

City of Beach City Council Regular Meeting Minutes

The Beach City Council met for a Regular Meeting on Tuesday,
March 25, 2014 at the Beach City Community Building.
Those present were:

MAYOR: Billy Combs

MAYOR PRO-TEM: Jackey Lasater

ALDERMAN: Doug Walker; Dana Colquitt; Paul Newman, Ray Smith

CITY ATTORNEY: Daniel Jackson

CITY SECRETARY: Evonne Donnelly

I. Call to order:

Mayor Combs called the meeting to order Tuesday, March 25, 2014 at 6.04 pm.

Alderman Smith 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:

Mayor Combs and Council congratulated Commissioner Senac on his recent win in the March Primary Election.

Commissioner Senac said that the location of the three new traffic lights on Hwy 146 will be located at: the Wal-Mart Entrance, Kilgore Parkway and the new Clark Elementary School entrance. These signals will be synchronized and the City of Baytown will maintain all the signals lights on Hwy 146. The lights will speak to each other and actually be able to cause breaks in the traffic, allowing traffic to turn left onto Hwy 146 safely. TXDOT is in the process of lowering the speed limit on Hwy 146 to fifty-five miles per hour in most places. Mayor Combs and Commissioner Senac met with Clinton Adams today regarding the new Beach City radio tower. It will potentially be located in the back corner of the property behind the Fire Station. The FAA has denied the request for a 500 foot tower. The new tower will be about three times the height of the existing tower; approximately 400 feet tall, pending approval from the FAA.

Jackey Lasater will take office in June as the new Precinct 5 Chairman of the Chambers County Republican Party.

Reggie Nalley asked Commissioner Senac if the TXDOT could paint the curb on FM 3180 at the I-10 overpass since many cars have hit it and

broken their wheels. Commissioner Senac said he would turn the request into TXDOT.

IV. Approval of Minutes for Regular Meeting of February 25, 2014.

Alderman Newman spotted an error on Item VII. The motion was made by Alderman Newman but was incorrectly typed to show Alderman Walker made the motion. Secretary Donnelly will correct the February minutes to show Item VII motion was made by Alderman Newman.

Motion to approve minutes as amended:

Motion: Walker

Second: Smith

Approved: 5-0

V. 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
- d) Approval to purchase additional CD

Mayor Combs asked Council to hold off for a few months on Item D, and possibly purchase another CD at the end of the year. Council agreed to pull Item D from the agenda.

Mayor Combs reviewed the non-budgeted items that Council has recently approved: bookshelves; the City sign; mail outs for the City Survey and Flags from the Barbers Hill Lions Club. The combined rough estimate on all items is, approximately \$3,600.00.

March 2014 Expenditures has been updated and is on table before Council.

Motion to approve the financials items A-C.

Motion: Walker

Second: Newman

Approved: 5-0

VI. Discussion and possible action on Appeal from Aqua TX.

Mayor Combs reviewed with Council the appeal that Aqua TX. has filed with the Texas Commission on Environmental Quality -TCEQ.

VII. Discussion and possible action on the 2014 Consumer Price Index Adjustment to Municipal Telecommunications Right-Of-Way Access Line Rates.

Council decided against increasing the rates due to inflation.

Motion to leave to rates as they are.

Motion: Walker

Second: Smith

Approved: 5-0

VIII. Discussion and possible action on Interlocal Agreement with Chambers County for OSSF permitting, or an agreement with Rex Tunze as a backup for our current Inspector.

Mayor Combs discussed with Council the possibility of bringing in Chambers County On-Site Sewage Facility (OSSF) Inspector Rex Tunze as a backup to our current Beach City OSSF Inspector, Reggie Nalley. After discussion amongst Council, Commissioner Senac and Mayor Combs, it was established that Rex Tunze could only work for the City during his off time; or after hours from the County. Council feels the City would be best served by having an agreement with Rex Tunze as opposed to the County.

Motion to establish an agreement with Rex Tunze as the backup for our current OSSF Inspector Reggie Nalley.

Motion: Smith

Second: Lasater

Approved: 5-0

IX. Discussion and possible action for modification to our OSSF Ordinance for maintenance contracts.

Mayor Combs asked City of Beach City OSSF Inspector Reggie Nalley to speak to Council on the possible changes concerning the Texas Commission on Environmental Quality (TCEQ) OSSF maintenance contracts; once the initial two year agreement period has expired. Inspector Nalley suggests that the City require the Beach City residents to have a continuous maintenance contract, or attend the two day class from Texas On-Site Waste Water Association (TOWA) to become certified to inspect their own systems.

After a lengthy discussion, Mayor Combs stated that Ordinance 1997-5 states each resident must maintain a maintenance contract on their septic system.

Mayor Combs suggested that Council bring this back at another meeting after the Ordinances have been researched.

Council Break: 20:26

Council Reconvene: 20:40

X. Discussion and possible on updating the Investment Policy to name one or more Alderman to reconcile the accounts.

Mayor Combs reminded Council that Alderman Newman is the only member of Council that does not have signing privileges on any of the City's accounts.

Motion to name Paul Newman as the Alderman that will reconcile all of our investment accounts.

Motion: Colquitt

Second: Smith

Approved: 5-0

XI. Discussion and possible action on Policies and Procedures Manual.

Motion to postpone these items until next month's meeting and all associated agenda items: Items 11 & 12.

Motion: Smith

Second: Colquitt

Approved: 5-0

XII. Discussion and possible action on updating Personnel Rules and Regulations.

Postponed until next meeting.

XIII. Discussion and possible action on changing Alderman and Mayor terms and election dates.

No Action.

XIV. Update, discussion and possible action on the City Survey.

Alderman Colquitt asked if she had permission to obtain the money to pay for the stamps. Mayor Combs noted that Council has already approved that expenditure at a previous meeting.

Motion to approve financing the city survey mail outs.

Motion: Lasater

Second: Newman

Approved: 5-0

XV. Discussion and possible action on new City Sign.

Mayor Combs said that the City of Beach City sign, would be similar to the signs at Fishers Road Baptist Church and at Mary Dunn's office.

XVI. Discussion and possible action on moving the May 2014 Council date to the third Tuesday due to Primary Run-Off Election.

Motion to move meeting to the third Tuesday, May 20, 2014.

Motion: Smith

Second: Newman

Approved: 5-0

XVII. Discussion and possible action on setting a date for the dedication of the Fallen Heroes Memorial.

Mayor Combs reported to Council that we have collected \$200.00 from Capital Bank of Baytown; the West Chambers County Pilot Club has promised \$250.00, and \$250.00 has been promised from CenterPoint Baytown.

XVIII. Hear Report and Updates from the Mayor.

Mayor Combs provided a written report to Council: See attachment. Mayor Combs added that Council needs to address the issue of expenditures associated with the mail outs, and other items that are approved during Council one month, but checks may not be written until a few weeks later.

XIX. Council Member Comments.

Alderman Newman asked if the Agenda could be shortened in the future or if Council could meet twice a month; since the meetings have been running until nine o'clock or later each meeting. After a brief discussion Council concurred and will keep their comments brief during future meetings. Alderman Walker reminded Council that he still has tickets for sale for the Baytown Rotary Club Festival.

XX. Adjournment:


Motion made to adjourn at 9:20pm:

Motion: Newman

Second: Colquitt

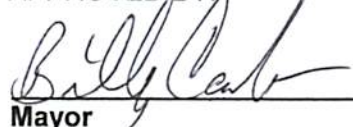
Approved: 5-0

ATTEST TO:



City Secretary
Evonne Donnelly

APPROVED BY:



Mayor
Billy Combs

1. The Natural Gas Company
 - They are getting gas through the CP line but never notified us of the change nor supplied a new test.
2. Danger from mud spread on the road from trucks at the Sand Pit.
 - As now I haven't written the letter to TX-DOT requesting for a speed and passing zone analysis. No excuses just haven't gotten to it.
3. Telecommunication Interest
 - No new update from Comcast.
 - The other company contacted and said they are making progress.
 - Internet America said Comcast is running a fiber line to their equipment at the community building. They will be installing newer equipment and the fiber will feed directly into it.
 - AT&T is looking to install a tower in Beach City.
 - The new tower is progressing. There is an excellent chance AT&T and Internet America can install their equipment on the new tower.
4. Bayridge Water System
 - The water pump failed during a storm that passed through Sunday, 3/16th. I'm not sure if it was storm related but was lead to believe it was. It took most of the day Sunday to determine the problem.
 - Monday crews installed a new pump that also failed. The superintendent explained that the well casing was old and corroded and they were having extreme difficulty getting the new pump with the power cables down the casing. A second pump was ordered and installed and it failed also. This time the pump was running but the well was not producing water.
 - Tuesday morning I received a call telling me that well was bad and a new well is needed. They also said they had hired another contractor to try a last ditch attempt to pressure jet the well in an attempt to get it to produce water.
 - I contacted Commissioner Senac who in return contacted Ryan Holzaepfel. Ryan put us in contact with the county's emergency management contractor. The contractor, utility company and I met and a plan was put in place to transport water from Oaks of Houston Point to Bayridge. Fortunately jetting of the well worked and the backup plan wasn't needed.
 - Some concerns are;
 1. The sheriff had to step in to help get the easement cleared in order for the utility company to get to the water well. Other incidents occurred as you might expect.
 2. The utility company cannot replace the well where it is. The existing well is grandfathered but the site does not meet TCEQ requirements for a new well. Real Estate must be purchased in order for a new well to be installed.

3. The system is old and will fail again. The utility company's manager was extremely concerned and helpful during the emergency. In my conversation with him afterward while asking about plans to install a new pump he seemed much less concerned and willing.
5. Letter from Ryan Holzaepfel for fire inspection of new construction:
 - Ryan sent me this letter asking for comments, I wanted to get your's.
6. Association of Rural Communities in Texas
 - Attached is a flyer
7. House Fire In walker subdivision
 - A house fire destroyed the home of Grady and Jennifer Barber last Wednesday.
 - Our VFD needs volunteers.
- 8.
- 9.