

The City Council of the City of West Columbia, Texas, convenes this the 10th day of September, 2018 at 7:00 p.m. in a regular meeting in the Council Chambers, 512 E. Brazos, West Columbia, Texas.

1. INVOCATION & PLEDGE. Invocation was given by Alderman Walker.
2. ROLL CALL. City Secretary Kuban called the roll of the Council.
Present: Mayor Kincannon, Aldermen Tindol, Walker, and Biedenfeld.
Also present were City Manager Sutherland, City Secretary Kuban
And City Attorney Leah Hayes.
Absent: Aldermen Thomas and Maynor.
3. MAYOR AND CITY COUNCIL GREETINGS AND PRESENTATIONS: Kincannon greeted everyone and presented the Fire Prevention Week Proclamation to Mike Azbell.
4. CITIZENS' COMMENTS: Paula Raeke of 903 Loggins Dr. thanked the council for looking into the safety of the children walking along the roads in the elementary school area by having a police presence with flashing lights in addition to the two school crossing guards. It was reported that the proposed sidewalk project is still in the works. * Andrea Garcia of 523 Austin St. requested for the second time to designate that area for mobile and modular homes due to the costs involved of building a new home after the flooding. She felt that the property values could be increased with this action. * Mary Holler, coach and spokesperson of the newly formed CHS Swim Team requested to use the city pool for practices. She stated that USSA could be a resource and she is willing to research additional options for funding. She also stated that she would like to see the local swim program grow and could possibly share costs with Sweeny High School and/or host triathlon events at the park.
5. CITY MANAGER'S REPORT: Sutherland reported on the following – * Tielke Lift Station pumps have been installed and the city public works crew have trimmed most of the trees on the east side of the community and along the Veteran's Day parade route. * CivicReady is the city's new emergency notification system and is now online on the city's website. The new system does not allow for duplication of phone numbers which was a problem with the old system. * National Nite Out will be Tuesday, October 2nd at First Capitol Park from 6 – 7:30 p.m. Police Department repairs will begin soon for the damage caused by the roofing company and TML is subrogating with their insurance company. * The Parks Master Plan survey is being distributed through the schools and the community and is available online. It is also mandatory for the TP&W grant applications. * City Wide Cleanup is scheduled for October 27th in preparation for the Veteran's Day Parade. * Auditors have completed their interim audit and will be back in December to complete field work. * October Council meeting will be on Tuesday, the 9th as Monday is a holiday.
6. CONSENT AGENDA:
 - A. APPROVAL OF MINUTES FROM PREVIOUS MEETING(S). Minutes were submitted in Council packet.
 - B. CITY TREASURER'S REPORT. Report was submitted in Council packet.

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C. POLICE DEPARTMENT REPORT. Report was submitted in Council packet.

D. MUNICIPAL COURT REPORT. Report was submitted in Council packet.

E. FIRE DEPARTMENT REPORT. Reports were submitted in Council packet

F. FIRE MARSHAL REPORT. Reports were submitted in Council packet.

G. PUBLIC WORKS REPORT. Report was submitted in Council packet.

Motion was made by Biedenfeld and seconded by Tindol to approve all consent agenda reports. All voted Aye.

7. ITEMS REMOVED FROM CONSENT AGENDA: There were none.

8. PUBLIC HEARING – TEXAS PARKS AND WILDLIFE LOCAL PARK GRANT APPLICATION SUBMISSION FOR POCKET PARK PROJECT AND TO SURVEY PARK IMPROVEMENTS TO BE INCLUDED IN THE PARKS MASTER PLAN: Kincannon closed the public hearing and entered into a public hearing at 7:24 p.m. Sutherland reported that Chris McCann, Tourism & EDC Director, had been working diligently on grant applications for the Pocket Park project and had received positive feedback from various ones until Hurricane Harvey and their funds had all been reallocated. She is now completing an application for a Texas parks & Wildlife Small Community Local Park grant that does not require the city's Master Plan to be completed to apply. It is a matching grant of up to \$75,000 and the public hearing is a requirement of the grant application. The submission deadline is October 1st. McCann reported to council that in-kind services were allowed as part of the city's matching funding and listed a few of the ones already procured. City Attorney Hayes advised that the application requires all funding sources to be identified. Walker confirmed that any donations would be doubled by the grant award. McCann also reported that the survey for the Parks Master Plan was available on the city's website and hard copies were available for attendees in the audience. With no other public questions or comments being made, Kincannon closed the public hearing and convened back into open session at 7:29 PM.

9. NEW BUSINESS:

A. CONSIDER PAYMENT REQUEST #2 BY MATULA & MATULA CONSTRUCTION, INC. FOR RAW WATER TRANSMISSION LINE PROJECT: It was reported that the pipe for the Raw Water Transmission Line project was in place. Motion was made by Walker, seconded by Tindol, to approve payment request #2 to Matula & Matula in the amount of \$31,353.35. All voted Aye.

B. CONSIDER SUBDIVISION PLAT VARIANCE FOR DEVELOPMENT OF AN 8 ACRE TRACT LOCATED AT DEAD END OF N. MATTSON: Property owner, Daniel Carreon and Engineer Doug Roesler of Baker & Lawson were present to address council. It was discussed that Carreon was proposing to develop an 8 acre tract into 50' wide by 120' deep parcels making them less than the required 7000 square foot lot size. He is proposing single-family starter homes on slab foundations with two-car garages. A Home Owner's Association with Covenants, Conditions and Restrictions would be created to ensure property values. He is requesting a variance of the current regulated lot size. Motion was made by Walker, seconded by Tindol to allow a variance of the lot size. All voted Aye. It was also stated that drainage would need to be further discussed and that partnerships with adjacent property owners could lead to major improvements.

- C. CONSIDER RESOLUTION DENYING TEXAS-NEW MEXICO POWER COMPANY'S RATE INCREASE: Motion was made by Tindol, seconded by Walker to adopt Resolution No. 504 denying Texas-New Mexico Power Company's rate increase. All voted Aye.
- D. CONSIDER DECLARING PUBLIC WORKS AND POLICE EQUIPMENT AS SURPLUS AND AUTHORIZING DISPOSAL: It was discussed that the unused equipment is the Dump Truck, a 2004 Ford F150, and Cub Cadet shredder deck from the Public Works Department and the Animal Control vehicle and the last 2009 Ford Explorer. Motion was made by Tindol, seconded by Biedenfeld to declare Public Works and Police Department equipment as surplus and authorize its disposal. All voted Aye.
- E. CONSIDER ORDINANCE INCREASING WATER AND SEWER RATES: Motion was made by Walker, seconded by Biedenfeld to adopt Ordinance No. 662 captioned as
- AN ORDINANCE OF THE CITY OF WEST COLUMBIA, TEXAS, AMENDING THE CHARGES FOR WATER AND SEWER PURSUANT TO SECTIONS 19 - 152 AND 19 - 154 OF THE CODE OF ORDINANCES OF THE CITY OF WEST COLUMBIA, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
- All voted Aye. Water and Sewer rates within the city limits will each be increased from \$13 for the first 1500 gallons and \$4.55 for every 1000 gallons over to \$16 for the first 1000 gallons and \$4.63 for every 1000 gallons over. Outside city limit rates will each be increased from \$26 for the first 1500 gallons and \$9.10 for every 1000 gallons over to \$32 for the first 1000 gallons and \$9.26 for every 1000 gallons over.
- F. CONSIDER AMENDING RV PARK SCHEDULE OF FEES: Motion was made by Biedenfeld, seconded by Walker, to amend weekly RV rental rates from \$125 to \$150 and monthly rental rates from \$475 to \$575. All voted Aye. The \$25 daily rental rate will remain the same.
- G. CONSIDER AMENDING MEETING FACILITY RENTAL POLICY: Staff recommended to increase the Civic Center daily rental rates for Friday, Saturday or Sunday from \$300 to \$500 per day and offer a three-day weekend rate of \$1000. The current \$300 rate would remain the same for Monday through Thursday rentals and non-profit/employee rate of \$100 would also remain unchanged. The deposit was recommended to be increased from \$200 to \$300. Tindol and Kincannon felt the increase was too much and Biedenfeld recommended the deposit remain at \$200. Motion was made by Biedenfeld to increase the weekend daily rates to \$500 per day, offer the weekend fee of \$1000 and keep the security deposit \$200. Walker seconded the motion. Biedenfeld and Walker voted Aye with Tindol voting Nay. City Attorney Hayes advised that although the vote was two to one, the majority vote must be three as if a full quorum of council were present. Because the vote wasn't by an official majority, it didn't pass and would be reconsidered at a future meeting.
- H. CONSIDER ADOPTING 2018/19 ANNUAL BUDGET: Motion was made to adopt Ordinance No. 663 adopting the 2018/19 Annual Budget captioned as
- AN ORDINANCE MAKING APPROPRIATIONS FOR THE SUPPORT

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OF THE CITY OF WEST COLUMBIA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019; AND ADOPTING THE ANNUAL BUDGET OF THE CITY OF WEST COLUMBIA FOR THE 2018/19 FISCAL YEAR.

All voted Aye.

- I. CONSIDER ORDINANCE LEVYING TAXES FOR 2018 AND APPORTIONING EACH LEVY FOR THE SPECIFIC PURPOSE: Motion was made by Walker that the property tax revenue be increased by the adoption of a tax rate of .82000/100 which is effectively a 3.35% increase in tax revenue. Biedenfeld seconded the motion and all voted Aye adopting Ordinance No. 664 captioned as
AN ORDINANCE LEVYING TAXES FOR THE USES AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF WEST COLUMBIA; AND APPORTIONING LEVY FOR A SPECIFIC PURPOSE.
- J. CONSIDER APPOINTING HOUSTON-GALVESTON AREA COUNCIL REPRESENTATIVE AND ALTERNATE: Motion was made by Walker to appoint Biedenfeld as the H-GAC representative and Maynor as alternate. Tindol seconded the motion and all voted Aye.
- K. CONSIDER CASTING VOTES FOR TML INTERGOVERNMENTAL RISK POOL BOARD OF TRUSTEES: Walker made a motion to cast votes for Dietrich von Biedenfeld in Place 11, Bert Lumbreras in Place 12, Mike Jones in Place 13 and Bert Echterling in Place 14. Tindol seconded the motion and all voted Aye.
- L. CONSIDER ADOPTING THE BRAZORIA COUNTY HAZARD MITIGATION ACTION PLAN: Motion was made by Tindol, seconded by Biedenfeld to adopt the Brazoria County Hazard Mitigation Action Plan. All voted Aye.
- M. CONSIDER FY 2017/18 BUDGET ADJUSTMENT NO. 1: Sutherland distributed a summary describing the transfers for end of year purchases rolling over. Motion was made by Walker, seconded by Tindol to approve 2017/18 Budget Adjustment No. 1. All voted Aye.
- N. CONSIDER CONTRACT FOR CDBG-DISASTER RECOVERY PROGRAM FOR APPLICATION AND PROFESSIONAL ADMINISTRATIVE SERVICES: Sutherland reported that the two bids received were from Impact, LLC and GrantWorks. After bid tabulations, her recommendation was to award the contract to GrantWorks. Motion was made by Tindol, seconded by Biedenfeld to award the CDBG-Disaster Recovery Program for Application and Professional Administrative Services to GrantWorks. All voted Aye.
- O. CLOSED MEETING – THE CITY COUNCIL WILL CONVENE IN A CLOSED SESSION OR A CLOSED MEETING PURSUANT TO CHAPTER 551 ENTITLED “OPEN MEETINGS” OF A TEXAS GOVERNMENT CODE AS FOLLOWS: PURSUANT TO SECTION 551.071 OF THE TEXAS GOVERNMENT CODE TO CONSULT WITH CITY ATTORNEY REGARDING PENDING LITIGATION – CHARLIE BROWN HERITAGE FOUNDATION V. CBISD AND CITY OF WEST COLUMBIA: Kincannon closed the open meeting and council convened into an executive session at 8:11 and reconvened into an open meeting at 9:07 p.m.
- P. ACTION AS A RESULT OF A CLOSED MEETING: There was none.

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10. ADJOURN: Mayor Kincannon adjourned the meeting at 9:07 P.M.


LAURIE B. KINCANNON, Mayor

ATTEST:

Kelli R. Kuban
KELLI R. KUBAN, City Secretary