

COUNTY OF CHAMBERS  
STATE OF TEXAS

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

The City Council of the City of Beach City, Texas met in a **Regular Session** on **September 25, 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, Alderman Dana Colquitt, Alderman Ray Smith and Alderman Paul Newman

**Staff Present:** City Secretary Evonne Donnelly and Assistant City Secretary Deanna Wallace

**Legal Counsel Present:** City Attorney Daniel Jackson

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

On Tuesday, September 25, 2018 Mayor Combs called the Regular Session Meeting to order at 6:01 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)**

None

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

The 2019 budget has been approved and the tax rate remains the same.  
Chambers County is hiring twenty new employees for 2019.  
There has been a 35% population increase since the 2010 census.  
Fisher Road will be restriped by Chambers County Road & Bridge. There is a possibility McCollum Park Road will be restriped as well.  
There is a proposed subdivision on the southside of Lawrence Road that could add approximately eighty new homes in Beach City.

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

Some progress is being made on the addition to the VFD.  
Robert Campise has rejoined the BCVFD.  
The VFD has added water to the ponds at Oaks at Houston Point. Approximately 5,000 gallons of water has been added to each pond.  
The water mains that were added on TX 99 is saving minutes in the turnaround time to get water from hydrants. John Kline with Trans Global Services (TGS) is hoping to extend the water line down Fisher Road, by the end of the year.

**6. 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**

An updated Expenditures is before Council.

**Motion to approve**

**Motion:** Newman

**Second:** Colquitt

**Approved:** 5-0

**7. Approve Minutes for Regular Meeting of August 28<sup>th</sup>, 2018**

**Motion to approve**

**Motion:** Newman

**Second:** Walker

**Approved:** 5-0

**8. Discuss and consider hiring a landscaping company to maintain the Fallen Heroes Memorial (FHM) year-round and hire someone to repaint the benches and restrain the fence**

There are two landscaping bids for Council to review. The approximate yearly cost to maintain this memorial is anticipated to be \$2,000.

Council discussed how to raise funds for the FHM. One way would be to let the public know donations are accepted via Facebook, city website, Mayor's newsletter, etc.

**Motion to approve Precision Lawns for the on-going maintenance on the FHM for the term of \$120 per month.**

**Motion:** Newman

**Second:** Walker

**Approved:** 5-0

**9. Brought back for discussion from the August 28, 2018 meeting: Consider a request from Charles Johansen to purchase a City easement on Ocean Drive**

This was tabled last month to give Council time to go by this location and review the easement. Mr. Johansen stated that he spoke with Chambers County Road & Bridge Administrator Kevin McClung on the issue of a precedence being set by selling a municipal Right-of-Way (ROW). According to Mr. Johansen the City does not own the underlying land in question. It is Mr. Johansen's understanding from his research that the abutting landowners own the land fee-simple and the City owns the ROW/easement. Also, Mr. Johansen stated that in Texas the abutting landowners own the property to the centerline of the road. The City or County only has a right, or an interest, to a ROW/easement on top of the land.

Mayor Combs also spoke with Mr. McClung who noted that Council needs to control and keep the easements for drainage. Mr. Johansen added that he is willing to work with the engineers to improve the drainage and add concrete culverts to move the water off the road and into the bay. After a discussion with Council a motion was made.

**Motion to deny**

**Motion:** Walker

**Second:** Colquitt

**Approved:** 4-1 (Lasater opposed)

**10. Brought back for discussion from the August 28, 2018 meeting: Discuss and consider retaining an IT person and/or company to assist the City with computer issues**

At a previous council meeting, Mayor Pro Tem Lasater requested that Council look at retaining an IT company to assist with any computer needs or issues.

Mayor Combs introduced the new assistant secretary Deanna Wallace.

Mrs. Wallace contacted Office Depot and Best Buy for a quote on providing tech support to the City. Office Depot referred the City to a business division for IT support and we are currently waiting on their response and a quote.

Best Buy offered an annual contract of \$199 that includes: Data transfer and backup, Level 1 data recovery, Internet security software, PC virus removal and an on-call support center. There is an additional \$49 fee for each standard on-site visit.

When Secretary Donnelly contacted Impact Digital Solutions in Baytown, they quoted an hourly commercial rate of \$160 for an on-site visit.

**Motion** to contract with Best Buy to perform IT assistance, service and help

**Motion:** Walker

**Second:** Smith

**Approved:** 5-0

**11. Discuss and consider plat exemption request for lots 35 and 36 of Point Barrow Estates to the owner of lot 34**

Ms. Thomas owns lots 35 and 36 in Point Barrow Estates and wants to retain the front three acres for her homestead. She has agreed to sell the back 4.8 acres to her neighbor, Mr. Kucera who owns lot 33 and 34. Ms. Thomas has her Real Estate Agent, Marilyn Bartkowiak with her to answer any questions that Council may have. Each property owner will pay for an updated survey for their lots. Mr. Kucera will incorporate the 4.8 acres onto his existing survey. Information was presented to Council for their review regarding Exceptions to Plat Requirements for a Municipality.

When Alderman Walker questioned the reasoning for not wanting to have the property replatted Ms. Thomas said it would cost her \$10,000 for a replat.

Ms. Bartkowiak stated she spoke with Chambers Surveying & Mapping owner, Mike Chandler who told her a replat does not change anything if the property does not touch a public ROW. A survey would be half the cost of a replat.

Mayor Combs spoke with Chambers County Engineers, Bobby Hall and Gary Struzick and they recommend an exemption to the replat in this case. This was also presented to Chambers County Commissioner's Court, prior to Council's vote on this last month, and the Court approved the plat exemption.

After several minutes of discussion on survey vs. replat, a motion was made.

**Motion** to approve the survey and not require a plat

**Motion:** Walker

**Second:** Smith

**Approved:** 5-0

**12. Discuss and consider revisions to the Public Finds Investment Policy (PFIP)**

- a). requiring a background check for signators
- b). limiting the number of signors

Alderman Walker wanted more information before proceeding on this last month.

Mayor Combs spoke with the Mayor of Baytown on their internal policies for account signors.

Mayor Don Carlos stated that Baytown has approximately four people, with varying degrees of

authority, who have the authorization to sign and/or transfer funds and he is unaware of multiple signatures being required for check signing or fund transfers.

Mayor Combs spoke with TexPool and they will require two signatures upon written request from the City. However, the approved account signor has the capability to set up an online account with TexPool. This means they can transfer funds, etc. Mayor Combs, Mayor Pro Tem Lasater and Alderman Walker are currently the approved signors for this account. Mayor Combs is the only approved signor that has the capability to conduct online banking, transfers, etc. TexasTERM will allow for numerous signors but any single approved signor(s) would have the authorization to move money around, etc. in this account.

Mr. Johansen was kind enough to research several different protective measures for the City's accounts. Positive Pay is an option for the general fund/checking account. The concept of Positive Pay is to review the ledger you send in with the checks you have written. Alerts will be sent to you if there are any discrepancies to the amounts written, versus the check amounts being deposited or, if there are any name changes, etc. WikiHow lists various options for how to protect your business bank account from fraud. The City of McKinney lists Internal Control as a part of their PFIP. A print out of this information was given to Council.

Mayor Combs asked Council if they would like to take time to review this material and discuss this later, to which Council agreed.

Mayor Combs asked for two Aldermen to work with him and bring recommendations back to Council next month. Alderman Smith and Alderman Newman will work on this committee, with Alderman Walker as an alternate.

### **13. Discussion and possible action on CenterPoint Gas Texas Coast Division rate decrease**

Mayor Combs reviewed with Council the current rate decrease proposed by CenterPoint Gas.

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

None

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

1. Sharon Smith with the Beach City Water Control and Improvement District (WCID) spoke to Council about the current status of the purchase from Nerro Supply.
2. The repairs to Ocean Drive in Bayridge have made a big difference.
3. The Cultural Education Facilities Finance Corporation (CEFFC) funding will not take place until November.
4. The Galveston Bay Foundation (GBF) will host an open house at the Beach City Discovery Center October 6<sup>th</sup>. Mayor Combs will resend the newsletter.
5. February 20<sup>th</sup>, 2019 will be Chambers County Day in Austin.
6. As mentioned in Item 8, there is a new subdivision planned for Beach City that will be approximately eighty lots.

### **16. Council Comments**

Alderman Newman noted Mayes Middleton has a sign posted at the south end of Beach City that is well over the ordinance size limits. Alderman Colquitt will stop by and speak to the landowners regarding this matter.

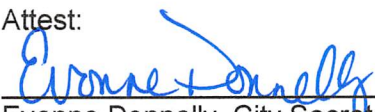
Mayor Combs added that this is why we need the Code Inspector to enforce the sign ordinance. Happy Birthday to Mayor Combs.

**17. Adjourn**

Council adjourned at 7:46 P.M.

**Minutes Approved:** October 23, 2018

  
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Billy Combs, Mayor

Attest:  
  
\_\_\_\_\_  
Evonne Donnelly, City Secretary

