking about cutting back on a number of items but with the employment competition Chambers County has now, it appears that Chambers County will raise the starting pay of a new hire Deputy from \$35,000 to \$50,000 per year.

IV. Approval of Minutes from Regular Called Meeting of July 23, 2013 and Special Called Meeting of August 6, 2013:

Motion to approve minutes:

Motion: Walker **Second:** Colquitt **Approved:** 4-0

V. Hear and adopt resolution in honor of our Fallen Solider Army Specialist Keith E. Grace Jr.

Motion to adopt resolution as read aloud by Mayor Combs:

Motion: Walker **Second:** Smith **Approved:** 4-0

VI. Discussion and possible action for memorial in honor of Army Specialist Keith E. Grace Jr.

Mayor Combs spoke with Council about various ideas to honor Spc. Grace.

Resident Sherman Moore spoke with Council regarding the laser etchings he does and he would be happy to do one to honor Mr. Grace.

Mayor asked if any council members would be interested in serving on a committee to research ideas to honor Spc. Grace.

Aldermen Walker and Lasater volunteered to serve on this committee.

Motion to authorize a committee to move forward on the memorial.
Motion: Smith **Second:** Colquitt **Approved:** 4-0

VII. Discussion and possible action for purchase of office equipment and storage items.

Mayor Combs discussed with Council the idea of purchasing two lateral file cabinets to replace the three existing file cabinets; in order to create more space in the office.

Assistant Secretary Marge Bercaw presented Council with the costs associated with purchasing the two lateral file cabinets.

The Fire Marshal informed the City not to use the closet inside the City office as storage. Mayor Combs discussed the possibility of building a storage cabinet inside the community building.

VIII. Discussion and possible action on new city survey.

Mayor Combs officially combined Items VIII & IX.

Alderman Colquitt asked the Mayor to include Items VIII & IX on the agenda for discussion with Council.

Mayor Combs noted that it has been approximately three years since the City conducted a City Survey.

Alderman Colquitt feels that conducting a City Survey and asking the Beach City residents if they would approve of the City spending the money to purchase a sign, would be beneficial to the Council and residents. Alderman Colquitt also stated that the sign could be leased if need be.

Aldermen Colquitt and Smith will work together as a committee in charge of building the survey.

Motion to start writing the survey and to put a committee together to start building the survey, and to include a question asking if the residents would like to have a sign in front of the community building. If so, would they be willing to spend \$5,000 or \$10,000 for the purchase of the sign.

*Discussion from a resident asking if it would not be better to wait a year until the building boom has slowed down. Alderman Smith informed the resident that the West side of FM 2354 does not belong to the City of Beach City. Therefore, our building boom has slowed down.

Motion: Smith **Second:** Colquitt **Approved:** 4-0

IX. Discussion and possible action on city sign.

Combined with Item VIII.

X. Financial Consent Agenda:

- 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 informed Council that there is an error in the Financial Profit & Loss Report, sections 2120 & 2123 of the Payroll Taxes.

Motion to accept the financials as stated with error:

Motion: Walker **Second:** Lasater **Approved:** 4-0

XI. Executive Session Authorized by Chapter 551 of the Texas Government code:

- a) **Section 551.071, Consult with Attorney concerning legal issues with The Natural Gas Company:**

Recess of Regular Meeting: 8:02pm

Regular Meeting reconvened: 8:36pm

XII. Discussion and possible action on settlement agreement with The Natural Gas Company:

Mayor Combs reviewed the nine items the City has been negotiating with The Natural Gas Company.

Out of the nine items discussed, TNGC denied two of the items completely:

1. The City asked TNGC to reduce the amount from \$60,000 to \$50,000.

The Natural Gas Company **denied** this request.

2. TNGC was asked to amortize payments over a thirty-six month period vs. the proposed twenty-four month period.

The Natural Gas Company **denied** this request sticking to the twenty-four month amortization schedule.

3. The City asked TNGC to amortize the payments with no interest.

The Natural Gas Company **agreed**.

4. The Natural Gas Company **agreed** to itemize all future billings.

5. The Natural Gas Company **agreed** to develop a contingency plan to have at least one back-up supplier at all times, in the event they lose their primary supplier.

6. The Natural Gas Company **agreed** to notify the City within Three business days in the event they lose their supplier and have to revert back to an emergency supplier.

7. The Natural Gas Company **agreed** to allow the residents to pay the amount in full, with the understanding TNGC has to work this out within their accounting department. Mayor Combs stated that now there will be no interest added to the amortized payments, it may not be worthwhile to keep this as a part of the agreement.

8. The City asked The Natural Gas Company to furnish the Council with a gas quality test to be provided within six months of the date of this agreement; and annually thereafter.

The Natural Gas Company **agreed** to do so and they will provide the results within ten days of receipt, to the City. TNGC will also retest the gas quality if there are any new changes to the gas supply and provide the results to the City within ten days.

9. The Natural Gas Company also **agreed** to provide quarterly reports to the City to show what the calculations are on their billing and how much has been collected.

Motion to accept the Counter-Proposal and drop item number Seven from the agreement, and tweak the wording to not allow trucks as a back-up pipeline supply.

Motion: Lasater

Second: Walker

Approved: 4-0

XIII. Discussion and possible action on notice of intent to raise utility rates for customers within the corporate limits of Beach City by Aqua Texas.

Aqua Texas sent their rate payers a letter of intent for a rate increase.

Mayor Combs asked City Attorney Daniel Jackson to write a letter to Aqua Texas. The letter will remind Aqua Texas they have to go through the City of Beach City before any rate increase would be legal.

Mayor Combs did send an email to the President of Aqua Texas, there has been no response to the Mayor as of today.

XIV. Discussion and possible action on moving the City Elections back to May:

Alderman Walker would like to see the Elections moved back to May. City Attorney Daniel Jackson, reminded Council that the Elections cannot be moved again.

XV. Discussion and possible action on rescheduling the September, November and December Council meetings due to building renovations and the holidays.

Mayor Combs reviewed with Council that during the last week of September the community building may still be under renovations. Alderman Lasater suggested that Council move the start time from 6:00pm to 7:00pm on September 24th. Council concurred with this idea.

The December meeting falls on Christmas Eve this year. Council agreed to move the Council date to December 17th.

Motion to move the September meeting to begin at 7:00pm on the 24th. Also, to move the December meeting to the 17th at the normal time of 6:00pm.

Motion: Smith **Second:** Walker **Approved:** 4-0

XVI. Hear report and updates from the Mayor:

Mayor Combs noted that next month there will be a line item on the agenda to cancel the Election, since the three incumbent Council members are running unopposed.

XVII. Council Member Comments:

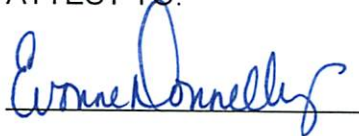
None

XVIII. Adjournment:

Motion made to adjourn at 9:00pm:

Motion: Walker **Second:** Colquitt **Approved:** 4- 0

ATTEST TO:



City Secretary
Evonne Donnelly

APPROVED BY



Mayor
Billy Combs