

STATE OF TEXAS  
COUNTY OF BRAZORIA  
CITY OF WEST COLUMBIA

CITY COUNCIL MINUTES  
OF A REGULAR MEETING  
MONDAY, NOVEMBER 12TH, 2019

The City Council of the City of West Columbia, Texas, convenes this the 12<sup>th</sup> day of November 2019 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. Also present were City Manager Sutherland, City Secretary Kuban and City Attorney Derra Purnell.  
Absent: Alderman Thomas.
3. MAYOR AND CITY COUNCIL GREETINGS AND PRESENTATIONS: Kincannon greeted everyone and presented a Proclamation to Mrs. "Honey" Hrcir in honor of her 100<sup>th</sup> birthday. Also presented was Employee of the Month honors to Beverly Mann, Pool Manager.
4. CITIZENS' COMMENTS: There were none.
5. CITY MANAGER'S REPORT: Sutherland reported on the following – \* Well No. 4 is expected to be operational by the end of the year. \* Structures have been demolished by City crews at 527 Austin, 162 S. Columbia and 1034 S. Columbia. \* The revised agreement from TxDOT for Segment 10 of the Hwy 36 Expansion Project has not been received yet. \* All fire hydrants in city were found to be operable during recent hydrant flushing. \* New way-finding signage was not installed during the city-wide cleanup as planned. \* Smoke testing was completed in the S. Columbia Dr. area. \* Notice of WWTP Permit Renewal Application has been republished due to error made by the County News. \* The tax committee appointed by the mayor has met and will present a report at the January Council meeting. \* Parks Board hosted another successful Trick or Treat in the Park at the American Legion grounds on Halloween night and first responders hosted a successful haunted house in the civic center. \* Approximately 50-60 volunteers participated in the City-wide Clean Up on October 26<sup>th</sup>. \* City offices will be closed November 28 and 29 for Thanksgiving holiday and December 24 and 25 for Christmas holiday. There will be no regular Council meeting in December.
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.
  - 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. Report was not submitted in Council packet.
  - G. PUBLIC WORKS REPORT. Report was submitted in Council packet.
  - H. CONSIDER HOT BOARD FUNDING RECOMMENATIONS.
  - I. CONSIDEREDC BUSINESS INCENTIVE GRANT FUNDING RECOMMENDATIONS.

Motion was made by Biedenfeld and seconded by Tindol to approve all consent agenda reports in addition to approving HOT funding and EDC Business Grant funding as recommended. All voted Aye.

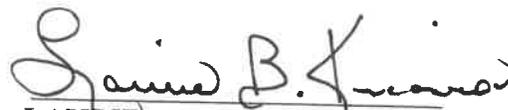
7. ITEMS REMOVED FROM CONSENT AGENDA: There were none.
8. OLD BUSINESS:
  - A. CONSIDER AUTHORIZING PURCHASE OF PUBLIC WORKS MOWING DECK:  
Public Works Supervisor Fisher reported on estimated cost savings due to the partial mowing contract awarded at the prior month's meeting and the estimated manhour savings expected from use of a larger mowing deck. Walker then made a motion to authorize the purchase of a batwing mowing deck in the amount of \$32,985. Motion was seconded by Biedenfeld and all voted Aye.
9. NEW BUSINESS:
  - A. CONSIDER SUBDIVISION VARIANCE BY WATERSTONE DEVELOPMENT GROUP – E. JEFFERSON: Ken Schott of Waterstone Development was present to request a variance of the current lot size regulation of 7000 sq. ft. for a proposed subdivision of 38 lots. He is requesting lots to be 5000 sq. ft. Walker suggested amending the ordinance so developers won't need to ask for variances. City Attorney Purnell stated that new subdivisions of anything over 20 lots are currently known as Cluster Developments or Small Yard Communities and that the city's ordinance needs to be updated. Biedenfeld recommended not lowering standards just to encourage development. It was also requested that Mr. Schott design deed restrictions to enable city enforcement. No action taken on request as draft copy of updated ordinance amending lot sizes will be presented at January meeting.
  - B. CONSIDER POLICY FOR FUNDING OF UTILITY EXTENSIONS OUTSIDE CITY LIMITS: Council discussed property owners outside city limits requesting to tie-in to city services and the delay of those petitioning annexation of properties not contiguous to the city limits. The expense of extending utility lines was also discussed. Walker stated the City discouraged extending services in the past because it left no incentive for the property owners to become taxpayers. City Attorney Purnell will draft agreements for these situations based on recommendations of setting time limit for requests in lieu of petitioning annexation until all properties are contiguous and for providing utility extensions with an option to share costs. No action necessary.
  - C. CONSIDER COLUMBIA KITCHEN REQUEST TO ACQUIRE PROPERTY AT 300 E. CLAY: Danita Carlton was present to request council consideration of granting the property at 300 E. Clay for the location of their restaurant. Conditions of the preliminary EDC Agreement were discussed. Walker recommended granting property as long as the terms of the agreement were met. Biedenfeld recommended that the terms of the agreement not be so onerous in order to help them succeed. City Attorney Purnell to draft one agreement that includes both terms of EDC and City. Parking issues of the Police Department were discussed with Carlton's stating two end spaces would be left available to them. Antenna tower usage would be reserved until it could be relocated and a 15 ft. easement would be allowed for deliveries, etc. No action necessary.
  - D. CONSIDER RESOLUTION CASTING VOTES FOR BRAZORIA COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS.: Motion was made by Biedenfeld to adopt Resolution No. 524 casting 4 votes for Glenn Salyer and 4 votes for Ro'Vin

STATE OF TEXAS  
COUNTY OF BRAZORIA  
CITY OF WEST COLUMBIA

CITY COUNCIL MINUTES  
OF A REGULAR MEETING  
MONDAY, NOVEMBER 12TH, 2019

Garrett for Brazoria County Appraisal District Board of Directors. Motion was seconded by Tindol and all voted Aye.

- 10. ADJOURN: Mayor Kincannon adjourned the meeting at 7:59 P.M.

  
LAURIE B. KINCANNON, Mayor

ATTEST:

  
KELLI R. KUBAN, City Secretary