

STATE OF TEXAS
 COUNTY OF BRAZORIA
 CITY OF WEST COLUMBIA

CITY COUNCIL MINUTES
 OF A REGULAR MEETING
 MONDAY, APRIL 10TH, 2017

The City Council of the City of West Columbia, Texas, convenes this the 10th day of April, 2017 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 Maynor, Walker, and Biedenfeld.
 - Also present were City Manager Sutherland, City Secretary Kuban and City Attorney David Olson.
 - Absent: Aldermen Thomas and Tindol.
3. MAYOR AND CITY COUNCIL GREETINGS AND PRESENTATIONS: Kincannon greeted everyone and welcomed them to the meeting before commending Chief Odin for being honored by the Sons of the American Revolution. She then invited everyone to the San Jacinto Festival and the Rotary Shrimp Boil. Walker announced the upcoming Columbia United program would be accepting applications soon for exterior home repairs excluding roofing. Kincannon then presented an Award of Merit to Erica Gilbert for her life saving actions during two separate airline flights while on vacation and the Employee of the Month certificate was presented to Pete Pedraza, Public Works Meter Reader.
4. CITIZENS' COMMENTS: Paula Raeke, retired teacher who lives on Loggins Dr. reported again about the need for a sidewalk for WCE students between S. Gray and Loggins. It was reported by Kincannon that CBISD was open to partnering to some degree with the city to find a solution and that the subject was also discussed at the recent Capital Improvement committee meeting. A follow-up to the request will be placed on the May agenda.
5. CITY MANAGER'S REPORT: Sutherland reported on the following – *
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 AND ANIMAL CONTROL REPORT. Reports were submitted in Council packet.
 - D. MUNICIPAL COURT REPORT. Report was submitted in Council packet.
 - E. FIRE DEPARTMENT REPORT. Reports have not been submitted to date.
 - F. CODE ENFORCEMENT AND FIRE MARSHAL REPORT. Reports were submitted in Council packet.
 - G. CEMS. Report was submitted in Council packet.
 - H. PUBLIC WORKS REPORT. Report was submitted in Council packet.

Motion was made by Walker and seconded by Biedenfeld to approve all consent agenda reports submitted including granting EDC Business Incentive Grant funding to M&M Hair Care for property and façade improvements in the amount of \$575.25 and to Meredith Wright for additional property improvements in the amount of \$1673.00. All voted Aye.
7. ITEMS REMOVED FROM CONSENT AGENDA: There were none.
8. PUBLIC HEARING: RESIDENTIAL PROTECTION ORDINANCE REGARDING THE RELOCATION OF O'REILLY AUTO PARTS TO 620 W. BRAZOS AVE. BY O'REILLY AUTO ENTERPRISES, LLC.: Kincannon closed the open meeting and entered into a public hearing at 7:15 p.m. Mr. Bruce Rucker of Baseline Corporation, the surveying company for

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the O'Reilly Auto Parts relocation project was present and stated in response to council's question regarding the future of the current building that it may be used as their warehouse. With no other public comments or discussion, Kincannon closed the public hearing and entered back into an open meeting at 7:16 p.m.

9. NEW BUSINESS:

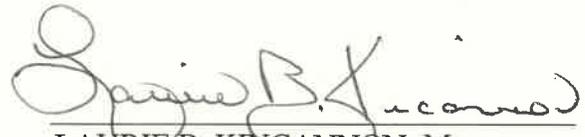
- A. CONSIDER RESIDENTIAL PROTECTION ORDINANCE REGARDING THE RELOCATION OF O'REILLY AUTO PARTS TO 620 W. BRAZOS AVE. BY O'REILLY AUTO ENTERPRISES, LLC: Motion was made by Walker and seconded by Maynor to authorize the issuance of any permits necessary for this project. All voted Aye.
- B. CONSIDER POOL MANAGEMENT PROPOSAL BY WEST OF THE BRAZOS AQUATICS: Jack Bower, President of West of the Brazos Aquatics non-profit organization which West of the Brazos Swim Team operates under was present to discuss their proposal to take over the management of First Capitol Pool. They will run all operations within the budget currently adopted by the city and will hire, train, and manage all employees and summer programs such as swim lessons, water aerobics, open swim in keeping with the same schedules as previously set by the city. All revenues generated by the pool will be deposited with the city. Their hope is to expand the interest in swim team and eventually provide more programs for the community. Biedenfeld made motion to approve the contract services upon legal review. Walker seconded the motion and all voted Aye.
- C. CONSIDER RESOLUTION APPROVING 380 AGREEMENT BETWEEN WEST COLUMBIA ECONOMIC DEVELOPMENT CORPORATION AND GRIT FITNESS: Maynor, as part-owner of Grit Fitness, abstained from discussion after signing the appropriate affidavit but remained a part of the quorum. Robert Worley of The Worley Company discussed the impact study and the specifics of the agreement. Walker made a motion to adopt Resolution No. 484 approving the 380 agreement between the EDC and Grit Fitness. It was discussed that the EDC would schedule a public hearing and Council would have a second reading of the resolution at the next meeting. Biedenfeld seconded the motion. Walker and Biedenfeld voted Aye and Maynor abstained. Motion carried.
- D. CONSIDER REVISION OF RESOLUTION NO. 479 OF NO OBJECTION OF 4% TAX CREDITS FOR BROOKS MANOR APARTMENTS: After discussion of additional wording being required within the previously adopted resolution, a motion was made by Biedenfeld and seconded by Maynor to approve the revision of Resolution No. 479. All voted Aye.
- E. CONSIDER APPLICATION FOR TAX ABATEMENT AND SCHEDULE PUBLIC HEARING ESTABLISHING REINVESTMENT ZONE – LADY BUG GIFTS & EMBROIDERY, 516 E. BRAZOS AVENUE: Sutherland reported that the scoring of the tax abatement application submitted by Boogie and Patty Kapalski for Lady Bug Gifts & Embroidery resulted in 300 points. This qualifies for tax abatement category of 75%, 65%, 50%, 50%, 50% based on an estimated \$303,000 per annum. Motion was made by Walker to approve the tax abatement application and schedule public hearing for May 8th meeting and draft ordinance creating reinvestment zone of a two block area on both sides of E. Brazos. Beidenfeld seconded the motion and all voted Aye.

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F. CONSIDER CAPITAL IMPROVEMENT COMMITTEE PROJECT RECOMMENDATIONS: Walker gave a report of the Capital Improvement committee's future project recommendations after explaining that the amount of tax revenue previously designated to pay off dept now funds various repairs and preventative, forward thinking projects. The first proposal is to install 2-3 box culverts with a rail system for metal flood gates at the Marshall outfall ditch estimated at \$22,000. City Attorney Olson advised engineering on this project. The other proposals are the replacement of a 2" iron water lines in three separate areas. The first being on Austin, Carver, and Washington Sts. estimated at \$55,000. Another is along Highway 35 from Damon Dr. to FM 1301 estimated at \$50,000. The last is on Ellis Ln. estimated at \$20,000. All proposed projects total \$147,000 and can be completed in-house with current manpower with overtime. There are funds available to complete these projects. Motion was made by Biedenfeld, seconded by Maynor to approve all four projects. All voted Aye. In further discussion, Fire Chief Richard Talesky requested that plans be provided for the Fire Department to identify hydrants with 6" closed loops and that they be marked.

10. ADJOURN: Mayor Kincannon adjourned the meeting at 7:55 P.M.


 LAURIE B. KINCANNON, Mayor

ATTEST:



 KELLI R. KUBAN, City Secretary