

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 **January 28, 2020** at the Beach City Community Building, 12723 FM 2354 Beach City, TX. 77523

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

**Members Absent:** Alderman Doug Walker

**Staff Present:** City Secretary Evonne Donnelly

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

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

On Tuesday, January 28, 2020 Mayor Lasater called the Regular Called Council meeting to order at 6:00 P.M.

**2. Invocation and Pledge of Allegiance**

Mayor Lasater offered prayer and 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 Pct. 4 Chambers County Commissioner, Billy Combs**

None

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

There have been two large fires in the last thirty days.

Two of the new members have moved out of the Beach City area. Currently, there are eighteen active members.

Tanker 81 is out of service for repairs due to leaks caused by galvanic corrosion.

The Cognata's put their dry hydrant in service on Lawrence Road.

Seacrest Subdivision has three connecting ponds; the residents will vote on adding a dry hydrant. It is unclear if they will allow this dry hydrant to be used for the Beach City community or only their subdivision.

**6. Approve Minutes for *Special Called Meeting of December 17<sup>th</sup>, 2019***

**Motion** to approve the minutes

**Motion:** Colquitt

**Second:** Smith

**Approved:** 4-0

**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 Statement(s) 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:** Newman

**Second:** Colquitt

**Approved:** 4-0

**8. Discussion and possible action on a Resolution Relating to Approving A Financing by the Beach City Cultural Education Facilities Finance Corporation (BC CEFFC) in the amount of \$4,500,000 for the benefit of The Highlands School, Inc. and related matters**

Mayor Lasater combined Items 8 and 9.

Bill Blich spoke to Council noting the BC CEFFC Board of Directors met today at 5:45 pm and voted to approve the Resolution for the Post Oak School, BBVA USA loan of \$4.0 million dollars. The Board also voted to approve the Highland Schools, BBVA USA loan in the amount of \$4.5 million dollars. Mr. Blich added, after his review of the documents, the notes that are signed state very specifically that Beach City is not liable for any payment of debt service. Neither the taxing power nor the credit of the city is pledged to the payment of this (these) loans; they have only the borrower to look to for payment. Moreover, the loan agreement between BBVA and the borrowers do contain indemnification for the City, the CEFFC, officers and employees. With these two safeguards in place, Mr. Blich recommends the Resolutions be passed.

**Motion** to approve financing for the Highlands School in the amount of \$4.5 million dollars

**Motion:** Newman

**Second:** Colquitt

**Approved:** 3-0

**Abstained:** 1-Smith

Discussion: Alderman Newman asked how this benefits the City. Mr. Blich stated the City will receive \$10,000 for each loan.

**9. Discussion and possible action on a Resolution Relating to Approving A Financing by the Beach City Cultural Education Facilities Finance Corporation (BC CEFFC) in the amount of \$4,000,000 for the benefit of The Post Oak School and related matters**

Items 8 and 9 were combined. See Item 8 above.

**Motion** to approve that Resolution in the amount of financing for Post Oak School in the amount of \$4 million dollars

**Motion:** Newman

**Second:** Colquitt

**Approved:** 3-0

**Abstained:** 1-Smith

**10. Discuss and consider approving a Consent to Encroachment for sixty-foot unopened Right-of-Way (ROW) variable width shown by survey as Ocean Drive in OceanWay Mobile Home Park dba Granite Oceanway, LLC**

This item was discussed at a previous meeting.

In the 1940's, the landowners agreed to abandon the Right-of-Way (ROW) in a section of Ocean Drive located in what is now OceanWay Park, with Chambers County approval +. Currently, there is a three hundred foot section of Ocean Drive where the ROW is still intact and not listed as abandoned. This is the City's ROW and Council would rather sell this section of Ocean Drive than abandon it.

Joe Sullivan is Regional Manager of Granite Oceanway, LLC., he asked Council to approve a Consent to Encroachment. This will satisfy all parties including buyer and seller, who have recently closed on this property.

**Motion** to Consent to Encroachment for sixty-foot unopened Right-of-Way (ROW) variable width shown by survey as Ocean Drive in OceanWay Mobile Home Park

**Motion:** Smith

**Second:** Dagley

**Approved:** 4-0

Discussion: Alderman Smith asked if we have to review this periodically? Mayor Lasater is not aware of any requirement to review this periodically.

Alderman Dagley added, this Consent does not read that it is in perpetuity, it will expire. It reads, if you demolish or destroy a mobile home the consent will terminate upon these occurrences. Dagley asked if a mobile home is moved, swapped out/changed out would that include, or be considered as demolition?

Mayor Lasater stated that he does not read it that way. Replacing it and rebuilding it are two different things.

**11. Consider and approve the Interlocal Agreement for Fire Code Enforcement between Chambers County and the City of Beach City**

Mayor Lasater reviewed the current changes to the Fire Code Enforcement agreement presented to Council, from the previous agreement that has been in place.

**Motion** to approve the Interlocal Agreement for Fire Code Enforcement between Chambers County and the City of Beach City

**Motion:** Newman

**Second:** Colquitt

**Approved:** 4-0

Discussion: Alderman Smith asked Fire Chief McDonald if he is good with this agreement; to which the good Fire Chief replied, I'm good.

**12. Consider and approve aerial applications for purpose of Mosquito Control within the corporate limits of Beach City**

**Motion** to approve aerial applications for purpose of Mosquito Control within the corporate limits of Beach City by Chambers County

**Motion:** Newman

**Second:** Dagley

**Approved:** 4-0

**13. Discuss and consider revisions to the City's Personnel Policy**

Questions came up about our current policy and whether it includes vacation and paid time or leave time for the assistant secretary. Also, there is no mention of leave time for bereavement; how holiday pay works when the holiday falls on a weekend, etc.

Mayor Lasater would like Alderman Walker and Mayor Pro Tem Colquitt to form a committee to review this and bring recommendations back to Council for a vote.

**14. Discuss and consider creating a Beach City Spirit Lifetime Achievement Award**

This idea was presented by Mayor Pro Tem Colquitt.

Mayor Lasater would like to have a committee come up with criteria for this award.

Alderman Walker has been nominated to serve on this committee with Mayor Pro Tem Colquitt.

**15. Hear request from Marcia Hodge regarding Barrow Ranch Speed Study, Speed Limit and Children at Play signage**

Ms. Hodge is representing Barrow Ranch I, II and III. and she serves on the Homeowners Association (HOA) Board. According to Ms. Hodge, multiple homeowners are requesting a speed limit study. Apparently, the bus stops were changed by Barbers Hill ISD (BHISD) and the children now go to four main bus stop areas. Ms. Hodge noted a safety concern with this matter and proposed that a speed study be conducted by Beach City. Barrow Ranch HOA will pay for the signage they are requesting.

Mayor Lasater noted that the City will be discussing the newly revised Chambers County Subdivision ordinance at the next meeting. The City typically mirrors the County's ordinance(s) and they have the speed limits listed inside a subdivision as 25 miles per hour (mph) in their revised ordinance.

**16. Consider and approve agreement with the Barbers Hill Lions Club to participate in the patriotic flag program for 2020**

**Motion** to approve agreement with the Barbers Hill Lions Club to participate in the patriotic flag program for 2020

**Motion:** Smith

**Second:** Dagley

**Approve:** 4-0

**17. Discuss and consider removal of surplus office equipment/items**

Bring back to the February meeting; not ready to present to Council.

**18. Hear report on the January 23<sup>rd</sup>, 2020 West Chambers County Chamber of Commerce (WCCCC) Awards Gala**

Mayor Lasater thinks the Gala was a rousing success; Beach City was well represented. Johnny Eversole received his Volunteer of the Year award.

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

No report

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

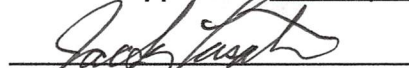
1. Road Closures: Business 146 will be closed on January 31<sup>st</sup> at 8pm. Open again on Sunday evening.
2. Mayor Lasater went to see Danny Jackson in the hospital.
3. CenterPoint Energy Electric has not settled with the Coalition of Cities as reported in the paper. It appears that CenterPoint will settle but, they will not get the amount they are requesting.

**21. Council Comments**


Alderman Smith is recovering nicely from his ankle surgery.

**22. Adjourn meeting at 7:13 P.M.**

**Minutes Approved: February 25, 2020**

  
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Jackey Lasater, Mayor

Attest:

  
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Evonne Donnelly, City Secretary

