

COUNTY OF CHAMBERS  
STATE OF TEXAS

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

The City Council of the City of Beach City, Texas met in a **Regular Session** on **August 27, 2019** at the Beach City Community Building, 12723 FM 2354 Beach City, TX. 77523

**Members Present:** Mayor Jackey Lasater, Mayor Pro Tem Dana Colquitt, Alderman Doug Walker, Alderman Ray Smith, Alderman Paul Newman and Alderman Ryan Dagley

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

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

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

On Tuesday, August 27, 2019 Mayor Lasater called the Regular Council meeting to order at 6:05 P.M.

**2. Invocation and Pledge of Allegiance**

Mayor Lasater offered prayer and Mayor Pro Tem Colquitt 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 Billy Combs Chambers County Commissioner Pct. 4**

The tax base is up by \$1 billion dollars, but so are the expenditures. The stated \$1 billion refers to taxable appraised value. The tax base is estimated at \$11 billion dollars.

Needlepoint Road will be realigned and will run parallel with the I-10 feeder road. This change will start at the east side of the canal at the HPP (Houston Products Processing) entrance and will run north to south.

Fisher Road at Cedar Port Parkway has been problematic. The dump trucks are hauling dirt for the GPI (Grand Parkway Infrastructure), TX 99 project. The dirt is being purchased from TGS (Trans Global Solutions/Cedar Port and used for the Grand Parkway construction. TxDOT has been contacted and they assured Commissioner Combs they have some solutions in mind. One solution includes widening the turn radius for the trucks coming out of the TGS property and turning onto Cedar Port Parkway going to TX 99.

Commissioner's Court approved amending the subdivision ordinance but are still making some revisions to this ordinance.

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

None

**6. Approve Minutes for Regular Meeting of July 23<sup>rd</sup>, 2019**

**Motion** to approve

**Motion:** Colquitt

**Second:** Walker

**Approved:** 5-0

**7. 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
- (d) Review and approve Weekly Review of Accounts

**Motion to approve**

**Motion:** Colquitt

**Second:** Walker

**Approved:** 5-0

**8. Brought back for discussion from the July 23, 2019 meeting:** Discuss and consider approving a Resolution supporting the City of Mont Belvieu to expand or redistrict the 77580 Zip Code to include all Beach City addresses.

Dalton Rice with the City of Mont Belvieu addressed Council regarding Mont Belvieu's plan to merge all West Chambers County entities to the 77580 zip code. Beach City, Cove, Mont Belvieu and Old River make up the municipalities in West Chambers County. Mont Belvieu anticipates an additional 30,000 plus residents by the year 2030.

A lengthy discussion ensued regarding the pros and cons of Beach City supporting a Mont Belvieu Post Office.

**Motion to adopt Resolution 2019-07 to support Mont Belvieu**

**Motion:** Walker

**Second:** Smith

**Approved:** 5-0

**9. Discuss and consider approval of final plat for the High Ridge Estates Subdivision Section 3 from Louis and Mona Cognata and determine the status of this request with Chambers County**

Chambers County Commissioners Court and the County Engineers have approved the final plat of the proposed High Ridge Subdivision, Section 3.

Lou and Mona Cognata introduced themselves and thanked Council for all they do for Beach City. Mrs. Cognata began her presentation to obtain Council's approval for the proposed High Ridge Subdivision, Section 3.

The Cognata's contracted the services of a Civil Engineer, Gordon Hahn and Civil Engineer, Dr. Dwayne Culp, PhD who is also a Certified Flood Plain Manager to assist them with the drainage of this new subdivision.

Louis Cognata explained the master plan of the three sections, totaling 82 lots, each lot averages one and a half acres.

Each lot will require a water well and septic system, which has a defined corridor.

Home foundations have a "top of slab" minimum requirement of 29 feet of elevation. The roads will be at 27 feet of elevation.

There will be no aerial electrical, only underground electrical will be allowed.

A seventy five foot wide by approximately one and a half mile long greenbelt area has been set aside for recreational use (i.e. jogging/biking trail).

**Motion to approve**

**Motion:** Newman

**Second:** Colquitt

**Approved:** 5-0

**10. Consider and approve an Order of Cancellation for the November 05, 2019 Alderman City Election, in accordance with Section 2.053(a) of the Texas Election Code; due to lack of opposition for positions**

**Motion to approve**

**Motion:** Colquitt

**Second:** Newman

**Approved:** 5-0

**11. Discuss and consider an Agreement / Contract with Chambers County relating to a joint election to be held November 5, 2019**

Motion to approve

Motion: Newman

Second: Colquitt

Approved: 5-0

**12. Discuss and consider amending Ordinance 2010-01 regarding subdivision regulations to coincide with Chambers County's new regulations**

Lou Cognata asked if Council would agree to grandfather in Sections 1 & 2 of High Ridge Subdivision from the new subdivision regulations. The Cognata's stated that they have received verbal approval from Judge Sylvia regarding this matter. Mayor Lasater added this would be considered at a later time.

Bring back in September when the county may have the updated regulations available.

**13. Brought back for discussion from the July 23, 2019 meeting: Discuss and consider switching internet service from Rise Broadband to Comcast**

Secretary Donnelly obtained a quote from Comcast for 150 MBPS, 300 MBPS and 500 MBPS.

Comcast has offered a \$150 Visa gift card to offset the installation fee.

Alderman Smith requested that Council consider purchasing a satellite phone for severe weather events.

**Motion** to switch the internet service from Rise Broadband to Comcast and cancel the hardline phone with Frontier, use the 24 month contract at 150 MBPS.

Motion: Newman

Second: Walker

Approved: 5-0

**14. Discuss and consider accepting an offer to donate property to the City of Beach City**

A woman and her family who inherited four unimproved lots in Beach City would like to donate them to the City. The lots total approximately one-half of an acre. There are back taxes that need to be paid totaling approximately \$1,600.

Alderman Dagley noted that upon researching these lots they total approximately 5,000 square feet, which would be under 1/8 of an acre.

No Action taken by Council on this item.

**15. Update and discussion from the Beautify Beach City Committee regarding roadside litter on FM 2354**

The committee met yesterday and formed the Beach City Civic Club (BCCC).

Mayor Lasater, Alderman Colquitt, Alderman Walker and former Commissioner Rusty Senac are some of the members of the BCCC.

The BCCC will adopt a two-mile section of the highway from the State of Texas and keep clean.

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

None

**17. Report and update from the Mayor**

TGS Vice-President of Cedar Port, John Kline met with Mayor Lasater and BCVFD Fire Chief Pat McDonald to discuss some of the development activity around our area.

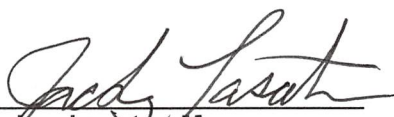
TGS has been clearing past their fence line on FM 2354, Mr. Kline only responded that they are in the business to sell/develop their property. Mayor Lasater understood there was a gentleman's agreement regarding a greenbelt along FM 2354 with the previous owners of this property. TGS plans to be a good neighbor however, there is not a gentleman's agreement in place regarding a greenbelt set back.

**18. Council Comments**


Alderman Newman has had issues with Comcast, they cancelled his installation the day before they were to arrive.

**19. Adjourn meeting at 8:25 P.M.**

**Minutes Approved: September 24, 2019**

  
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**Jackey Lasater, Mayor**

Attest:

  
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**Evonne Donnelly, City Secretary**