

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF WEST COLUMBIA

CITY COUNCIL MINUTES
OF A JOINT SPECIAL MEETING
MONDAY, FEBRUARY 23, 2015

The City Council of the City of West Columbia, Texas, convenes this the 23rd day of February, 2015, at 7:00 p.m. in a joint special meeting with the West Columbia Economic Development Corporation in the Council Chambers, 512 E. Brazos, West Columbia, Texas.

1. CALL TO ORDER: The meeting was called to order at 7:00 p.m. by Mayor Kincannon. Present were Kincannon, Thomas, Tindol, Maynor, Walker, Biedenfeld, City Manager Sutherland and City Secretary Kuban.
2. PUBLIC HEARING – SWEENEY COMMUNITY HOSPITAL PROPOSAL: Mayor Kincannon opened the public hearing at 7:00 p.m. With no public comments being made regarding the proposal to open a family clinic that will serve all ages, Kincannon closed the public hearing at 7:02 p.m.
3. COUNCIL ACTION ITEMS:
 - A.) CONSIDER HOT ADVISORY BOARD FUNDING RECOMMENDATIONS: Motion was made by Biedenfeld and seconded by Tindol to approve all applications recommended for funding by HOT Advisory board. All voted Aye.
 - B.) CONSIDER JAG GRANT RESOLUTION: Motion was made by Biedenfeld to approve Resolution No. 449 authorizing the application for technology upgrade at WCPD. Motion was seconded by Tindol. All voted Aye. Grant is in the amount of approximately \$48,000.
 - C.) CONSIDER RESOLUTION IN SUPPORT OF HOME RULE MUNICIPALITIES: Motion was made by Walker to authorize the mayor's signature on Resolution No. 450 supporting home rule municipalities governing power. Motion was seconded by Tindol. All voted Aye.
 - D.) CONSIDER AUTHORIZING CITY MANAGER TO ENGAGE FINANCIAL ADVISOR REGARDING WATER WELL SYSTEM REPLACEMENT: This item was considered at the end of the meeting. Discussion included deadlines for calling election and placing proposition on ballot, permitting timelines, and financial advisors suggested by Olsen and Olsen law firm. Layne TX estimate is approximately \$706,000 without engineering costs included. Options recommended from the Capital Improvement Committee were: Plan A - drill new well in same location using existing facilities except going to 1000' to find better quality water or Plan B - drilling 650' on EDC property on S. 17th St. and extending lines along 18th St. and boring across Brazos Avenue while making additional improvements and still use existing facilities. Recommendation to consult with hydrologist prior to digging test well at either location was agreed by all. Motion was made by Tindol, seconded by Thomas to have city manager contact hydrologist to answer questions and contact financial advisor. All voted Aye. Walker reminded council that declaring the well issue an emergency would expedite moving forward through the permitting process.
 - E.) CONSIDER PETITION FOR ANNEXATION OF 40 ACRE TRACT ON SOUTH BUSINESS HIGHWAY 35: Rush Claxton of Double C Development was present and is requesting annexation of a 40 acre tract he has purchased on S. Business Hwy 35 in order to receive services. He plans to develop an RV park to include cabins. Griggs reported on the timeline necessary for required annexation procedures. Claxton agreed to sign any waivers council would deem necessary. Because petition

STATE OF TEXAS
 COUNTY OF BRAZORIA
 CITY OF WEST COLUMBIA

CITY COUNCIL MINUTES
 OF A JOINT SPECIAL MEETING
 MONDAY, FEBRUARY 23, 2015

was filed less than five days prior to this meeting, a subsequent meeting must be scheduled to formally approve the petition and set two public hearings. Meeting was scheduled for Friday, February 27th at 7 a.m. No other action necessary.

4. EDC/COUNCIL JOINT ACTION ITEMS:

A.) CONSIDER TxDOT ADVANCED FUNDING AGREEMENT FOR SIDEWALK PROJECT: TxDOT grant for sidewalks along both sides of W. Brazos from 17th Street to Hwy 36 at a cost of approximately \$800,000 of which the city will be responsible for \$119,962 that is being recommended to be split between the city and the EDC. Motion was made by EDC Director Stubbs, seconded by EDC Director Burke to approve funding one-half of costs through the ½ cent sales tax. All voted Aye. It was stated that expending the tax funds will require a public hearing. Motion was made by Alderman Walker and seconded by Alderman Tindol to commit appropriate funds to cover the city's one-half of costs. All voted Aye. Motion was made by Alderman Walker to approve the EDC expenditure. Motion was seconded by Alderman Tindol. All voted Aye.

5. EDC/COUNCIL JOINT WORKSHOP – HOME BUILDER INCENTIVES: The need for additional housing was discussed as was incentives for developers to build in the city. Suggestions for incentives included reduction in fees, tax abatements, etc. Angleton's growth was discussed as an example. Issues reported for cause of non-development were from resale market to land availability. Jenn suggested that if the EDC and city worked together to purchase land for residential development with adjacent commercial opportunity to offer, it would take off. He felt there is room for substantial growth while still remaining a bedroom community. Burke suggested consulting with builders to determine what attractions would be necessary for development. Walker stated that a 30 home project as a Phase I would be a great start and should include approved plans for undersized lots. A grant program for residential growth was suggested and appointing a committee to reach out to builders to come up with a plan to encourage development. Burke suggested council provided certification be provided to the committee and also to come up with creative funding ideas.

6. EDC/COUNCIL ACTION AS A RESULT OF JOINT WORKSHOP: Mayor Kincannon appointed a committee including Walker, Tindol, Burke (EDC) and Jenn (EDC).

7. ADJOURN: Mayor Kincannon adjourned the meeting at 8:32 p.m.


 LAURIE B. KINCANNON, Mayor

ATTEST:


 KELLI R. KUBAN, City Secretary