

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF WEST COLUMBIA

CITY COUNCIL MINUTES
OF A REGULAR MEETING
MONDAY, JULY 12TH, 2021

The City Council of the City of West Columbia, Texas, convenes this the 12th day of July 2021, at 7:00 p.m. in a regular meeting in the Council Chambers, 512 E. Brazos, West Columbia, Texas.

1. **INVOCATION & PLEDGE.** Invocation and pledge led by Rev. Ryan Lintelman of First Baptist Church West Columbia.
2. **ROLL CALL.** City Secretary Kuban called the roll of the Council.
Present: Mayor Kincannon, Aldermen Thomas, Tindol, Burke and Biedenfeld.
Also present were City Manager Sutherland, City Secretary Kuban
And City Attorney Rutherford.
Absent: Alderman Maynor.
3. **MAYOR AND CITY COUNCIL GREETINGS AND PRESENTATIONS:** Kincannon greeted everyone and thanked Commissioner Linder for all that he does for the city. Tindol recognized Animal Control Officer Shanna Burton as employee of the month for the month of May and Kincannon recognized Paola Davidson as current employee of the month for June. * Patrick Boerne, Michael Kim, Michael Rusk and Joel Cleveland of Sundance Analytics made a presentation of the Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ) proposed for the 40-acre annexed property on Business Hwy 35. Boerne reported that there would 133 lots with \$7million in infrastructure costs. PIDs are a financing tool authorized by Texas Local Government Code chapter 372 offering an alternative source for funding for public improvements through low interest rates created by sale of tax-exempt bonds. The city would have no obligation for the bonds required and they would be secured entirely by the property owners. PID costs are included in the homeowner disclosures and based on a 30-year note. They are eligible for pre-payment and could be included in the sale of the home. He stated that there has not been a PID in Texas that has defaulted. A formal development agreement would be presented on a future agenda.
4. **CITIZENS' COMMENTS:** Donna Lacey of 431 Lamar inquired about infrastructure costs being passed on to those homeowners to which Boerne reiterated that buyers are aware of the costs involved and make the choice to pay the added costs because of the amenities the development would provide.
5. **CITY MANAGER'S REPORT:** Sutherland reported on the following – * In response to citizen comments from the June meeting: a report of Dixon Park upgrades was given and the tree line along N. 17th St. is being scheduled to be cleaned. The Tuff Love recovery house was found to not be associated with any state agency and any future complaints were advised to be made through the Police Department. * Results of the water sample tests from the museum were found to show elevated levels of contaminants and will be submitted to TCEQ for further instructions. * TNMP contractor is working with the City to clean up Ellis Ln. easements, drainage and road resurfacing. * Ground Storage Tank demolition bids were received from Stark, Inc. for \$16,250 and Vernor Materials & Equipment Co. for \$10,000. As these are within the city manager's spending limit, the bid was awarded to Vernor Materials and no council action. was necessary. * The America's Water Infrastructure Act Risk and Resiliency report was completed and staff is prioritizing projects based on the recommendations. * Debris Removal and Monitoring contracts are still in effect for the current hurricane season. * City questioned the scoring of the GLO-CDBG Mitigation grant that resulted in the city not being awarded any of the funding. A letter by

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the mayor and GrantWorks was drafted and submitted to GLO seeking explanation only to be told to reapply for the remaining funding available. The mayor recommended a media storm. * Construction in the Downtown Pocket Park is to begin as soon as weather permits. The Parks Master Plan has been submitted to Texas Parks & Wildlife and was approved. It will need to be updated by November 5, 2025. * Fireworks display was successful in spite of the rains earlier in the day. UM Army volunteers are scheduled to paint the pool bathhouse. * CenterPoint GRIP rate of \$.85 went into effect with June, 17th bills. * Budget workshop and public hearing is scheduled for July 26th at 7pm. * City will host BCCA on July 21st in the Civic Center.

6. CONSENT AGENDA:

A. APPROVAL OF MINUTES FROM PREVIOUS MEETING(S). Minutes were submitted in Council packet.

B. CITY TREASURER'S REPORT. Reports were submitted in council packet.

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

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

E. FIRE MARSHAL REPORT. Report was submitted in council packet.

F. FIRE DEPARTMENT REPORT. Report was submitted in council packet.

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

Motion was made by Burke to accept reports that were submitted. The motion was seconded by Biedenfeld and all voted Aye.

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

8. NEW BUSINESS.

A. DISCUSS AND CONSIDER EMPLOYEE PAID QUARANTINE LEAVE POLICY: It was discussed that new House and Senate Bills were passed providing quarantine leave for certain communicable diseases in addition to mental health leave for peace officers. City Attorney Rutherford advised reasonable expenses and parameters on qualified reimbursements. Motion was made by Biedenfeld to approve the Employee Paid Quarantine Leave Policy. Motion was seconded by Tindol and all voted Aye. The mental health leave policy will be brought back at a future meeting for review.

B. CONSIDER AUDIT ENGAGEMENT LETTER FOR 2020/21 ANNUAL AUDIT BY KM&L: Motion was made by Tindol to approve the engagement of KM&L to conduct the city's 2020/21 annual audit. Motion was seconded by Thomas. All voted Aye.

C. CONSIDER REQUEST FOR BANK DEPOSITORY CONTRACT EXTENSION: Motion was made by Burke and seconded by Thomas to authorize the city secretary's signature on the wine and beer retailer's permit application for Dack Shack. All voted Aye.

D. CONSIDER SUBMISSION OF 2021/22 PROPOSED BUDGET FOR REVIEW: Sutherland requested that council study the proposed budget. Both the Utility Fund and the General Fund were out of balance approximately \$400,000 but department heads were still working on them. Fund 12 is dedicated to the Bond Obligations for the Ground Storage Tanks project. A \$2 increase in both water and sewer base rates, \$35,000 from Utility and General Fund Balance in addition to Capital Improvement funds are proposed to fund the bond payment. The required public hearing is scheduled for July 26th at 7 p.m.

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10. ADJOURN: Mayor Kincannon adjourned the meeting at 8:09 P.M.



LAURIE B. KINCANNON, Mayor

ATTEST:

Kelli R. Kuban
KELLI R. KUBAN, City Secretary