

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 **May 26, 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 Doug Walker, Alderman Paul Newman, Alderman Ray Smith and Alderman Ryan Dagley

Staff Present: City Secretary Evonne Donnelly

Legal Counsel Present: City Attorney Daniel Jackson

1. Call to order and announcement of quorum

On Tuesday, May 26, 2020 Mayor Lasater called the Regular Council meeting to order at 6:29 P.M.

2. Invocation and Pledge of Allegiance

Chief McDonald offered prayer and Alderman Dagley led the Pledge of Allegiance to the United States and Texas flags.

3. Public Comments (Limited to three (3) minutes per person)

None

4. Hear report and update from Pct. 4 Chambers County Commissioner, Billy Combs

Commissioner Combs expressed his gratitude for how well the Fallen Heroes Memorial has been kept up over the years.

Chambers County Commissioners Court passed a Resolution to oppose the Galveston Bay Park Plan (GBPP) that was proposed by the Severe Storm Prediction, Education and Evacuation from Disasters (SSPEED) Center at Rice University.

Here is a little history: After Hurricane Ike (in 2008) there were various initiatives taken to find a storm surge submission project that would protect the Trinity/Galveston Bay region from tidal flooding. Texas A&M University (TAMU) at Galveston came up with a plan called the Coastal Spine Project, most commonly known as The Ike Dike. This would extend the Texas City Dike, east and west, and add exceptionally large flood gates, such as the Holland flood gates. These gates could be closed during hurricanes and basically dam up the water to prevent a massive storm surge such as the one Hurricane Ike produced. There is momentum in Washington for this project. It is uncertain with the financial hardships encountered since COVID-19 how much funding could be given toward the Coastal Spine Project.

SSPEED came up with the Centennial Gates which would protect the Houston Ship Channel and the Petrochemical Plants but inadvertently flood everyone else. The Centennial Gates would be placed at the mouth of the ship channel (where Cedar Bayou and the ship channel meet). This would cause flooding for everyone else, including Kemah, Morgan's Point, etc. In 2014 the Beach City Council passed a Resolution opposing the Centennial Gates.

Now the folks with SSPEED are back again with the GBPP. This project proposes adding a series of barrier islands which would start at Hogg Island (located at the tip of Morgan's Point, where Cedar Bayou dumps in) and continue making a north to south barrier island. This would go all the way to Texas City and tie into the Texas City seawall. This would be built almost entirely in Chambers County. None of the County representatives or local area representatives were contacted for input on this project. These islands would be turned into parks. Also, the Port of Houston currently has a project in the early stages to dredge the entire ship channel and widen it to 700 feet. SSPEED intends to widen the ship channel from 700 feet to 900 feet.

Commissioner Combs stated, out of the numerous things wrong with this plan the main issue is this does absolutely nothing to protect Chambers County. In fact, the opposite would occur, by funneling the water into Beach City, Anahuac and the east side of Trinity Bay. Chambers County taxpayers would also be stuck with maintaining these parks and policing them. The GBPP has been supported by Harris County. Harris County Commissioner Adrian Garcia has been drumming up support for this project. It appears that Mr. Garcia has enough support to pass this with the Houston Port Authority. The City of Houston appears to be in support of this as well. On May 20th, 2020 Commissioner Combs and Mayor Bechtel, of Morgan's Point, called into the Port of Houston's virtual meeting in opposition of this project.

AmeriPort has purchased the land on both sides of FM 565 and is planning on a new industrial park. One warehouse will be approximately 300,000 square feet.

Please complete the 2020 Census; Chambers County is only at 46% completion at this time.

Fisher Road at Cedar Port Parkway has issues with the asphalt patching.

FM 3180 and the I-10 bridge will be out starting Friday for two months.

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

Chief McDonald stated that call volume has been steady.

Membership is staying up.

The BCVFD has requested an increase to the yearly service contract taking the amount from \$40,000 to \$48,000 for FY 2020-2021.

Alderman Walker asked if the \$8,000 increase request is an immediate need and when does the VFD's FY begin. Chief McDonald responded the \$8,000 could be spread out over the years and their FY is the same as the City's.

Alderman Dagley questioned if the BCVFD wants the \$8,000 for FY 2020-2021 forward or, do they need \$8,000 now and increase the service agreement amount July 1st to \$48,000. Chief McDonald replied, from July 1st forward is the request, which would increase the monthly agreement payment to \$4,000.

6. Approve Minutes for Regular Meeting of April 28th, 2020

Motion to approve the Minutes for Regular Meeting of April 28th, 2020

Motion: Newman

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 Statement(s) for the 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: Dagley

Approved: 5-0

8. Discussion and possible action on Capital Bank CD #577 maturing on June 12th, 2020

Council discussed different CD terms and rates.

Rates are exceptionally low. Currently the best rate from Capital Bank is .70% with APY of .75% for twelve (12) months.

Council agreed the shortest term possible is the way to go, which is a 12 month (1 year) CD.

Motion to go with the one year CD @ the .70% interest rate with Capital Bank

Motion: Walker

Second: Smith

Approved: 5-0

Discussion: Secretary Donnelly asked what if the rates are higher or lower than the Motion amount.

Council concurred that the Mayor has the authority to make these decisions on behalf of Council.

9. Discussion and possible action on approval of Resolution for new CD investment

Motion to approve new Resolution 2020-04 for the new CD investment

Motion: Newman

Second: Walker

Approved: 5-0

10. Presentation by Misty Ford, requesting Council to consider adopting an ordinance that restricts registered sex offenders to reside or be present anywhere children gather

Ms. Ford emailed late this afternoon asking to postpone until the June meeting.

No discussion on this item.

11. Discuss and consider request from Cobb Findley & Associates for a partial replat of 7030 FM 2354, Beach City, TX. 77523 aka OceanWay Mobile Home Park

Mayor Lasater spoke with commissioner Combs on this matter and we are waiting on some last minute questions to be answered by Chambers County.

Attorney Jackson added that the City normally approves the final plat, not the preliminary plat.

Postponed until the June meeting.

12. Update and discussion on CenterPoint Energy's FY 2020-2021 Franchise Fee Payment Calculation

Mayor Lasater reviewed the yearly calculations with Council. The Franchise Fee payments will not go up very much for FY 2020-2021.

13. Consider and approve a Resolution Establishing the Baytown Sun as the Official Newspaper for the City of Beach City

Motion to approve

Motion: Smith

Second: Newman

Approved: 5-0

14. Update and discussion on Air Products (AP) pipeline

Mayor Lasater read aloud a timeline he created to assist with the verification of events that transpired regarding the AP pipeline.

This timeline begins in July 2019 when AP contacted the City about their intentions to use the City's easement on FM 2354 for a pipeline to cross Beach City, running from Baytown to Texas City. The timeline continues forward stating that AP contacted Mayor Lasater in late November or the beginning of December 2019. Mayor Lasater spoke with the City Attorney, Daniel Jackson about any possible conflicts. Since the City was not in negotiations with AP, no conflicts were assumed, the

Mayor then entered into a contract with AP in February 2020; for the pipeline to cross his personal property. This pipeline transaction was completed in March 2020.

Mayor Pro Tem Colquitt reviewed her phone conversation with Mayor Lasater. Mayor Pro Tem Colquitt stated, when she asked Mayor Lasater if he found out in November that AP was backing out with the City, why he would not tell us (Council) until March when his deal was done. Mayor Pro Tem Colquitt added that Mayor Lasater would not answer her and became belligerent.

Mayor Lasater asked what question does Mayor Pro Tem Colquitt have for him, to which Mayor Pro Tem Colquitt added, you did not want to answer my question when I asked it, so I told the people that asked me, what you said.

Alderman Walker stated he heard his name was mentioned regarding a meeting with AP and he has never met with AP. Mayor Lasater added that he was confused about who was present at the meeting and it was Commissioner Combs that was with him.

Alderman Walker thought the summary/ timeline presented was very good.

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

No report

16. Report and update from the Mayor

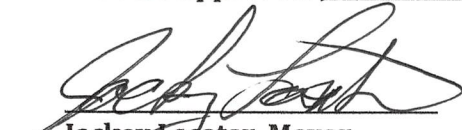
There are currently 61 COVID-19 cases in Chambers County.

17. Council Comments

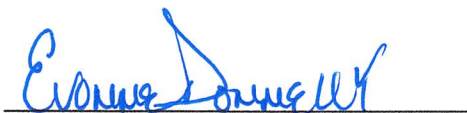
Alderman Newman commented on the ten percent increase to his property taxes from Chambers County Appraisal District this year.

18. Adjourn meeting at 7:38 P.M.

Minutes Approved: June 23, 2020


Jackey Lasater, Mayor

ATTEST:


Evonne Donnelly, City Secretary

