

City of Beach City Council Regular Meeting Minutes

The Beach City Council met for a Regular Meeting on Tuesday,
August 25, 2015 at the Beach City Community Building
12723 FM 2354 Beach City, TX. 77523

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

Members Arriving Late: Mayor Pro Tem Jackey Lasater arrived at 6:21 pm

Staff Present: Assistant Secretary Marge Bercaw and City Attorney Daniel Jackson

Staff Absent: City Secretary Evonne Donnelly

1. Call to order

Mayor Combs called the meeting to order Tuesday, August 25th, 2015 at 6:06 pm.

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

Chambers County issued \$20 million dollars worth of bonds today at a great interest rate of 2.83%. These bonds are earmarked for a pass through toll road at FM 1409. The overall project could cost around \$35 million dollars.

On the subject of traffic and trucks; Commissioner Senac spoke with Omar De Leon at TXDOT about the possibility of temporary access to TX 99 for the dump trucks. Mr. De Leon will refer this to the Beaumont branch. The issue with the dump trucks is not the trucks but the drivers.

The Commissioner and Mr. De Leon also discussed the possibility of TXDOT having sit-down safety meetings with the truck drivers.

Commissioner Senac mentioned the possibility of using the vacant area of land located at the FM 2354 and FM 3180 split (the Y) along with the materials pile on FM 1405, as two nearby locations where truck drivers could be pulled over for weight and safety checks instead of using the shoulder of the highway.

The wetlands project, being conducted by Trans-Global Solutions (TGS), on Fisher's Road is expected to be completed in about a week depending on the rain.

TGS is considering adding an entrance to their property using the Fisher's Road connector. TGS (who owns Cedar Port Industrial Park) mentioned adding two lanes to in order to create a four lane highway (two lanes in and two lanes out).

Mayor Combs clarified for Council, the cross street where we exit off of TX 99 and enter onto Fisher's Road is identified as one of the East to West corridors that connects to TX. 99. TGS wants to take this road coming off of TX 99, where it currently makes a ninety degree turn, and it will become a t-intersection. This road will continue into the TGS property, to be one of the entrances into developing the Cedar Port property.

The possibility of an overpass at Fisher's Road and TX 99 has also been discussed. It was bid as an optional overpass, and TXDOT will decide in the future if they will expend the funds for the overpass.

Katoen Natie expects to complete two additional warehouses each 400,000 to 500,000 sq. ft. by 2016 on FM 565.

Bayer has some upcoming projects that will increase traffic flow by about 70% between now and the Fall of 2016. The current estimate is approximately 1,750 vehicles per day on FM 1405, and that estimate will increase approximately to 2,900 vehicles per day on FM 1405.

5. Approval of Minutes for Regular Meeting of July 28th, 2015

Motion to approve the minutes.

Motion: Newman

Second: Smith

Approved: 5-0

6. Financial Consent Agenda (All financial consent agenda items are considered routine by Council and will be enacted by one motion. A Council member 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 and revised expenditures for previous month

Motion to approve the Financials.

Motion: Newman

Second: Walker

Approved: 5-0

Discussion: Alderman Walker questioned the \$80.00 amount budgeted in category 02820 - TCEQ on the Profit & Loss Budget vs. Actual.

Mayor Combs will review this and the Net Ordinary Income and Net Income where it shows 0.38 cents, this number should be zero.

7. Consider and discuss renewal notice for flood insurance.

The flood insurance has increased by 138% since 2014.
No action taken to renew this policy.

8. Consider and approve low limit debit or credit card for City purchases.

Motion to obtain a low limit \$1,000.00 limit credit card and/or debit card for City purchases to include travel.

Motion: Smith

Second: Newman

Approved:

Discussion: Alderman Walker wants to ensure that there is only one card approved. Aldermen Newman and Colquitt concur that a credit card would be better for the City in case of theft.

Motion Amended to obtain a \$1,000.00 limit credit card for City purchases and travel

Motion: Smith

Second: Walker

Approved: 5-0

9. Cancel City Election for November 3, 2015.

Motion to approve

Motion: Lasater

Second: Newman

Approved: 5-0

Discussion: Attorney Jackson asked how much the City budgeted for the Election. Mayor Combs referred to the financials; \$1,500.00 was budgeted for FY 2015-2016.

10. Discussion and possible action on internet service for Beach City residents.

Internet America sold to Rise Broadband earlier in the summer and the service has been consistently bad for the City office, Mayor Combs, and many residents.

Alderman Colquitt asked if there is any hope at all that Comcast will be extending their service area to include all of Beach City. Mayor Combs noted that Comcast commercial service is expanding on FM 1405. The hope is for them to tie into Beach City via their commercial expansion and add new residential customers in the future.

11. Discussion and possible action on traffic and road safety in Beach City.

This item is combined with Item 13 for discussion purposes.

Alderman Colquitt would like for City Limit signs to be placed at each end of Beach City.

Alderman Smith stated that this was brought up several years ago. He and Mayor Pro Tem Lasater both recall being told that the State will put up the signs but technically FM 2354 only crosses into the city limits of Beach City for a few hundred yards. This is the section of FM 2354 where City Hall/Beach City Community Building is located. After a brief discussion, no action was taken.

Mayor Combs expressed concern with the heavy traffic between Fishers Road and FM 2354, including the section of FM 2354 in front of RWJ Airpark where the sand pits are located.

Mayor Combs would like to see a shoulder and/or a turn lane.

Barrow Ranch resident Jamie Bird spoke on truck and safety issues, inquiring how to help resolve these issues.

Chambers County Commissioners sent a letter to TXDOT requesting three things:

1. The project that will be letting on FM 3180, to extend to Lawrence Road.

2. Center turn lanes, acceleration or deceleration lanes (whichever works best and is safe) at McCollum Park Road and FM 2354.

3. Center turn lanes, acceleration or deceleration lanes (whichever works best and is safe) at Fishers Road and FM 2354.

Commissioner Senac suggested having Baytown Sand and Clay and SMI owners have safety meetings in English and Spanish for their truck drivers and contract drivers. Commissioner Senac will contact the company owners to set up preliminary meeting and get back with Mayor Combs with a date.

Per Ms. Bird's request, Mayor Combs will draft the concerns of the City regarding this topic and send to her so she can create a letter to send to local residents, in hopes the residents will forward this to State Representatives and Congressmen.

Mayor Combs will also draft a resolution concerning the traffic on FM 2354 and seconding the requests listed above from Commissioners Court.

There was a mention made of mailboxes being a safety hazard on McCollum Park Road. Commissioner Senac will get with the County Engineer to obtain guidelines and standards for Mr. Kevin Fleming, HOA President of Barrow Ranch, to present at their next HOA meeting.

12. Review and discuss preliminary plat for new subdivision (Thunder Bay) adjacent to Barrow Ranch.

Disclosure: Mayor Combs stated he and Jay Atchley have a working relationship but, Mayor Combs is not working on this project with Mr. Atchley.

The access road into this proposed subdivision is called Thunder Bay which begins at McCollum Park Road and continues on through Barrow Ranch.

The subdivision will consist of approximately 50 to 52 lots, each lot being approximately 1½ acres in size. Water will either be furnished by Aqua Texas or there will be individual wells. Homeowners will have their own On-Site Sewage Facility (OSSF). Significant clearing of land could begin this fall, 2015. The projected price of the lots to be sold is approximately \$120,000 per lot. The homes will likely be custom homes and there is a possibility of the subdivision being gated.

Mr. Atchely has submitted the subdivision plat for review and approval to Chambers County Engineer Bobby Hall.

13. Discuss and consider possible action regarding dump truck traffic on FM 2354 and Fishers Road.

This item has been combined with Item 11 for discussion purposes.

14. Discussion and possible action on a City Ordinance regarding billboard signs.

Currently, there has been some interest from residents for Beach City to adopt an ordinance prohibiting billboards since a large billboard went up on FM 3180 between FM 565 and I-10. Attorney Jackson authored a sign ordinance for the City of Baytown to dwindle the amount of signs. Beach City can only regulate the East side of FM 2354, since the City is only located on the East side of the highway. Baytown has the ETJ (Extra-territorial jurisdiction) on the

West side of FM 2354 but they cannot regulate billboards since this not within their City limits.

Mayor will ask the City Secretary to gather up several sign ordinances from other cities

15. Update and discussion from Beach City Planning Committee.

Mayor Combs updated Council on the planning committee meeting held August 17, 2015.

A variety of topics were discussed:

- a). The greenbelt on the west side of FM 2354
- b). Purchasing real estate for the City
- c). The need for the City to have its own facility
- d). Drainage
- e). Public water & public sewer
- f). Possibility of a sales tax.
- g). The lack of volunteers for the Beach City Volunteer Fire Department (BCVFD) was also discussed.

The need for public water may be a greater demand in the future.

Public Water, Real Estate and Drainage were the top three concerns at the initial meeting for the committee. Mayor Combs noted that the greenbelt may slide into the top three. No action or recommendations resulted from this meeting.

Mayor Combs spoke with a demographer from College Station who is estimating 186 new homes to be built in Beach City between 2015-2025.

16. Discussion and possible action on a Welcome Brochure for Beach City.

Assistant Secretary Bercaw presented a tri-fold brochure to give Council an idea of what Secretary Donnelly would like to have on hand to give to new residents. The idea is to have all information on the brochure that anyone new to the area would need to get started in Beach City (i.e. satellite companies, phone, garbage pick-up, utility companies, etc.).

This will be brought back to the next Council meeting.

17. Discuss and approve Permitting Policies & Procedures.

Bring back to next Council meeting. No action.

18. Update on legal action for non compliance to City ordinances.

Certified mail has been sent to the Ocean Drive property heirs. Only one of the three heirs accepted the letter.

19. Report and update from Mayor Combs.

Mayor Combs thanked everyone for the flowers, cards and tree after the recent loss of his mother.

The City recently received a check from Chambers County for their collection of the Child Safety Fee the County collects with each vehicle registration. The monies were supposed to

be sent to each municipality based on their population after the County collects their amount from the revenue. The County has not sent this money to the municipalities in the four years they have been collecting the fee, until now.

The check for Beach City was just over \$7,900.00. This money must be applied to a program(s) to enhance child safety, health and nutrition or to child abuse, child welfare programs.

Alderman Smith asked for Council to consider the possibility of purchasing school bus shelters. This will be brought back as an action item next month.

20. Council Comments.

None

21. Adjourn

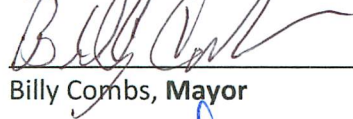
Motion to adjourn at 8:44 pm

Motion: Newman


Second: Smith

Approved: 5-0

Approved: **September 22, 2015**



Billy Combs, **Mayor**

Attest: 

Evonne Donnelly, **City Secretary**