

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

The Beach City Council met for a Regular Meeting on Tuesday,  
**August 26, 2014** at the Beach City Community Building  
12723 FM 2354 Beach City, TX. 77523

**Members Present:** Mayor Billy Combs (presiding), Mayor Pro Tem Jackey Lasater, Aldermen Doug Walker, Paul Newman, Dana Colquitt; Alderman Ray Smith arrived at 6:14 pm

**Staff Present:** City Secretary Evonne Donnelly  
City Attorney Daniel Jackson arrived at 6:07 pm

### **I. Call to order.**

Mayor Combs called the meeting to order Tuesday, August 26, 2014 at 6:01 pm. and offered prayer.

Alderman Colquitt led the Pledge of Allegiance to the United States and Texas flags.

### **II. Citizens Comments.**

One resident stated that he appreciates the Council and Mayor, who are doing a great job.

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

Commissioner Senac said the new Wal-Mart retail store will open sometime between September the 8<sup>th</sup>-10<sup>th</sup>.

Kilgore Pkwy. is set to open on or about Oct. 4<sup>th</sup>.

The four hundred foot communications tower will be located on the southwest corner of the Beach City community building. The project is moving forward.

Chambers County has adopted a Resolution supporting improved safety and reduction of the frequency and severity of accidents on FM 2354 and FM 3180. A request has been sent to TXDOT to perform an analysis and implement actions that will improve the safety of FM 2354 and FM 3180.

The County has accepted the final plat of Winfree Oaks Section I, a new subdivision located north of Sellers Station Subdivision on FM 3180. Typical lots are one to one and a half acre lots. The homes are expected to be in the \$300,000-\$400,000 dollar range.

**IV. Approval of Minutes for Special Called Meeting of August 6<sup>th</sup>, 2014.**

**Motion to approve minutes:**

**Motion:** Walker

**Second:** Lasater

**Approved:** 4-0

**V. Financial Consent Agenda:**

- 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**

Mayor Combs noted that in June when the 2014/2015 FY Budget was set, the telephone budget was simply carried over and not broken down and recalculated. The telephone bills have gone up and Secretary Donnelly is in contact with Verizon to reduce the costs of both lines, if possible. There is enough money budgeted to cover the phone bills, which are itemized under the category of Office Expenses.

**Motion to approve the Financials.**

**Motion:** Newman

**Second:** Walker

**Approved:**4-0

**VI. Discussion and possible action to expand electronic deposits and payments.**

Comcast Cable asked if the City would like to switch to direct deposits/Electronic Funds Transfer (EFT). Mayor Combs would like Council to expand this to fixed budgeted payments that the City makes monthly such as: the City Attorney, Beach City Volunteer Fire Department (BCVFD) and Larry Conrad.

Alderman Newman stated that this would also help with reconciliation of the bank accounts every month.

**Motion to expand our electronic deposits and payments for any annually budgeted items; examples are: the City Attorney and the BCVFD.**

**Motion:** Newman

**Second:** Colquitt

**Approved:** 4-0

**VII. Approve authorized signatures for the BBVA Compass Bank CD, and consider adopting Resolution.**

BBVA Compass needs a resolution authorizing signatures for the CD.

Earlier this year Council approved Revision 3 of the Public Funds Investment Policy, stating that the bank account signatures will not include the Alderman who conducts the account reconciliations. Currently, Alderman Newman reconciles the bank accounts.

This needs to be put into resolution form, which is not written out at this time.

**Motion to approve a resolution authorizing Dana Colquitt, Doug Walker, Jackey Lasater, Ray Smith and Mayor Billy Combs to be signatures.**

**Motion:** Walker

**Second:** Colquitt

**Approved:** 4-0

**VIII. Adopt and/or modifying an ordinance establishing Health & Safety Codes for Beach City.**

This item is tabled. Mayor Combs will bring this item back at the next meeting. Attorney Jackson suggested that prior to writing this ordinance that a committee consisting of himself, Mayor Combs, the Judge and one other Council member meet with the County Attorney. This ordinance should mirror the County's ordinance as much as possible. This way the City can work with the County as closely as possible to enforce the Health and Safety Ordinance. Alderman Walker volunteered to join the committee.

**IX. Discuss and Consider an ordinance to approve a water rate increase for Aqua Texas affecting the residents of Barrow Ranch.**

Mayor Combs expected a large turnout from the Barrow Ranch residents. Notice of this meeting was sent via email to the Barrow Ranch Home Owners Association (HOA) presidents and to JDH Property Manager, Debra Kerr. Mayor Combs reviewed with the few Barrow Ranch residents in attendance the negotiations that have taken place between the City and Aqua Texas. If the City does not reach an agreement then Aqua Texas, the residents of Barrow Ranch will absorb any and all legal costs associated with the appeal Aqua Texas has made to Texas Commission on Environmental Quality (TCEQ).

**Motion** to approve the ordinance with the rates discussed for thirty-six months, unless it was agreed to be forty-eight months.

**Motion:** Walker

**Second:** Newman

**Approved:** 5-0

**X. Consider revisions and/or updates to Ordinance #97-6 concerning the Establishment of Trailer Parks in the City limits of Beach City.**

The committee is not ready to make a report.

**XI. Consider and approve an ordinance cancelling the November 4<sup>th</sup>, 2014 City Election due to lack of opposition for positions and issues for referendum.**

Mayor Combs read aloud the Certification of Unopposed Candidates. The office of Mayor, currently held by candidate Billy Combs; the position of Alderman, currently held by Doug Walker and the position of Alderman currently held by Dana Colquitt are certified and all unopposed.

**Motion** to cancel the November 4<sup>th</sup> election due to lack of opposition for the positions that were up for election.

**Motion:** Newman

**Second:** Smith

**Approved:** 5-0

**Motion amended** to reflect City election by Alderman Newman.

**Motion seconded** by Alderman Smith.

**XII. Discussion and possible action on purchasing the SAFE software to reinstall on the City computer.**

Several years ago the City operated a software program, called SAFE, that kept up with the On-Site Sewer Facilities (OSSF). A few years ago the City was told they did not need to continue using this program. Recently City Inspector, Reggie Nalley has been stressing that the City needs to return to using this OSSF program. The software cannot be located, but the program is still on the hard drive from the previous city computer. In order to resurrect the program the City will have to purchase a reinstall and upgrade of the SAFE program. The estimated cost will be approximately \$400.00.

**XIII. Discussion and possible action for City Secretary Training and possible membership in the Texas Municipal Clerk's Certification Program.**

City Secretary Donnelly has purchased the Texas Municipal Clerks Handbook and will be enrolling in the Texas Municipal Clerk's Certification Program, to begin courses in early 2015. Mayor Combs asked Council to consider approving reimbursement for the cost of the handbook and the three year certification program.

**Motion to approve training for the City Secretary and membership in the Texas Municipal Clerks certification program, this should include the aforementioned training session in January 2015.**

**Motion:** Smith

**Second:** Lasater

**Approved:** 5-0

**XIV. Discussion and possible action on Permitting and Permit Fees.**

The Committee is not ready to make a report.

**XV. Consider enforcement action, legal and/or other, on non-compliance to City ordinances.**

At the last meeting Council appointed a Municipal Judge and Clerk. This item goes hand in hand with Item VIII, Health and Safety Codes. This item will be brought back at the next meeting.

**XVI. Update, discussion and possible action on the dedication of the Fallen Heroes Memorial.**

The committee has a meeting on September 10<sup>th</sup> with the families of the two Fallen Heroes.

**XVII. Hear Report & Updates from the Mayor.**

Mayor Combs noted that a new well has been installed in Bayridge. Upon installing the new well, the old well fell causing the utility company to revert to the new system immediately and post a boil water notice. Some residents are complaining that the new well water is very dirty and they cannot wash their clothes with it. Also, the water has been turned off and on several times by the water company. Mayor Combs did contact the water company to inquire about the status of the well.

Galveston Bay Foundation (GBF) has purchased seventeen acres on FM 2354 in Beach City. Cedar Gully divides the property, with three quarters of the property being located to the north of Cedar Gully and approximately four acres is located south of the gully, with access to Cedar Gully RD. Mayor Combs read aloud a letter from GBF:

The Galveston Bay Foundation is pleased to announce its purchase of a 17+ acre tract of land in Beach City, Texas, with scenic views of Trinity Bay. This property is intended to serve as the site for GBF's new outdoor education center, allowing GBF to greatly expand its current environmental education programs. The property consists of rolling terrain with scattered trees, open grasslands, and densely forested areas and is bisected by Cedar Gully, which flows into Trinity Bay. Elevations ranging from sea level to 17 feet support a diverse plant community and provide scenic views of the bay. GBF plans to restore and enhance native coastal prairie, estuarine wetlands, hardwood forests, and oyster reef habitats in an effort to showcase ongoing conservation efforts the likes of which we work on throughout the Galveston Bay system. GBF is also working to develop long-term education programming that can be run from this facility. Programs may include "outdoor school" activities available for local schools and home school programs; scout camps; summer day camps; kayak, fishing, and birding adventures; and water conservation education workshops, among others. To learn more about GBF, please visit its website at [www.galvbay.org](http://www.galvbay.org).

**XVIII. Council Member Comments.**

None

**XIX. Adjournment.**

**Motion** to adjourn at 7:10pm

**Motion:** Newman

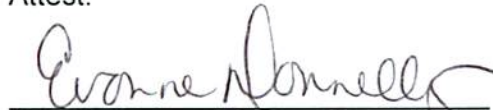
**Second:** Smith

**Approved:** 5-0

Approved: **September 23, 2014**

  
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**Mayor Billy Combs**

Attest:

  
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**City Secretary Evonne Donnelly**