

COUNTY OF CHAMBERS  
STATE OF TEXAS

**City of Beach City – City Council Meeting Minutes**

The City Council of the City of Beach City, Texas met in a **Regular Session** on **April 24, 2018** at the Beach City Community Building, 12723 FM 2354 Beach City, TX. 77523

Members Present: Mayor Billy Combs (presiding), Alderman Doug Walker, Alderman Dana Colquitt, Alderman Ray Smith and Alderman Paul Newman

Members Absent: Mayor Pro Tem Jackey Lasater

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, April 24, 2018 Mayor Combs called the Regular Session Meeting to order at 6:02 P.M.

**2. Invocation and Pledge of Allegiance**

Mayor Combs offered prayer. Alderman Colquitt led the Pledge of Allegiance to the United States and Texas flags.

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

Sharon Smith serves on the Board of Directors with the Bayridge/Oaks at Houston Point, Water Control and Improvement District (WCID). Mrs. Smith updated Council on what has taken place in the last several months:

(a). The last meeting held by the WCID was in February. The Board of Directors have been going through preliminary steps filling out paperwork for permits, applications, etc.

(b). The WCID will meet again this week to discuss designs, etc. for the facilities. Negotiations with Nerro Supply, the current owners of the water and sewage system, are still ongoing for the WCID to purchase the utilities from them.

(c). There are no opponents for the current Interim Board of Directors in the upcoming May Election, which has been cancelled.

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

None

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

Chief McDonald emailed his update for Council:  
There are two new firefighters in training with the BCVFD.

**6. Approve Minutes for Regular Meeting of March 27<sup>th</sup>, 2018**

There were some slight changes to the minutes that were emailed to Council for their review. The corrected minutes are before Council.

**Motion** to approve

**Motion:** Newman

**Second:** Walker

**Approved:** 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 cost for Neighborhood Watch sign**

(d) **Review and approve Expenditures for the current month**

Alderman Colquitt asked Mayor Combs if the City would consider paying for the neighborhood watch sign on her street. Alderman Colquitt will order the sign and the City will reimburse her the cost.

**Motion** to approve

**Motion:** Walker

**Second:** Newman

**Approved:** 5-0

Discussion: An updated Expenditures is before Council. There were a few clean-up items on the Investment Report and the Profit & Loss Previous Year Comparison however, nothing changes the numbers that were already sent to Council.

Alderman Walker would like the CD rates to be reviewed each month in order to compare the TexPool rates with current CD rates. Mayor Combs responded that the monthly inquiries would add to the Secretary's workload and running the rates quarterly would be more attainable. Alderman Walker agreed to a quarterly rate inquiry.

**8. Consider and approve a Resolution for Authorized Representatives for TexasTERM investments**

Mayor Combs would like a motion to approve this resolution noting that TexasTERM may have some changes to add to this document, such as TexPool recently requested on Resolution 2018-02.

Attorney Jackson noted that slight, minor or non-substantial changes that would have no effect on the outcome of this resolution could be made if Texas TERM so requires.

**Motion** to approve the Resolution for Authorized Representatives

**Motion:** Newman

**Second:** Colquitt

**Approved:** 5-0

**9. Consider and approve amending Resolution of Authorized Representatives 2018-02**

When the TexPool Prime representative received Resolution 2018-02 that Council passed last month she quickly pointed out some issues with the City's resolution:



(a). The City needs to add verbiage that reads: That Participant shall enter into a Participant Agreement to establish an account in its name in TexPool/TexPool Prime, for the purpose of transmitting local funds for investment in TexPool/TexPool Prime.

(b). Change from TexPool to TexPool/TexPool Prime, in all areas where it mentions only TexPool Prime

(c). If Council would like to have an authorized representative designated as Inquiry Only of selected information, then this needs to be added to the document.

**Motion** to approve the Resolution as amended

**Motion:** Newman

**Second:** Lasater

**Approved:** 5-0

**10. Consider and approve Resolution of Honor for former Alderman Tommy Clayton**

Mayor Combs read aloud Resolution 2018-04 and presented a plaque to Mrs. Becky Clayton, in honor of the late Tommy Clayton.

**Motion** to approve

**Motion:** Walker

**Second:** Colquitt

**Approved:** 5-0

**11. Consider and approve Resolution of Honor for former Alderman Bob Taylor**

Mayor Combs read aloud the resolution honoring Bob Taylor.

**Motion** to approve

**Motion:** Walker

**Second:** Newman

**Approved:** 5-0

**12. Discuss and consider revisions to the City's PFIP (Public Fund Investment Policy) requiring three signatures on all investment accounts and any additional revisions deemed necessary by Council**

The revised PFIP was apart of the agenda packet Council received several days ago via email. Mayor Combs read aloud a new addition the PFIP for Council to consider on page 3:

There shall be three (3) signatures required to transmit funds for investment, withdraw funds, issue letters of instruction and/or take any other actions deemed necessary or appropriate for the investment of local funds. Designate all City accounts other than the General Fund/Operating Account. Signators shall include the Mayor and two Alderman. All signators shall be subject to a criminal background check and approved by City Council.

Mayor Combs added, there are no background checks required to be an Alderman or a Mayor. As Council discussed this subject, and it was restated that the background check would only be directed toward any member of Council and/or the Mayor who would like to be added as a signator on the investment accounts.

Also, in the Holding Period category on page 6, the word *single* was added to the last sentence. The sentence now reads: The maximum final stated maturity of any *single* investment shall not exceed five years.

A final correction to the PFIP is located on page seven, Item VII Investment Policy Adoption, which *removes* the first sentence: The City of Beach City investment policy was adopted by Resolution 2017-2 by the City Council on June 27, 2017. Per Attorney Jackson, this sentence adds no value to this document.

**Motion** to approve the Public Fund Investment Policy as amended with the changes discussed and add a footnote statement that it was originally adopted

**Motion:** Smith

**Second:** Newman

**Approved:** 5-0

**13. Discuss and consider CenterPoint Energy's 2018-2019 Franchise Fee Payment Calculation**

For the first time in many years the franchise fee payment for FY 2018-19 will decrease from the previous years by \$148 per month. Mayor Combs has called CenterPoint asking for an explanation for this decrease and he is still awaiting an answer.

**Motion to approve**

**Motion:** Newman

**Second:** Colquitt

**Approved:** 5-0

**14. Consider and possible action on CenterPoint Energy Texas Gas Texas Coast Division 2018 Annual Gas Reliability Infrastructure Program (GRIP)**

CenterPoint Gas is once again requesting a rate increase for its consumers of approximately .72¢ per month, per residence. Mayor Combs informed Council that this can be delayed for 45 days, but then this increase would take place automatically.

No action to delay this increase.

**15. Consider and possible action on Application of CenterPoint Energy Houston Electric, LLC for Approval to Amend its Distribution Cost Recovery Factor (DCRF)**

This is a decrease request and if Council takes no action on it, it will automatically take effect.

No action to delay the decrease.

**16. Consider and approve a Resolution to approve Aqua Texas' Federal Tax Change Credit Rider (FTCCR) within the City of Beach City**

This rate decrease request is due to a decrease in the federal tax rate. Attorney Jackson drafted a Resolution for Council to review.

**Motion to approve**

**Motion:** Newman

**Second:** Lasater

**Approved:** 5-0

Discussion: Alderman Newman noted that in an average bill this would result in an approximate \$3-\$4 decrease on the water side and a \$3-\$4 decrease on the sewage side.

This decrease has been prorated and will remain in effect for the rest of this year, but in January of 2019 it will go back to the standard 4.58%, until the next rate increase.

**17. Hear and reconsider request from Beach City resident, Brice Fuselier, to purchase an Ocean Drive easement from the City**

Mr. Fuselier presented Council with a folder of information that details past requests of other individuals who have requested to purchase an easement from the City and how the City's easement beside his property is different from the previous requests. Mr. Fuselier noted that the easement he wants to purchase has no connecting streets and no border to Trinity Bay.

Mayor Pro Tem Lasater noted there is not a problem with setting a precedence when you are doing the right thing. According to Mayor Pro Tem Lasater, this property has no value to anyone except for the Fuselier's and he cannot see any future use of this easement by the City. Mayor Pro Tem Lasater would like to make certain that there is a minor replat conducted with any approval of selling this easement.



Alderman Smith feels this is different from prior requests to sell the City's easements because, most of the other easements were bay or marsh access. Alderman Smith agrees with Mayor Pro Tem Lasater that this easement is of no use to the City. Necessary procedures such as an appraisal, survey and replat will take place prior to the sale.

**Motion** to approve the sale of the property contingent upon the legal procedures required and contingent upon a replat of the entire property into one lot, prior to the sale.

**Motion:** Lasater      **Second:** Smith      **Approved:** 2      **Opposed:** 3 (Opposed: Walker, Colquitt and Newman)

**18. EXECUTIVE SESSION:** The City Council will now hold a closed executive meeting pursuant to the provision of Chapter 551, Texas Government Code:

(a) Section 551.074 Texas Government Code concerning personnel matters (Office Assistant personnel)

**RECESS: 7:19 P.M.**

**RECONVENE: 7:45 P.M.**

**19. Discussion and possible action concerning hiring a new Assistant Secretary**

**Motion** to hire a new Assistant Secretary Rachel Lee, subject to a background check

**Motion:** Walker      **Second:** Colquitt      **Approved:** 5-0

**20. Discuss and consider setting a date for FY 2018-2019 Budget Workshop**

Council agreed to set the date for May 15<sup>th</sup>, 2018 at 6:00 P.M. The back-up date will be for May 22<sup>nd</sup>, 2018 prior to the regular Council meeting at 5:00 P.M.

**21. Consider and adopt an Ordinance Implementing a Method or Manner by Which the City Designates or Renames a Street**

Attorney Jackson created an ordinance and Mayor Combs has requested a few changes from the draft version sent out to Council.

**Motion** to approve

**Motion:** Newman      **Second:** Colquitt      **Approved:** 5-0

**22. Update and discussion on non-compliance to City ordinances regarding On-Site Sewage Facilities (OSSF's)**

None

**23. Report and update from the Mayor**

1. Comcast is in the process of preparing to run cable to every home in Beach City. This will be a combination of fiber optic and cable. This should be complete by September.

2. Today, Chambers County Commissioners Court put a thirty-day moratorium on future developments around the Hackberry Gully and Cotton Creek watersheds.

3. Chambers County made signs for the property at McKinney and FM 1405, however the signs are small and not easily read from the highway. Mayor Combs had two larger signs made at

Anchor Printing. The Mayor is awaiting a response from Trans-Global Solutions (TGS) if they will be able to assist the City in erecting the larger signs.

4. The City received a complaint on a marquee sign that is on Lennie Lane at FM 2354. This is in violation of the City's current Off-Premise Sign Ordinance.

#### 24. Council Comments

None

#### 25. Adjourn


**Motion** to adjourn at 7:58 P.M.

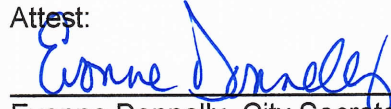
**Motion:** Colquitt

**Second:** Newman

**Approved:** 5-0

**Minutes Approved:** May 22, 2018

  
\_\_\_\_\_  
Billy Combs, Mayor

Attest:  
  
\_\_\_\_\_  
Evonne Donnelly, City Secretary

