

COUNTY OF CHAMBERS
STATE OF TEXAS

City of Beach City

City Council Regular Called Meeting Minutes

The City Council of the City of Beach City, Texas met in a **Regular Called Meeting** on February 25, 2025, at the Beach City Community Building, 12723 FM 2354 Beach City, TX. 77523

Members Present: Mayor Ken Pantin, Alderman Ray Smith, Alderman Paul Newman and Alderman Danielle Blair, Alderman Stephanie Farner

Members Absent: Mayor Pro Tem Dana Colquitt

Staff Present: City Secretary, Jacqueline Jenkins, Administrative Assistant, Brenda Vojacek

Legal Counsel: Daniel Jackson

1. Call to order and announcement of quorum

Tuesday, February 25, 2025, Mayor Pantin called the Regular Called Meeting to order at 6:02 P.M.

2. Invocation and Pledge of Allegiance

Alderman Paul Newman offered prayer and Alderman Stephanie Farner led the Pledge of Allegiance to the United States and Texas flags.

3. Public Comments (Limited to three minutes per person)
N/A

4. Recognition of Johnny Eversole to consider and approve Resolution of Appreciation 2025-08 for Citizen Volunteer of the Year 2024

Mayor Pantin announced that Ray Smith would read the Resolution of Appreciation for Johnny Eversole. Accepting the Resolution of Appreciation is Johnny Eversole.

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

Chief McDonald speaks to Council about the calls he received last month. He mentions three medical calls; older car with gas leak parked in a residential garage of the homeowner. He stated that he had helped with the removal of the vehicle and the leak was plugged. Garage fire in Barrow Ranch due to a heating lamp to keep a dog warm. Vehicle total loss and house damaged as well. As well as four mutual aid calls and a couple false alarm calls.

He mentions that some of the volunteer members of the fire department are currently training and working on maintenance of equipment.

6. Hear a report and update from the Chambers County Sheriff's Department

Captain Tanner Dickens spoke to Council about some concerns he has received from the North Point Subdivision HOA residents of loud noise and loud party noise. He warns that they possibly may come to the City with a noise complaint. He recommends a noise ordinance could be made by the City and the County can enforce the ordinance.

Captain Dickens mentions that they are patrolling traffic more in the Beach City area and that there is a presence of motorcycle patrol in the area often. They are working to limit access on Fisher road for heavy truck flow.

There has been no significant increase in crime in the Beach City area. Significant impacts have been closer to I-10 and the Mont Belvieu area.

He advised everyone to please keep their car doors locked and take all valuable items out of their car. Especially if you have a gun in your vehicle. He warns that a lot of guns are stolen primarily from vehicles due to the owner leaving them inside of a parked vehicle locked or unlocked.

Alderman Newman would like to give kudos to the Sheriff's department for working Fisher Rd. and making an impact in that area with truck traffic violations. Captain Dickens mentions that a few of their deputies are working to get weight certified so that when giving tickets to truck traffic violators it will be a heavier fine. This depends on the trucks' weight at the time they are making the violation.

City Secretary Jackie Jenkins asked if he knew what possibly could be going on with the traffic lights at 3180 & I-10 with the increased number of recent accidents. Capt. Dickens explains that TxDot had a change to the lights timing and many travelers familiar with the light didn't realize the lights delay therefore there had been a few accidents during this time frame. Commissioner Dagley was contacted by the Sheriff's Office to see if he could reach out to his contact at TxDot to fix the issue. He strongly believes it's the lights cycle at that intersection.

Alderman Smith asked the question what the responsibility of a registered gun owner is if they cannot find a gun that is registered in their name. Captain Dickens replies to the question that the easiest thing to do would be to call the Sheriff's Department, someone will come out and write a report that the gun is missing. This will then be entered into the NCIC system as "missing".

Mayor Pantin mentions that he is grateful to the Sheriff's department and Captain Dickens for providing security at our monthly Council meetings. Deputy Kash was introduced to Councilmembers.

7. Hear report and update from Pct.4 Chambers County Commissioner, Honorable Ryan Dagley
N/A

8. Approve Minutes for Regular Called Meeting of January 28, 2025

Motion to approve the minutes for Regular Called meeting of January 28, 2025

Motion: Alderman Newman

Second: Alderman Farner

Approved: 4-0

9. Financial Consent Agenda (All financial consent agenda items are considered routine by the 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 Statement(s) for previous month

(b) Review and approve Investment Update

(c) Review and approve Expenditures for the current month

(d) Review and approve Weekly Review of Account

Motion to approve the financial consent Agenda

Motion: Alderman Farner

Second: Alderman Newman

Approved: 4-0

10. Discussion and possible action to consider a Replat of the Bush Family Estate Minor Plat from 4.431 acres to separate 1 acre, making Lot 1 – 1 acre and Lot 2 – 3.431 acres

Motion to approve the Replat of the Bush Family Estate Minor Plat from 4.431 acres to separate 1 acre, making Lot 1 – 1 acre and Lot 2 – 3.431 acres

Motion: Alderman Newman

Second: Alderman Farner

Approved: 4-0

Alderman Newman questions if this property would be considered a subdivision and are we following the Subdivision Regulations of Chambers County.

Mayor Pantin explains that Jackie called Brad Wilber at Chambers County, and he stated that this is not a subdivision and that Chambers County in order to make the change would have to have the approval of the City of Beach City. This property is sub dividing a large lot that is not to be considered a subdivision. The County mentions that they will wait for the City's approval.

Attorney Danny Jackson explained the definition of sub dividing and subdivisions to Council and Mayor Pantin. Mayor Pantin thinks that in past we would give our approval after the County approved. He mentions he made sure that Jackie Jenkins spoke to Brad Wilber, and he was certain that the City would need to approve the division of this property first.

11. Consider and approve aerial applications for purpose of Mosquito Control within the corporate limits of Beach City

Motion to approve aerial applications for purpose of Mosquito Control within the corporate limits of Beach City

Motion: Alderman Newman

Second: Alderman Smith

Approved: 4-0

12. Discussion and possible action to consider CenterPoint Gas Reliability Infrastructure program (GRIP) interim rate adjustment for Beaumont East Texas geographic rate area

No Motion

13. Discussion and approve Ordinance No. 2025-03; Repealing Ordinance 2020-01 of the code of Ordinances, City of Beach City, Texas and replacing it with the New Chambers County Subdivision Regulations

Motion to approve Ordinance No. 2025-03; Repealing Ordinance 2020-01 of the code of Ordinances, City of Beach City, Texas and replacing it with the New Chambers County Subdivision Regulations

Motion: Alderman Newman

Second: Alderman Smith

Approved: 4-0

Alderman Newman requests that a copy of the Subdivision Regulations be sent to him for review. He asked the question if our ordinance says that we follow Chambers County's Regulations. Mayor Pantin replied yes this is the City's practice in past and future. He mentions this is the county's most recent version.

14. EXECUTIVE SESSION: City Council will hold a closed executive meeting pursuant to the provision of Chapter 551, Texas Government Code. Items for executive session may include, but are not limited to, applicable sections under Texas Government Code

(a) Consultation with attorney – Section 551.071

(b) Employee matters – Section 551.074

Recess: 6:50 P.M.

15. Reconvene into Regular Called Meeting and consider action, if any, for items in Executive Session

Reconvene: 7:09 P.M.

16. Brought back to Council from June 25, 2024 meeting: Discussion and possible action for a **Resolution 2025-09** relating to approving a financing by the BEACH CITY CULTURAL EDUCATION FACILITIES FINANCE CORPORATION (BC CEFFC) in the Maximum Aggregate Amount for \$10,000,000 for the benefit of SOUTH TEXAS LIGHTHOUSE FOR THE BLIND and Related Matters

Motion to approve **Resolution 2025-09** relating to approving a financing by the BEACH CITY CULTURAL EDUCATION FACILITIES FINANCE CORPORATION (BC CEFFC) in the Maximum Aggregate Amount for \$10,000,000 for the benefit of SOUTH TEXAS LIGHTHOUSE FOR THE BLIND and Related Matters

Motion: Alderman Newman

Second: Alderman Farnier

Approved: 4-0

17. Brought back to Council from August 27, 2024 meeting: Discussion and possible action for a **Resolution 2025-010** relating to approving a financing by the BEACH CITY CULTURAL EDUCATION FACILITIES FINANCE CORPORATON (BC CEFFC) in the Maximum Aggregate Amount for 10,000,000 for the benefit of BENEFIT OF THE EPISCOPAL CHURCH OF THE GOOD SHEPHERD OF DALLAS and related matters

18. Motion to approve **Resolution 2025-010** relating to approving a financing by the BEACH CITY CULTURAL EDUCATION FACILITIES FINANCE CORPORATON (BC CEFFC) in the Maximum Aggregate Amount for 10,000,000 for the benefit of BENEFIT OF THE EPISCOPAL CHURCH OF THE GOOD SHEPHERD OF DALLAS and related matters

Motion: Alderman Newman

Second: Alderman Farner

Approved: 4-0

Alderman Newman, suggest we make sure to correct the Resolutions with who made the motion and who did not from each original meeting brought to Council. Jackie Jenkins explains that she will make sure both are corrected.

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

Nuisance Complaint – 14903 Silver Moon, Septic Maintenance Contract is out of compliance for faulty tank overfull, standing sewage air compressor not working, no buzzer and sprinkler pump not working. Electrical issues and no power to septic. February 20, 2025 Inspector hand delivered 1st letter of Violation notification. Victoria F. Inspector will contact the homeowner when items are completely fixed and up and running. At that time, she will do a final inspection of the work on the property.

20. Report and update from the Mayor

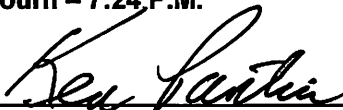
Mayor Pantin explains that recently a resident in Thunder Bay was approved for a building permit and driveway permit. There were questions surrounding his 10' foot easement. It was determined that other neighbors had been approved in previous years and the HOA had made these approvals as well. We granted the permits but made a clause at the bottom of the permit that if he builds a structure on this 10' foot easement he will be liable for the expenses if access needs to be gained in the future.

21. Council Comment

Alderman Newman mentions to all local residents beware of new drivers in the area. Road conditions are changing due to weather and traffic flow.

Alderman Blair mentions that Faith Leadership Christian Academy will be having their dinner banquet on April 10th, if there are interests in attending the invitations will be distributed soon.

22. Adjourn – 7:24 P.M.


Ken Pantin, Mayor

ATTEST:


Jacqueline Jenkins, City Secretary