

## ***City of Beach City Council Regular Meeting Minutes***

The Beach City Council met for a Regular Meeting on Tuesday,  
**July 28, 2015** 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 Ray Smith, Alderman Paul Newman, and Alderman Dana Colquitt

**Members Absent:** Alderman Doug Walker

**Staff Present:** City Secretary Evonne Donnelly, Assistant Secretary Marge Bercaw and City Attorney Daniel Jackson

### **1. Call to order**

On Tuesday, July 28<sup>th</sup>, 2015 Mayor Combs called the meeting to order at 6:15 pm.

### **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)

A resident spoke about the problem with local volunteer firemen for the Beach City Volunteer Department (BCVFD) living in the Barrow Ranch Subdivision area, who have been running stop signs and using flashing hazard lights to pass vehicles while apparently rushing to an emergency call. The resident noted in July one of these individuals ran a stop sign and almost hit him.

Mayor Combs added that Council cannot discuss this topic tonight, but it could be added to a future agenda for Council discussion.

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

Commissioner Senac sadly noted the eight traffic fatalities in West Chambers County, just in the last month: One death was on FM 1405; two deaths on I-10 between Hwy 146 and Grand Parkway-TX 99; two separate car accidents attributed to four deaths on Kilgore Parkway and TX 99, with both accidents involving dump trucks.

Chambers County has added rumble strips to Kilgore Parkway to assist motorists in slowing down prior to the stop sign at TX 99 and Kilgore Parkway.

TXDOT has added more signage to this intersection to make all motorists aware of it.

Chambers County will add more rumble strips. Commissioner Senac has asked the Road and Bridge department to increase the size of the signs as well.

Commissioner Senac read aloud an email from Beach City resident Jamie Bird, who is concerned about the future new entrance to a sand pit on the west side of FM 2354 in close proximity to McCollum Park Road. Commissioner Senac stated that a public road is open to the public. Mayor Combs, Sheriff Hawthorne and Commissioner Senac met last year to discuss the dump traffic volume and the safety of the local residents.

The original sand pit is playing out and a new entrance will be needed by the sand pit companies.

Commissioner Senac gave Ms. Bird the contact information for State Representative Wayne Faircloth; as there are many obstacles to getting the sand pit to reroute this potential new entrance.

The BCVFD car show and poker run was a huge success, raising more than \$14,000.00.

October 2016 is the anticipated timeframe for the FM 565 South road project to begin. It will cost approximately \$5.8 million dollars to take the "S" curve out of the road. TXDOT will also redo FM 565 South from TX 99 all the way to FM 1405. Construction may begin in December 2016 and the project could be completed around the end of the second quarter of 2017. There will be no center turn lanes or acceleration or deceleration lanes. The approximate costs for these lanes to be included would require an additional \$2.5 million dollars.

#### **5. Approval of Minutes for Regular Meeting of June 23<sup>rd</sup>, 2015**

**Motion** to approve the minutes (with the correction noted below from Alderman Newman).

**Motion:** Newman

**Second:** Lasater

**Approved:** 4-0

**Discussion:** Alderman Newman suggested a minor correction to Item 18, changing the last word 'becareful' to "be careful".

#### **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
- (d) Review and approve the Financial Statements for Fiscal Year 2014-2015
- (e) Review and approve Revised Budget for Fiscal Year 2014-2015

Mayor Combs reviewed with Council the year end budget report.

**Motion** to approve the Financials.

**Motion:** Newman

**Second:** Lasater

**Approved:** 4-0

**Discussion:** Alderman Lasater questioned the year to date, fund balance-total expense amount. Mayor Combs had misspoke and the matter was resolved.

**7. November 3, 2015 City Election:**

a) Authorize Order of Election and Notice of Election for November 3, 2015

b) Appoint Election Committee

**Motion** to order the election and to nominate Secretary Donnelly and Assistant Secretary Bercaw as the Election Committee.

**Motion:** Smith

**Second:** Newman

**Approved:** 4-0

**8. Discussion and possible action concerning wavier of minor plat for subdivisions within the City limits**

Mayor Combs discussed with Council a request from a resident who wants to divide a portion of her five acre lot into two, once acre lots. She will retain the water front for herself.

County Engineer Bobby Hall advised Mayor Combs that he would approve a waiver of the minor plat in this instance.

Mayor Combs added that the definition of a minor plat is: basically a survey that shows the complete layout of the property and is filed of record with the County. After a minor plat has been filed, the legal description in which that property is titled is then referenced to the legal description of the plat (i.e. Smith plat, lot 1, block 2, etc.).

This waiver would save the owner potentially two to three thousand dollars.

**Motion** to approve the waiver of the minor plat

**Motion:** Lasater

**Second:** Newman

**Approved:** 4-0

**9. Discuss and approve Ordinance and Service Agreement for Bridgehaven Children's Advocacy Center**

At the May budget workshop meeting, Council agreed to budget \$1,500.00 for the contact with Bridgehaven Children's Advocacy Center.

**Motion** to approve

**Motion:** Newman

**Second:** Colquitt

**Approved:** 4-0

**Discussion:** Alderman Smith was not present for the May budget workshop and asked if \$1,500.00 was specifically budgeted for this contract. Mayor Combs replied, yes it was.



#### **10. Discuss and possible action Policies and Procedures Manual**

Assistant Secretary Bercaw reviewed with Council the items she has added to the permitting Policies & Procedures (P&P).

Mayor Combs suggested that only the current Resolution pertaining to fees be noted in section eight and we should not list actual fees since fees may change over time.

Attorney Jackson suggested bullets to be added as well. It was also suggested that item twelve be struck from the document.

Council will continue to review the permitting P&P and have been advised to email Evonne or Marge with their input.

#### **11. Discuss and consider disposal of surplus office materials or City equipment**

The City has a Lexmark printer that does not receive faxes and there is also an old podium in the great room that is in poor condition.

**Motion** to dispose of surplus materials

**Motion:** Newman

**Second:** Smith

**Approved:** 4-0

#### **12. Discuss and consider setting a date for the 50<sup>th</sup> Anniversary celebration of Beach City's Incorporation**

Alderman Colquitt spoke to Council about two dates for the celebration, April 23<sup>rd</sup>, 2016 with a backup date of April 30<sup>th</sup>, 2016.

Secretary Donnelly will contact the Commissioner's office once the 2016 calendar opens to reserve the community building for the dates mentioned.

Alderman Colquitt's son will help to write a book and hopes to video the elder residents while telling the history of Beach City.

The name of the celebration will be: 50 years of Beach City Spirit.

#### **13. Discussion and possible action for planning the future of Beach City**

Mayor Combs said there will come a day when Beach City will have to address the issue of Public Utilities.

Mayor Combs named the future needs of Beach City as he sees it:

a) water b) sewer c) Beach City facilities d) land for a waste water treatment plant.

The City needs a twenty year plan for this. Mayor Combs has had discussion with the City of Baytown and the new water plant they are currently building at Cedar Port. The location and proximity of this water plant to Beach City would be very convenient to bring water to Beach City. Mayor Combs has had informal discussions with Gulf Coast Waste Disposal.

Attorney Jackson spoke of the exuberant costs associated with these items and there will have to be taxes levied. There will have to be a tax basis created in order to save up for this. Commissioner Senac stated that past Councils have attempted to address some of these issues in the past. The Commissioner feels the one thing Council should be cognizant of is, if you have subsidence you will have to get off of ground water and move to surface water. In the past Council came very close to signing an agreement with the Chambers/Liberty County

Navigation District for future water rights that you could reserve at a very low cost. There were some Councils that felt it was illegal to reserve water rights. Commissioner Senac also noted that a City wide sewer was not feasible, at that time, due to the low population density. The City would have to have several lift stations along the route because Texas Natural Resource Conservation Commission (TNRCC) would only allow one discharge point and everything would have to come to this one point.

Mayor Combs pointed out that Chambers/Liberty Navigation did not have a way to deliver the water.

There is a need for a subcommittee comprised of two Aldermen and a few residents.

Aldermen Smith and Lasater will make up the steering committee; along with residents, Dan Dubiel and Nick Bercaw. The steering committee will meet once monthly.

#### **14. Update on legal action for non compliance to City's ordinances**

Due to a technical error the Secretary will be sending out the summonses this week for the three heirs of the Ocean Drive property.

#### **15. Report and update from Mayor Combs**

Mayor Combs reviewed with Council the Mayor's Update report before each Alderman.

See attached report.

#### **16. Council Comments**

None

#### **17. Adjourn**

**Motion** to adjourn at 8:32 pm

**Motion:** Newman

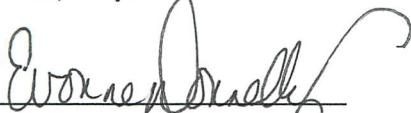
**Second:** Colquitt

**Approved:** 4-0

Approved: **August 25, 2015**



Billy Combs, **Mayor**

Attest: 

Evonne Donnelly, **City Secretary**

## MAYOR'S UPDATE

July 28, 2015

1. Update on meeting with Trans-Global Solutions, Inc. (TGS) John Klein & Will Scott
2. Update on CenterPoint Energy ROW requests for 9303 Kai Drive (Point Barrow Estates) & 123 Leon Street (Walker Subd.)
3. Applications for a place on the General Election Ballot began on July 25<sup>th</sup>.
4. There have been several complaints from residents.
  - 1 complaint was turned in to CC Environmental Inspector Rex Tunze's office.
  - a) **8526 FM 2354** - resident was afraid there maybe raw sewage coming from this residence since the ditch and grass were saturated.
  - b) Resident on Lennie Lane came in asking for help with getting the air in her tires on her car being let out for five weeks straight. She has had a deputy come out, and also called Constable Barrow who told her to call 911. Evonne sent an email to Sheriff Hawthorne's office and he had his secretary respond to the email...his office made contact with the resident.
5. Friday, Barrow Ranch Resident Jamie Byrd was asking for this month's agenda item to discuss the concern of the amount of dump trucks along FM 2354 and the new entrance to the sand pit on the West side of FM 2354 and South of the NRG canal.
6. Internet America is now officially RISE BROADBAND:
7. Met with a Demographer- Gabriel Amaro from Bryan/College Station, TX. regarding new/potential developments within Beach City and BHISD.
8. BCVFD Poker Run & Car show Fundraiser.
9. New Billboard on FM 3180 & possible sign ordinance.
10. Update on CenterPoint Elect. Rate Application