

STATE OF TEXAS  
COUNTY OF CHAMBERS

**City of Beach City Special Called City Council Meeting & Budget Workshop  
Minutes**

The City Council of the City of Beach City, Texas  
met in a Special Called Session on **May 23, 2017** 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 Dana Colquitt and Alderman Doug Walker

Members Absent: Alderman Ray Smith and Alderman Paul Newman

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

Legal Counsel Present: City Attorney Daniel Jackson arrived at 5:07 P.M.

**1. Call to order and announcement of quorum**

On Tuesday May 23, 2017 Mayor Combs announced this Special Called Meeting is in lieu of our Regular May Meeting. Mayor Combs also stated that enough members are present for a quorum and called the meeting to order at 5:02 P.M.

**2. Invocation and Pledge of Allegiance**

Mayor Combs offered prayer. Mayor Pro Tem Lasater led the Pledge of Allegiance to the United States and Texas flags.

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

Barrow Ranch resident Dan Dubiel thanked Mayor and Council for the streetlight additions on McCollum Park Road & Point Barrow Road, and McCollum Park Road & Stablebrook. Mr. Dubiel stated that it has made a big difference at these stop signs.

**4. Budget Workshop for Fiscal Year 2017-2018**

This portion of the meeting will be postponed until a later date, due to the absence of two Aldermen. There was discussion of rescheduling the budget workshop to the week of June 12<sup>th</sup>-15<sup>th</sup>.

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

No report

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

No report

**7. Approval of Minutes for Regular Meeting of April 25<sup>th</sup>, 2017**

**Motion to approve**

**Motion:** Lasater

**Second:** Colquitt

**Approved:** 3-0

**8. 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 the financials**

**Motion:** Walker

**Second:** Lasater

**Approved:** 3-0

**9. EXECUTIVE SESSION: The City Council will now hold a closed meeting pursuant to the provision of Chapter 551, Texas Government Code:**

(a) **Section 551.074 Texas Government Code concerning employee matters**

No Executive Session was held.

**10. Discussion and possible action on authorizing the Mayor to hire an independent Auditing Firm to conduct an audit of the City's finances**

According to Texas law, a municipality must conduct a yearly audit. Mayor Combs has mentioned this each year at budget time and would like the City to send out a Request for Proposals for an audit to be conducted this year.

**Motion** to authorize Mayor Combs to identify an independent auditing firm and consummate a deal

**Motion:** Walker

**Second:** Colquitt

**Approved:** 3-0

Discussion: Mayor Pro Tem Lasater questioned if the State law requires a yearly audit, then why hasn't one been done. Mayor Combs added that every year at budget time he brings up this topic and allots money for the audit. Council has not discussed this subject beyond budget meetings.

**11. Discussion and possible action on purchasing the SAFE Program to assist with the maintenance of OSSF (On-Site Sewage Facilities) permits, quarterly maintenance records, etc.**

Many years ago, the City purchased the license and software for the SAFE Program to assist with the OSSF (On-Site Sewage Facilities) records. The City has not used this program in the last five years and it cannot be located in the office.

Mayor Combs noted that the cost for obtaining this software again will be \$400 per year. The company will not charge the City the licensing fee again.

**Motion** to purchase the SAFE software

**Motion:** Colquitt

**Second:** Walker

**Approved:** 3-0

**12. Discussion and possible action on the Emergency Preparedness Workshop to be held on Thursday, June 8<sup>th</sup>, 2017**

Mayor Combs along with Aldermen Colquitt and Walker met Monday with Roy 'Kim' Turner, Director of Chambers County Office of Emergency Management (CCOEM). Mr. Turner will give a 20-30 minute presentation on the history of hurricanes in our area, emergency preparedness, CodeRED program and evacuation routes. The workshop will be held on June 8<sup>th</sup> at 7:00 P.M.

**13. Discuss and approve the sale of the Beach City Wilma Lane extension in Walker Parkview Subdivision to Warren and Opal Lisenbee, subject to i) buyer paying full appraised value of the property and all closing cost including the survey and appraisal, ii) buyer granting a 20' wide drainage easement (10' either side of the existing drainage culvert) to the City**

At the April 25<sup>th</sup> meeting, Council reviewed the appraisal for this property. Alderman Walker asked for this item to be tabled until this meeting, so that Council may have the opportunity to look at this property.

Alderman Walker feels that the appraised value of this property is too low and that the City has a responsibility to obtain a second appraisal.

**Motion** to engage the services of an appraiser

**Motion:** Walker

**Second:** Colquitt

**Approved:** 2

**Opposed:** 1—Lasater

NOTE: Mr. Lisenbee arrived at the meeting just before 6:00 P.M. He apologized for his late arrival stating that he was unaware of the change to this month's meeting start time at 5:00 P.M. Mayor Combs updated Mr. Lisenbee on the Council's decision to move ahead with hiring an appraiser for a second opinion on the City's easement on Wilma Lane.

**14. Discussion and possible action on approving the Office Policy & Procedure**

Mayor Combs noted on page 3, under 'Office Keys & Door Lock Policy', it should read "The Mayor" not "Mayor Combs". Secretary Donnelly will make the correction to this document.

**Motion** to approve as amended

**Motion:** Walker

**Second:** Lasater

**Approved:** 3-0

**15. Hear update on actions resulting from recommendations by the City Survey Committee**

Mayor Combs sent an email to the Comcast representative inquiring on the status of Comcast extending service to all of Beach City.

Mayor Combs and Alderman Walker met with the Baytown Post Master after the last Council meeting. Alderman Walker noted that the Post Master was very positive and

helpful. Beach City is in a rural delivery area. There are different rules for the routine city carriers and the rural delivery carriers. Our mail carrier is responsible for sorting and delivering all mail for his/her routes in Beach City.

Ultimately, all the Post Master can do is to speak to the mail carrier for our area and try to improve the situation. The substitute mail carriers are rarely the same, which makes it difficult to improve upon that aspect of our mail delivery. Mayor Combs did note that the Baytown Post Office is adding a third carrier to deliver mail in our area.

Alderman Colquitt and Assistant Secretary Bercaw met to discuss ideas for an annual City celebration. The ideas discussed were:

- a). crawfish boil
- b). a picnic in the park
- c). something in December possibly with the BCVFD, or at Christmas time.

Mayor Combs suggested holding an event in April at the time of the City's anniversary.

There was discussion on whether this would be an annual or semi-annual event.

This will be brought back when all of Council is in attendance.

#### **16. Update and discussion from the citizen's committee evaluating the need of a Sales & Use Tax for Beach City**

An email has been sent out inquiring about a meeting, possibly in July.

#### **17. Discussion and possible action on an Ordinance regulating Billboards within Beach City**

Attorney Jackson revised this ordinance today and it was forwarded to Council by Secretary Donnelly around three o'clock, this afternoon.

Alderman Colquitt noted that in Section 7 it reads: All off-premises commercial signs and billboards are prohibited permitted within the corporate limits of the city.

Secretary Donnelly will remove the word "permitted" and resubmit to Council.

There was discussion on whether or not a permit would be required with this ordinance.

This will be brought back to Council since two Aldermen are absent.

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

Recently, the Inspector investigated a property in Bayridge for a nuisance complaint and he noticed a gray water issue.

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

a). The streetlights have been installed at McKinney & FM 2354; Carroll & FM 2354 and Leon & McCollum Park Road.

b). Chambers County will host an Emergency Preparedness workshop at White's Park Wednesday, May 31<sup>st</sup> at 10:00 A.M.

c). City of Houston emailed an update on the CenterPoint DCRF last week.

d). Due to an apparent lightning strike Friday, there was a fire at the oil tanks located off Point Barrow Road. Most residents in that immediate area were evacuated. There is a question as to why the Point Barrow on the Bay residents were not evacuated; this is being reviewed. Commissioner Senac opened the Beach City Community building at 04:00 for

approximately 30 residents. There were ten different fire departments who responded to the fire to assist the BCVFD. The residents were allowed to return home at approximately 07:00. The fire kicked back up around 07:30 and was completely extinguished around 12:00 P.M.

e). Mayor Combs will be issued a new digital radio from the County.

f). Commissioner Senac announced the BCVFD will host a car show at McCollum Park on July 8<sup>th</sup>.

g). The fiber Comcast is using is in their new technology is called Fiber Deep.

## 20. Council Comments

None

## 21. Adjourn

**Motion** to adjourn at 6:22 P.M.

**Motion:** Walker


**Second:** Colquitt

**Approved:** 3-0

Minutes Approved on June 27, 2017

  
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Billy Combs, Mayor

Attest:

  
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Evonne Donnelly, City Secretary