

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 **February 27, 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 and Alderman Paul Newman

Members Arriving Late: Alderman Smith arrived at 6:09 p.m.

Members Absent: Alderman Dana Colquitt

Staff Present: City Secretary Evonne Donnelly, Assistant Secretary Marge Bercaw

Legal Counsel Present: City Attorney Daniel Jackson

1. Call to order and announcement of quorum

On Tuesday, February 27, 2018 Mayor Combs called the Regular Session Meeting to order at 6:05 P.M.

2. Invocation and Pledge of Allegiance

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

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

None

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

The pot holes on McCollum Park Road, from FM 2354 to Stablebrook RD., have been temporarily patched. Once Thunder Bay Estates construction has been finalized, then there will be a permanent fix for the potholes.
It's time to vote for the March primary.

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

Chief McDonald reported that the BCVFD's is working to improve its ISO (Insurance Service Office) rating which is currently an 8B. On a scale from 1-10 one (1) is the best rating and ten (10) is the worst. Chief McDonald will work on adding some dry hydrants to our area. A dry hydrant means it is not pressurized.

After three years of equipment testing the rating could be improved around the Spring of 2020.

Chief McDonald will drive by the home on Morrison and look at the large boulders the Mayhew family placed in the right-of-way in the City road to see how this would impede emergency equipment trying to make the turn from Morrison onto Ocean Drive.

RECESS REGULAR MEETING at 7:32 p.m.

RECONVENE REGULAR MEETING at 7:34 p.m.

6. Approval of Minutes for Regular Meeting of January 23rd, 2018

Motion to approve

Motion: Newman

Second: Walker

Approved: 4-0

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 Expenditures for the current month

Motion to approve

Motion: Newman

Second: Walker

Approved: 4-0

Discussion: Mayor Combs noted that the expenses and income are up this year. The expenses are up due to replacement costs for Hurricane Harvey and the office expansion. Also, the City election cost was far more than budgeted in November.

The income is up due to the loans closed with the Beach City Cultural Education Facilities Finance Corporation (BC CEFFC) for Houston Area Community Services (HACS) and Dallas Baptist University (DBU) last fall.

8. Discuss and possible action on TexPool, TexPool Prime and CD Investments

Mayor Combs reviewed the current rates for TexPool and TexPool Prime, noting that the City has had an account with TexPool for many years. The current TexPool interest rate is 1.36%. TexPool Prime is different than our regular TexPool account as it invests in Commercial Paper. TexPool Prime's current interest rate is 1.51% and it is not believed to be FDIC insured. Mayor Combs would like to diversify the investments, to which Alderman Smith agreed. Alderman Newman would like to have a better idea of what the investment mix of TexPool Prime is.

Mayor Combs noted that the \$103,000, from the CD that matured this month with Capital Bank, was sent to the City's General Fund.

Council agreed to send the monies from the recently matured CD, mentioned above, and the upcoming CD that matures in March to the City's existing TexPool account. Note: the CD that matured this month is approximately \$103,000 and the maturing CD in March is approximately \$102,000, for a total of \$205,000 to be deposited into the TexPool account in March.

Council will look further into the TexPool Prime investments and what the current CD rates are for next month's Council meeting.

9. Consider and approve a Resolution for Council to invest in TexPool Prime

No action

10. Discussion and possible action on CD #867 maturing March 9, 2018

Council discussed this during Item 8.

11. 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 REGULAR MEETING at 8:07 p.m.

RECONVENE REGULAR MEETING at 8:20 p.m.

12. Discussion and possible action concerning Office Assistant personnel

Assistant Secretary Marge Bercaw will retire in the not too distant future. Marge will work on the Policies & Procedures (P&P) and finalize somethings pertaining to the City's 50th Anniversary. The City needs to start posting for resumes to fill this position.

Motion to approve in anticipation of Marge's retirement, coincident with our new fiscal year we would like to start advertising for the position

Motion: Lasater

Second: Newman

Approved: 4-0

13. Consider and approve changing the name of McKinney Road

Last month Council discussed the issue of 18-wheeler trucks trying to access Jindal Steel located on East McKinney Road in the Cedar Port Industrial Park, via FM 2354 and McKinney Road in Beach City. Council approved adding three "No Trucks" signs at McKinney, Morrison and Armer Roads as a deterrent to the 18-wheeler's looking for a place to turn-around. Mayor Combs, Commissioner Senac, a Chambers County Road & Bridge representative, TGS (Trans-Global Solutions) John Kline and two members of TxDOT met to discuss this issue. There will be a sign at McKinney Road and FM 2354 showing trucks trying to get to Jindal Steel that they need to continue forward/south on FM 2354 to FM 1405. There will also be a sign at FM 2354 and FM 1405 showing the trucks to turn right onto FM 1405. These will not be standard TxDOT signs. TGS has agreed to post the signs on their property. Also mentioned in the meeting is to have East McKinney Road from FM 2354 westward to Jindal Steel officially closed. TGS and TxDOT will work together on this and notify the mapping companies.

Another step for this issue is to rename McKinney Road in Beach City, this will help to alleviate the confusion in the GPS, mapping system. Mayor Combs spoke with the sole homeowner on McKinney and while at first, they were apprehensive on renaming the street ultimately, the homeowner agreed this would help the current situation and has no problem with renaming the street.

Attorney Jackson has presented Council with two Ordinances, one for implementing a method or manner for Council to designate or rename a City street. The other ordinance amends the

official street map to rename the street and requires the City Street Map be amended to reflect this change.

Initially, Mayor Combs was not convinced that changing the name of McKinney Road in Beach City was the best option to solve this problem since there is not a 5200 E. McKinney Road in Beach City however, after discussions with TxDOT, TGS and Chambers County, he now feels the name change is in the best interest of Beach City.

Council is in favor of changing the name of McKinney Road to help the current eighteen-wheeler truck issue as long as the homeowners on McKinney and Ocean Drive are good with this change. Understanding that the homeowner on McKinney Road is the one who will have to change their address and all personal information.

Bring the Ordinances back to Council in March and hold a public hearing for the area residences affected by this possible street name change.

14. Discussion and possible action on renovating the old boat ramp at the end of Morrison Road

Alderman Smith feels that Beach City cannot afford the renovations due to the costs associated with getting this boat ramp operational, could be substantial.

No action.

15. *This item was tabled during last month's meeting:* Hear and consider request from Beach City resident, Brice Fuselier, to purchase an Ocean Drive easement from the City

Last month Council agreed to drive by Mr. Fuselier's property and view the City's easement in question. Attorney Jackson noted last month that the owners of the property on the opposite side of this easement must also be offered the chance to purchase this easement if Council is inclined to sell it. The other owner is believed to be Kinder Morgan.

Council has never sold an easement in the past. Aldermen Smith and Walker will drive by this property.

Bring back in March.

16. *This item is brought back from last month's meeting, per Council's request:* Discuss and consider an ordinance approving golf carts on roads within the City where the speed limit is 35 mph (miles per hour) or less

In November Sheriff Hawthorne asked Council to consider a golf cart ordinance permitting golf carts on City roads where the speed limit is 35 mph (miles per hour) or less. This would assist his department with the volume of calls they receive regarding golf carts on the streets around the McCollum Park Road area. In October 2017 the City adopted a speed limit ordinance which reduced the speed limit on McCollum Park Road to 35 mph.

Alderman Smith questioned what this ordinance would improve. After a lengthy discussion on what this ordinance would accomplish and possibly removing Section 1.06, a motion was made.

Motion to approve ordinance regarding allowing golf carts on public streets, minus Section 1.06 dealing with the permits

Motion: Newman

Second: Smith

Approved: 3-1 Alderman Walker voted No

Discussion: Eliminating Section 1.06, some members of Council took a minute to review this section. Alderman Smith asked if everyone is absolutely certain that one would not take a golf cart to be inspected for a sticker like you would do with a car or trailer. Attorney Jackson stated, no, you do not. Mayor Pro Tem Lasater confirmed that Section 1.07 stays. Mayor Combs

reviewed that the portion of page six (of ten) that includes Section 1.06 along with all of page seven and $\frac{3}{4}$ of page eight would be removed. Alderman Walker added that he stopped reading the ordinance once he reached Section 1.06 and knew he could not vote for it, so he did not finish reading the rest of the ordinance.

17. Update & discussion on insurance coverage, deductible amount, and replacement of office items from water damage due to Hurricane Harvey on August 27, 2017

A spreadsheet was available for Council to review showing the items purchased from the City's losses due to Hurricane Harvey.

No discussion.

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

None

19. Report and update from the Mayor

As Commissioner Senac stated its time to vote in the Primary.

Mayor Combs' term is up in November this year and he will not be running again, he would like to see these items completed prior to the end of his term:

- a). Policies & Procedures (P&P) need to be completed, there are approximately seven more P&P's to be addressed
- b). Improve social media (i.e. website, Facebook) outreach
- c). Welcome package to give to Realtors, title companies, new residents, etc.

20. Council Comments

Alderman Smith noted that Tommy Clayton passed away and he was a former Alderman of Beach City.

21. Adjourn

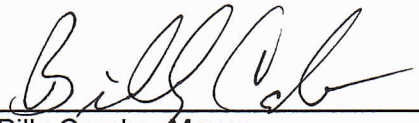
Motion to adjourn at 8:23 P.M.

Motion: Newman

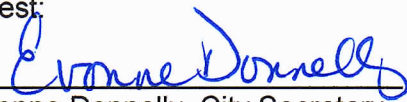
Second: Walker

Approved: 4-0

Minutes Approved: March 27, 2018


Billy Combs, Mayor

Attest:


Evonne Donnelly, City Secretary