

STATE OF TEXAS
 COUNTY OF BRAZORIA
 CITY OF WEST COLUMBIA

CITY COUNCIL MINUTES
 OF A REGULAR MEETING
 TUESDAY, NOVEMBER 13th, 2018

The City Council of the City of West Columbia, Texas, convenes this the 13th day of November 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, Maynor, Walker and Biedenfeld. City Manager Sutherland, City Secretary Kuban and City Attorney Leah Hayes .
 Absent: Alderman Thomas.
3. MAYOR AND CITY COUNCIL GREETINGS AND PRESENTATIONS: Kincannon greeted everyone and welcomed them to the meeting before presenting a proclamation for Nurse Practitioner Week to local Nurse Practitioners Lisa Schraubreck, Donna Ayers and Matt Brister. She then congratulated Yvonne Darrell as Employee of the Month.
4. CITIZENS' COMMENTS: There were none.
5. CITY MANAGER'S REPORT: Sutherland reported on the following – The county is working on the list for street repairs but weather has delayed the progress. TCEQ completed inspection of the water system and a report will be forthcoming. Well No. 4 is waiting on the electrical installations. CDBG sewer line project is behind schedule because of the weather. * Police and Fire Departments did great job on the haunted house for the Halloween event. Animal Control Officer has given notice of resignation. Chief Odin is doing analysis of criminal activity in areas with and without street lights and a report will be given at the January meeting. * Parks Board did a wonderful job hosting the Trick or Treat in the Park that was relocated to the Civic Center due to weather. * Approximately 60 volunteers participated in the city-wide clean up prior to the Veteran's Day parade that was hosted by the city with help from CBISD. * There will be no December council meeting and city offices will be closed November 22 and 23 for Thanksgiving, December 24 and 25 for Christmas and January 1 for New Years Day.
6. CONSENT AGENDA:
 - A. APPROVAL OF MINUTES FROM PREVIOUS MEETING(S).
 - B. CITY TREASURER'S REPORT. Report was submitted in Council's packet.
 - C. POLICE DEPARTMENT REPORT. Report was submitted in Council's packet.
 - D. MUNICIPAL COURT REPORT. Report was submitted in Council's packet.
 - E. FIRE MARSHAL REPORT: Report was submitted in Council's packet.
 - F. FIRE DEPARTMENT REPORTS. Report was not submitted.
 - G. PUBLIC WORKS REPORT. Report was submitted in Council's packet.
 - H. CONSIDER HOT BOARD FUNDING RECOMMENDATIONS.
 Biedenfeld made a motion that was seconded by Tindol to approve all consent agenda items, excluding the Fire Department report that had not been submitted and including HOT funding of Chamber for \$1129.51, Museum for \$435.12, Varner Hogg Volunteers for \$1398.95, First Capitol Historical Foundation for \$1160.00 and City for \$1554.26. All voted Aye.
7. ITEMS REMOVED FROM CONSENT AGENDA: There were none.
8. PUBLIC HEARING – PETITION FILED BY DOUBLE C DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, REQUESTING THAT THE CITY CREATE A PUBLIC IMPROVEMENT DISTRICT: Kincannon closed the open meeting and entered

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF WEST COLUMBIA

CITY COUNCIL MINUTES
OF A REGULAR MEETING
TUESDAY, NOVEMBER 13th, 2018

into a public hearing at 7:11 p.m. There were no public comments made or questions from the audience so the open meeting was reconvened by Kincannon at 7:12 p.m.

9. NEW BUSINESS.

- A. CONSIDER PETITION FILED BY DOUBLE C DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, REQUESTING THT THE CITY CREATE A PUBLIC IMPROVEMENT DISTRICT: Mr. Rush Claxton of Double C Development and Patrick Bourne of Development Planning & Financing Group, Inc. were present to describe the proposed development of a 40-acre parcel annexed in 2015 into a Public Improvement District (PID). They are proposing the construction of 240 single-family homes in addition to retail frontage, a hotel and a 10-bed hospital. They stated that a PID is a financing mechanism for the developers and that the city and taxpayers would not be "on the hook" for any debt. They further explained that the PID was not an ad valorem tax and any tax abatement would pertain to the PID assessment only and property tax to the city would increase with appraisal values. City Attorney Hayes advised council of the action needed regarding adoption of the resolution. Walker made a motion to authorize the Mayor's signature on the resolution creating Public Improvement District #1. Biedenfeld seconded the motion and all voted Aye adopting Resolution No. 508.
- B. CONSIDER PAY REQUEST NO. 3 FROM MATULA AND MATULA CONSTRUCTION, INC. FOR WATER WELL NO. 4 RAW WATER TRANSMISSION LINE PROJECT: David Sheblak of John D. Mercer Engineering was present to answer any questions. Motion was made by Tindol that was seconded by Biedenfeld to approve Pay Request No. 3 for Matula & Matula in the amount of \$6,071.00. All voted Aye.
- C. CONSIDER PAY REQUEST NO. 4 FROM MATULA AND MATULA CONSTRUCTION, INC. FOR WATER WELL NO. 4 RAW WATER TRANSMISSION LINE PROJECT: Tindol made a motion to approve Pay Request No. 4 in the amount of \$20,252.25. Walker addressed of the unreasonable length of time the well project was taking and stated that a finite or at least expected completion date was needed before he would vote to approve any more funding. He asked what we were to tell TCEQ when asked when the well would be operating. Sheblak stated he could not give an answer until he talked with Mercer Controls regarding the electrical phase. It was discussed that a punch list could not be completed until there was water being pumped. Tindol stated that Matula & Matula had completed their work and should be paid. Biedenfeld made a new motion to approve payment contingent upon Sheblak getting an estimated completion date submitted to the city manager by the end of the week. Walker seconded the motion. All voted Aye except Tindol who voted Nay. Motion carried.
- D. CONSIDER APPOINTMENT OF RESERVE POLICE OFFICER: Motion was made by Tindol that was seconded by Biedenfeld to approve the appointment of Jeffrey Goldman to the Reserve Police Force. All voted Aye.
- E. CONSIDER INCLUDING AUSTIN ST. IN AREAS DESIGNATED FOR MOBILE HOMES: Andrea Garcia was present to request Austin St. to be designated for mobile homes and stated she had no neighbors, only vacant houses on either side of her current home. She reported that she could purchase a mobile home for \$60,000-\$90,000 as

- opposed to \$240,000 for new construction. Kincannon gave a history of her request being denied in the past and a report of slow improvements in that area was given with it being stated that Austin is the only access to Washington and Carver streets. Walker made a motion to deny adding Austin St. to areas designated for mobile homes. Motion was seconded by Biedenfeld and all voted Aye.
- F. CONSIDER LOT SIZE AND SET-BACK REQUIREMENT VARIANCE OF TWO LOTS N OAK ST. BY DANIEL CARREON, OWNER: Daniel Carreon was present and revised his request to only address the lot size as upon further research, he found the set-back variance not necessary. He is proposing to divide two lots into three for development of homes with single-car garages in front and he reported there are no deed restrictions. Each of the three lots would be 62' wide by 103' deep making the total lot size approximately 6500 square feet. The current regulations are 70' wide and 7000 square feet. After discussion with city attorney, Biedenfeld made a motion to grant the lot size variance. Tindol seconded the motion and all voted Aye.
- G. CONSIDER SUBDIVISION OF PROPERTY KNOWN AS LOGGINS S/D TR 4-4A (A0040 JH BELL DIV 1)(WEST COLUMBIA) LOTS 3 AND 4 ON OAK ST. BY DANIEL CARREON, OWNER: This item was not necessary at this time and will be brought back during the January council meeting. No action taken.
- H. CONSIDER RESOLUTION ENTERING INTO A TAX ABATEMENT AGREEMENT WITH CARTA VALLEY MARKET – JOSH AND SARA AUTENRIETH, OWNERS: Biedenfeld made a motion to authorize the Mayor's signature on tax abatement agreement with Carta Valley Market. Tindol seconded the motion. Sutherland stated that the property of the proposed construction is within an area already designated as a reinvestment zone in May of 2017 that is in effect for two years. Walker thanked the Autenrieth's for investing in the community. All voted Aye adopting Resolution No. 509.
- I. CONSIDER REQUEST TO USE CITY LOGO ON COMMEMORATIVE LABELS – BLACK'S FAIRY MEADERY: Walker made a motion to allow Black's Fairy Meadery to use the city logo. Biedenfeld seconded the motion. Traci Kuhfus of Black's Fairy Meadery was present to request the use of the city's new logo on their labels to bring recognition to the city being the First Capital of the Republic of Texas. She reported that they participate in events all over Texas and plans for international competitions in the future and have become one of the most popular vendors. However, no one knows where West Columbia is located so they want to bring attention to the city where their product is brewed. City Attorney Hayes warned of losing control of the logo and recommended trademarking the logo and requiring consent for each use. Walker amended his motion to require consent of city staff for any usage of the logo. Biedenfeld seconded the amended motion. All voted Aye to the motion allowing the use of the logo. All voted Aye to the amended motion requiring consent of city staff for each usage of the logo.
- J. CONSIDER REQUEST FOR UTILITY ACCOUNT ADJUSTMENT – STEVE ALEXANDER AT 500 MARSHALL: Kathy Alexander was present to address council. Sutherland explained that their property is not annexed and their sewer isn't metered so in the past was capped at 15,000 gallons. Mrs. Alexander stated that she would consider annexation but wanted to keep their well. Walker made a motion to table to discuss with

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF WEST COLUMBIA

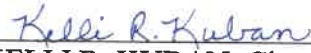
CITY COUNCIL MINUTES
OF A REGULAR MEETING
TUESDAY, NOVEMBER 13th, 2018

city staff and come back with a proposal at the January council meeting. Biedenfeld seconded the motion to table and all voted Aye.

10. ADJOURN: Mayor Kincannon adjourned the meeting at 8:18 p.m.


LAURIE B. KINCANNON, Mayor

ATTEST:


KELLI R. KUBAN, City Secretary