

STATE OF TEXAS
 COUNTY OF BRAZORIA
 CITY OF WEST COLUMBIA

CITY COUNCIL MINUTES
 OF A REGULAR MEETING
 MONDAY, JANUARY 8TH, 2018

The City Council of the City of West Columbia, Texas, convenes this the 8th day of January 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 Thomas, Tindol, Maynor, Walker and Biedenfeld. Also present were City Manager Sutherland, City Secretary Kuban and City Attorney Mattina.
 - Absent: None.
3. MAYOR AND CITY COUNCIL GREETINGS AND PRESENTATIONS: Kincannon greeted everyone and wished them a happy new year and predicted 2018 to be a great and prosperous year for the city and its citizens.
4. CITIZENS' COMMENTS: Mabel Martinez of 513 Humble requested to move a storage unit onto her adjacent lot to eventually use for additional living quarters. The city attorney stated they would visit with the building inspector to discuss any existing deed restrictions. Also, Mike Reid of 616 Marshall reported concerns regarding trash service and was invited to stay for the Waste Connections report scheduled to be given.
5. CITY MANAGER'S REPORT: Sutherland reported on the following – * The city engineer has reported that USRDA agreed to moving forward with Well No. 4 transmission line. The next step will be to pass ordinance for Revenue Bonds and committing funds for payment. The mayor authorized the Capital Improvement Committee to assist the city manager and city attorney in a plan for bond repayment. * Public Works water line project continues in the area of S. 12th and Blair. * Texaco sidewalk engineering estimate of \$25,000 was more than CBISD was willing to consider. * The City will be hosting BCCA meeting in the Civic Center on January 17. * Auditors completed field work for the 2016/17 FY and will make presentation at the February council meeting. * Tourism/EDC Director report was given. * City offices will be closed January 15th in honor of Martin Luther King Day.
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 DEPARTMENT REPORT. Reports have not been submitted to date.
 - F. FIRE MARSHAL REPORT. Report was submitted in Council packet.
 - G. PUBLIC WORKS REPORT. Report was submitted in Council packet.
 Motion was made by Tindol and seconded by Thomas to approve all consent agenda reports submitted. All voted Aye.
7. ITEMS REMOVED FROM CONSENT AGENDA: There were none.
8. OLD BUSINESS.
 - A. CONSIDER ANIMAL ORDINANCE AMENDMENT: City Attorney Mattina reported that the draft ordinance combined all current regulations and laws. It was discussed that both feral cats and domestic cats were addressed. Mattina requested further guidance of council's wishes regarding multi-pet regulations. It was recommended to keep permitting

regulations in place, but delete the limit. Item was tabled for further review to be re-addressed at the February meeting.

9. NEW BUSINESS.

- A. WASTE CONNECTIONS REPORT: Mr. Abel Moreno, District Manager of Waste Connections reported on issues or complaints of citizens regarding trash and/or heavy brush service. He stated that the recent brush was too much for their trucks to pick up in one day and that a rear-load truck with helpers was needed to follow the "claw" truck to address smaller loads that may be missed. He addressed Mr. Reid's complaints and stated that Waste Connections would be sending out mailers notifying residents they would be adding an additional day for heavy trash. Another issue discussed was the heavy trucks causing damage to streets, manholes, and culverts. Moreno concluded by stating that "service level will be raised because if I don't make changes, the city will make changes."
- B. CONSIDER SUBDIVISION OF PROPERTY IN 500 BLOCK OF E. BRAZOS BY ALAN AUTENRIETH / HARDING RANCHES, INC., OWNER: It was reported that this was a simple subdivision of a large commercial lot into two separate lots by the owner. It was discussed that water and sewer line easement would be abandoned leaving pipes and new meter(s) would be set at property line when requested. Motion was made by Tindol, seconded by Thomas to approve the subdivision of the property. All voted Aye.
- C. CONSIDER BRAZORIA COUNTY INTERLOCAL AGREEMENT FOR STREET REPAIR WITH THE CITY: It was discussed that the county has been unable to complete street repair list submitted for the past two years. The current list will need to be prioritized because it is estimated in excess of \$300,000 where only \$130,000 is budgeted in the agreement. Motion was made by Biedenfeld and seconded by Tindol to approve the Interlocal Agreement with Brazoria County. All voted Aye.
- D. CONSIDER SIGN ORDINANCE AMENDMENT: The measurement calculations regulating wall signs/murals were discussed. Walker suggested addressing murals specifically. City Attorney Mattina advised that the current ordinance already addressed them and stated that content cannot be regulated. She advised that signs could be more strictly regulated through the EDC Business Incentive Grant contract format. She will draft an amended ordinance distinguishing between signs and murals. Council agreed that the recent murals added to several commercial buildings was a positive trend they wanted to support. Walker made a motion to suspend enforcement of current wall painting violations. Motion was seconded by Biedenfeld and all voted Aye. Ordinance amendment will be revisited at February meeting.
- E. CONSIDER NOISE ORDINANCE AMENDMENT: State law allowing citing of any violation of noise ordinance was discussed with it being reported that the draft ordinance is detailed enough to take out subjective regulations, such as decibel levels. After much discussion regarding specific decibel levels for permitted versus unpermitted events in residential areas and hours regulated, the item was table for further review. It was recommended to allow the city manager some controls within the perimeter of the ordinance and to have council address any permit denial appeals. Ordinance amendment will be revisited at February meeting.
- F. CONSIDER RESOLUTION AUTHORIZING EMINENT DOMAIN TO CONDEMN WATER LINE EASEMENT FOR WATER WELL NO. 4 TRANSMISSION LINE:

- Difficulty in obtaining a response from the property owner for the transmission line needed for the completion of Well No. 4 was reported. Upon the advice of the city attorney, the city is moving forward with eminent domain procedures if needed. Walker made a motion to authorize the use of the power of eminent domain to acquire a 10 foot easement across a 0.79 acre tract of property owned by Reynaldo Ramirez as described in Brazoria County Clerk File No. 2016022601 for a water line as described in the Resolution. Motion was seconded by Biedenfeld. Thomas, Tindol, Maynor, Walker and Biedenfeld voted Aye. No one voted Nay. Motion carried and Resolution No. 491 was duly adopted.
- G. **CONSIDER ORDINANCE ADOPTING 2015 INTERNATIONAL BUILDING CODES:** The city currently uses the 2006 International Building Codes for its construction requirements and it was recommended to adopt the 2015 Codes by City Attorney Mattina based on her prior experience as a building official. Discussion included inspector recommendations being added by amendment, Walker requesting a comparison list of changes between the 2006 and 2015 Codes, no cost increase to the citizens, and inclusion of flood elevations. Item was tabled until the February meeting.
- H. **DISCUSS AND CONSIDER 1 – 3 YEAR PLAN TO DEVELOP LAND USE REGULATIONS AND DEVELOPMENT INCENTIVES:** Sutherland reported the need for land use regulations that current ordinance don't address. The growth in commercial and residential development has created a need to develop a one-year action plan. City Attorney Mattina requested permission to come back with a plan after reviewing prior zoning ordinance. Item to be revisited at February meeting.
- I. **CONSIDER AWARDING BID FOR ENGINEERING SERVICES – CDBG PROJECT:** Requests for Qualifications of Engineering Services for the CDBG project in the Woodbine/Starfield/Dyson area were submitted by John D. Mercer & Associates, Inc., McCrorey Engineering, Baker & Lawson, Inc., and Amani Engineering, Inc. The method of pipe-bursting was explained again at the request of the mayor. Council agreed that they would like to see Mercer keep the completion of Well No. 4 their priority. Motion was made by Biedenfeld to select Baker & Lawson to complete the CDBG project and authorize the city manager to negotiate the contract. Motion was seconded by Tindol and all voted Aye.
- J. **CONSIDER PARKS AND RECREATION BOARD NOMINATIONS:** Motion was made by Tindol, seconded by Thomas to approve the mayor's appointment of Charlie Singletary, Alma Spears, Marci Shelby, Jenna Navarro, Adam Cloudt, and Jessica Wilson to the Parks and Recreation board. All voted Aye. One seat will be left vacant at this time.
- K. **CONSIDER EXTENSION TO AWARD BID FOR POLICE DEPARTMENT ROOF REPAIR:** It was stated that the advertisement for roof repairs wouldn't allow bid to be awarded until the February meeting and no action was necessary.
- L. **CONSIDER 2018 CITY COUNCIL MEETING SCHEDULE:** Motion was made by Tindol, seconded by Thomas to approve the 2018 Council meeting schedule as presented. All voted Aye.
- M. **CONSIDER ADVERTISING REQUESTS FOR QUALIFICATIONS TO ASSIST IN FEMA REPORTING AND FUNDING APPLICATIONS FOR HAZARD MITIGATION:** Sutherland reported that there was assistance available for FEMA

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reporting and applying for hazard mitigation funding that would alleviate work load of staff and requested council to approve this option. Motion was made by Walker, seconded by Biedenfeld to authorize the advertising for Requests for Qualifications for this service. All voted Aye.

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


LAURIE B. KINCANNON, Mayor

ATTEST:


KELLI R. KUBAN, City Secretary