

COUNTY OF CHAMBERS
STATE OF TEXAS

City of Beach City – City Council Regular Meeting Minutes

The City Council of the City of Beach City, Texas met in a **Regular Session** on **May 22, 2018** 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 Dana Colquitt, Alderman Ray Smith and Alderman Paul Newman

Staff Present: City Secretary Evonne Donnelly

Legal Counsel Present: City Attorney Daniel Jackson

1. Call to order and announcement of quorum

On Tuesday, May 22, 2018 Mayor Combs called the Regular Session Meeting to order at 6:03 P.M.

2. Invocation and Pledge of Allegiance

Mayor Combs offered prayer. Mayor Pro Tem Lasater led the Pledge of Allegiance to the United States and Texas flags.

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

Mayor Combs introduced the new Assistant City Secretary, Rachel Lee to everyone.

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

Commissioner Senac and Mayor Combs recently met with some of the Bayridge homeowners regarding drainage issues and high weeds from an adjacent property. While most of the weeds have been mowed, the area in question relating to the drainage issue still had weeds high enough to make it difficult to access the drainage problem. Commissioner Senac did receive a 'right of entry form', which he will send to Mayor Combs, so they may enter the property.

The County is accepting bids for pavement repairs to the southside of Ocean Drive and Bayridge Drive in Bayridge Subdivision.

Today the County approved a temporary use agreement for Comcast to store reels of fiber optic cable on the County property, here at the community building. The contractor for Comcast, The Aspen Company, made this request several weeks ago to help expedite the installation of the cable lines.

An abatement was approved for Covestro for a minimal capital investment project of \$650 million-dollars. Many people are not aware that Covestro's property encompasses approximately 1,800 acres.

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

BCVFD Secretary Clayton Graves updated Council on the remodeling project to the station. The builder (Arnold Construction) will add an addition to the northside which will include a new office,

bunker room and training room. The bunker room will be climate controlled with a separate HVAC system. There will be a pad added to the back of the building for training on extractions. There two new members, one of which will be able to assist during the daytime hours.

6. Approve Minutes for Regular Meeting of April 24th, 2018

Motion to approve

Motion: Colquitt

Second: Lasater

Approved: 5-0

7. Approve Minutes for Special Called Meeting of May 14th, 2018

Motion to approve

Motion: Walker

Second: Colquitt

Approved: 5-0

8. 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

An updated Expenditures before Council.

Motion to approve

Motion: Newman

Second: Colquitt

Approved: 5-0

9. Presentation of plaque to the family of Bob Taylor

Mayor Combs read aloud Resolution of Honor 2018-05 recognizing former Alderman Bob Taylor. The Taylor family could not be present for the presentation of the plaque. Commissioner Senac received the plaque on the family's behalf.

10. Discuss and consider implementing an administrative fee for permitted items that currently do not have an assessed fee, example: electrical connections, reconnections

Items 10 and 11 will be combined for discussion purposes.

Mayor Combs noted that Secretary Donnelly has recommended implementing a \$40.00 administrative fee for permits not currently assessing a City fee. Also, Secretary Donnelly would like Council to consider increasing the City fee from \$75.00 to \$150.00 and the penalty fee from \$225.00 to \$300.00.

Increasing these fees will bring in more revenue for the City and help to cover the costs of the nuisance fees charged to the City by Chambers County.

If approved the new fee for an OSSF (On-Site Sewage Facility) or building permit will be \$310.00. The new fee for a swimming pool or out building permit will be \$300.00

Note: The Designated Representative (DR) fee is a flow through fee and would only change if those fees were to increase in the next Interlocal Agreement.

See motion below in Item 11.

11. Discuss and consider amending Resolution 2016-01 to increase the City's permit fees and establish new permit rates

Combined with Item 10 see above notes.

Motion to approve a Resolution amending Resolution 2016-01

Motion: Smith

Second: Newman

Approved: 5-0

12. Discuss and consider purchasing eight iPads, or equivalent devices, for City Council and staff to reduce paper usage

The approximate price for the City to purchase eight new laptop type devices would range from \$300.00-\$350 per device. Secretary Donnelly gave Council a brief overview on cost variations of a tablet vs. an iPad. Storage cases will be needed for each one.

Mayor Combs noted that each device will need software in addition to the previously mentioned cases. Alderman Newman is a little hesitant on this matter and questioned what the smart part of this is vs. just having a nice gadget. Mayor Pro Tem Lasater can see the benefits of switching to electronic devices for Council meetings, since the agenda packets that are emailed out frequently have will have updated items on the desk when Council arrives for the meeting. Alderman Colquitt is in favor of having a laptop device that she could access and store her monthly Council meeting packets on.

Mayor Combs estimates \$500.00 per device as a reasonable cost estimate which would include all software, a case per device and any additional items that may be needed.

Motion to approve purchase up to five hundred dollars per device

Motion: Newman

Second: Walker

Approved: 5-0

Discussion: Mayor Pro Tem Lasater is concerned about the size of the device, if the screen is too small it makes it hard to see.

13. Discuss and consider contracting with a website company such as Revize

In January 2017, Secretary Donnelly presented to Council the idea of contracting with a website company that specializes in government websites. This idea never flourished and is being presented once more for Council consideration.

Revize has agreed to honor the 2017 price of \$1,850 for the first year with includes set-up, each year thereafter will be \$700. The yearly cost covers maintenance and technical support.

CivicPlus touts themselves as one of the largest government websites in the nation. The cost for CivicPlus is approximately \$7,000 per year.

Go Daddy hosts our web domain and its cost each year is under one hundred dollars.

Site Spinner Pro (the software used for the website design) charged the City \$99 a year ago but Mayor Pro Tem Lasater stated that is a onetime fee and he reminded Council that his services are free.

Mayor Combs pointed out that the website presented with Revize is good for one hundred pages. Currently, the City has about four hundred pages on our website. This is primarily from the Minutes still on the website that go back to 2013.

Alderman Newman questioned what this site would do for us that we don't do now.

After a lengthy discussion Mayor Combs asked to bring this back next month and asked each Council member to review the City of Old River's website, which Revize hosts.

14. Consider and approve a Resolution Establishing the Baytown Sun as the Official Newspaper for the City of Beach City

Motion to approve

Motion: Smith

Second: Colquitt

Approved: 5-0

15. Discuss and consider hiring a Code Enforcement Inspector

Secretary Donnelly spoke with an individual who is building in Beach City and happens to be a Baytown Police Officer. While the officer seemed interested and has been through code enforcement training, he is not certain that he can get approval from his Chief to have this second job. The City Secretary is proposing is \$60 for the Code Enforcement Officer. The new Code Enforcement office may want to charge a different price for his/her services. Bring back next month for review.

16. Discuss and consider a City survey and/or direct mailing notifying citizens of compliance with City ordinances

In recent years, a City Survey has been conducted every two to three years. Mayor Combs asked Council if they would like to do a survey and combine it with a letter to the residents reminding them of the City's ordinances for OSSF's, signs, pools, anything requiring a permit. The idea is to get this letter out soon, in order to curtail the issue of building without a permit. Attorney Jackson added that he would prefer to see the letter go out separately rather than with a city survey.

Council discussed mailing the letter by itself, as a onetime event, in the near future and take the time to rework the survey. Secretary Donnelly added that the letter can be posted to the website and Facebook for all to see.

Motion to approve

Motion: Newman

Second: Walker

Approved: 4-1 (Smith opposed)

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

None

18. Report and update from the Mayor

1. Mayor Combs asked CenterPoint Energy to investigate the reason for the decrease in the City's franchise fees for FY 2018-19. Apparently in 2017 Beach City residents used 530,608 kwh (kilowatt hours) less than in 2016. Carlton Porter with CenterPoint Energy will have someone take a deeper look into how many new meters were installed in 2017.

Mayor Combs asked Secretary Donnelly to email Mr. Porter the number of new meters applied for in 2017.

2. There is a run-off election today for the Chambers County Precinct 2 County Commissioner race.

3. The Bayridge Subdivision drainage and road issues are being addressed per Commissioner Senac's report in Item 4.

19. Council Comments

Alderman Smith feels that it would've been nice to recognized Bob Taylor while he was still alive.

Alderman Walker added that Mayor Combs did a superb job of overseeing the Rotary Club fish fry recently.

20. Adjourn

Motion to adjourn at 7:38 P.M.

Motion: Colquitt

Second: Newman

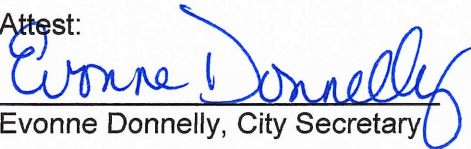
Approved: 5-0

Minutes Approved: May 22, 2018



Billy Combs, Mayor

Attest:



Evonne Donnelly, City Secretary