

STATE OF TEXAS
 COUNTY OF BRAZORIA
 CITY OF WEST COLUMBIA

CITY COUNCIL MINUTES
 OF A REGULAR MEETING
 MONDAY, SEPTEMBER 14TH, 2015

The City Council of the City of West Columbia, Texas, convenes this the 14th day of September 2015, 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. City Manager Sutherland, City Secretary Kuban and City Attorney Griggs.
 Absent: None.
3. MAYOR AND CITY COUNCIL GREETINGS AND PRESENTATIONS: Kincannon greeted everyone and reported on the success of First Capitol Festival. She then presented a certificate of appreciation to Calvin and Patrice Ward for their direction of the Dixon Memorial Park Basketball Tournament. Employee of the month for the month of August was Melody Mitchell. Proclamations were presented for Constitution Week and Fire Prevention Week.
4. CITIZENS' COMMENTS: Andrea Garcia of Austin St. requested the mobile/modular home variance procedure and ordinance be reconsidered to include that area. Council agreed to add the topic to the next agenda for discussion.
5. CITY MANAGER'S REPORT: Sutherland reported on the following – Parks and Recreation board hosted another successful First Capitol Festival and will preparing for their annual Trick or Treat in the Park on Halloween; Well No. 4 construction bid is on current agenda but there will be additional projects such as the transmission line to be bid separately. City Engineer David Sheblak reported the grant process was not as far along as he would like as he was waiting on the bids to insure he was requesting enough funding; An electrical outage has caused damage to equipment at the Police Department and WWTP. Repairs are being made and replacement equipment installed; Interim audit began this week; Dance Dr. resurfacing project was completed prior to school opening; No bids were submitted for Storm Debris Removal and will be readdressed; and Bells Across America is scheduled at the replica for Thursday, September 17th at 2:30 p.m.
6. CONSENT AGENDA:
 - A. APPROVAL OF MINUTES FROM PREVIOUS MEETING(S).
 - B. CITY TREASURER'S REPORT. Report was 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. Report was submitted in Council packet.
 - 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.
 - I. CONSIDER SCHEDULING COUNCIL MEETING ON TUESDAY, OCTOBER 13TH DUE TO COLUMBUS DAY HOLIDAY.

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Motion was made by Tindol, seconded by Thomas to approve all consent agenda items. All voted Aye.

7. ITEMS REMOVED FROM CONSENT AGENDA: There were none.
8. PUBLIC HEARING: CONSIDER RESIDENTIAL PROTECTION ORDINANCE REGARDING PROPOSED BUSINESS TO BE LOCATED AT THE CORNER OF E. BRAZOS AVENUE AND S. 11TH STREET BY CLASSIC, INC., OWNER: Kincannon closed the open meeting and entered into a public hearing at 7:18 p.m. to discuss a potential hotel locating on Highway 35 at the corner of S. 11th St. and E. Brazos Ave. Realtor Bobby Brown was present as representative of Classic, Inc. He stated that the proposed 2-story, 40 unit hotel is a Westwood Inn that would have all interior rooms with 45 parking spaces on the west side of property to limit noise on the side of property adjacent to those homes on S. Ringgold. Entrance and signage will be on Hwy. 35 with only a possible service entrance from S. 11th. Also discussed was the need for the current ordinance regulations to be simplified for businesses wanting to locate in areas with highway frontage. With no other discussion or comments made, Kincannon closed the public hearing and reconvened in open meeting at 7:32 p.m.
9. NEW BUSINESS:
 - A. CONSIDER RESIDENTIAL PROTECTION ORDINANCE REGARDING PROPOSED BUSINESS TO BE LOCATED AT THE CORNER OF E. BRAZOS AVENUE AND S. 11TH STREET BY CLASSIC, INC., OWNER: Motion was made by Biedenfeld, seconded by Tindol to authorize the issuance of building permits to Classic, Inc. All voted Aye.
 - B. CONSIDER ADOPTING 2015/16 ANNUAL BUDGET: Motion was made by Tindol, seconded by Thomas to approve the 2015/16 annual budget by adopting Ordinance No. 637 captioned as

AN ORDINANCE MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY OF WEST COLUMBIA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016; AND ADOPTING THE ANNUAL BUDGET OF THE CITY OF WEST COLUMBIA FOR THE 2015/16 FISCAL YEAR.

All voted Aye.
 - C. CONSIDER ORDINANCE LEVYING TAXES FOR 2015 AND APPORTIONING EACH LEVY FOR THE SPECIFIC PURPOSE: Motion was made by Walker, seconded by Biedenfeld to increase the property tax rate by the adoption of a tax rate of 0.830000, which is effectively a 5.50% increase in the tax rate by adopting Ordinance No. 638 captioned as

AN ORDINANCE LEVYING TAXES FOR TRHE USES AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF WEST COLUMBIA; AND APPORTIONING LEVY FOR A SPECIFIC PURPOSE. THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 5.63 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY -\$1.90.

All voted Aye.

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- D. CONSIDER AWARDING CONSTRUCTION BID FOR WATER WELL NO. 4: City Engineer David Sheblak reported that bids were received and Weisinger, Inc. submitting the low bid of \$420,200 and a completion time of 120 days. He distributed bid analysis sheets including the bids of Weisinger, Inc., J&S Water Wells, Felder Water Wells, Alsay, Inc., O'Day Drilling Co., Layne Water Resources, C. Miller Drilling and Chaffin Water Wells for council's review. The estimated cost for total project completion is closer to a million dollars and 4 months for construction with a total of 6 months for all aspects of project including transmission lines, etc. Sheblak stated he felt that the chances of the city being approved for a grant or low-interest loan through Rural Development are very good. He also projected the new well would double production and have better quality. Motion was made by Tindol, seconded by Biedenfeld to award the construction bid for Water Well No. 4 to Weisinger, Inc. All voted Aye.
- E. CONSIDER RESOLUTION SUBMITTING NOMINATIONS FOR BRAZORIA COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS: Motion was made by Tindol, seconded by Thomas to adopt Resolution No. 456 submitting nominations of the current directors for Brazoria County Appraisal District board of directors. All voted Aye.
- F. CONSIDER 2016 ROAD AND BRIDGE INTERLOCAL AGREEMENT WITH BRAZORIA COUNTY: Motion was made by Biedenfeld, seconded by Tindol to approve the 2016 Road and Bridge Interlocal Agreement with Brazoria County. All voted Aye.
- G. CONSIDER UTILITY ACCOUNT ADJUSTMENT FOR 614 SOUTH STREET BY CARLOS PANIAGUA: Mrs. Carlos Paniagua was present to address questions regarding their high utility bill. She stated that they had no known leaks and had not had a bill this high before. Council had concerns that without determining a cause for the water usage, the problem may continue. Past adjustments were based on specific problems that had been corrected. Public works is to continue to monitor the usage. Motion was made by Biedenfeld, seconded by Thomas to change out the meter and adjust \$200 from the utility account balance. All voted Aye.
- H. CONSIDER BID FOR TAX RESALE PROPERTY KNOWN AS A0040 JH BELL, TRACT 12R (DIV 4), ACRES 0.120, CAUSE NO. 60438 BY RODOLFO MENA, JR: Motion was made by Tindol, seconded by Biedenfeld to approve the bid of \$1000 from Rodolfo Mena, Jr. All voted Aye.
- I. CONSIDER AMENDING MEETING FACILITIES RENTAL POLICY: Sutherland reported that the city facility rental fees had not been adjusted in several years and with the increased maintenance and operation expenses, it was time to increase the fees of the American Legion and Civic Center from \$250 to \$300. There would be no increase to the San Jacinto Room rental fee at this time. Motion was made by Thomas, seconded by Tindol to amend the Meeting Facilities Rental Policy to include the rental increase for the Civic Center and American Legion from \$250 to \$300. All voted Aye.
- J. CONSIDER FY 2014/15 BUDGET ADJUSTMENT NO. 2: Sutherland reported that the budget adjustments were mostly housekeeping to cover minor overages, etc. Motion was made by Tindol, seconded by Biedenfeld to approve FY 2014/15 Budget Adjustment No. 2. All voted Aye.

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- K. CONSIDER RESOLUTION AUTHORIZING THE CREATION OF THE GULF COAST REGIONAL 9-1-1 EMERGENCY COMMUNICATIONS DISTRICT: Sutherland reported that she, Chief Odin and Sgt. Dvorak had attended a meeting discussing the proposal to create a regional 9-1-1 district for funding purposes only. Funding is through the State Comptroller's office. Motion was made by Tindol, seconded by Thomas to adopt Resolution No. 457 authorizing the creation of the Gulf Coast Regional 9-1-1 Emergency Communications District. All voted Aye.
10. ADJOURN: Mayor Kincannon adjourned the meeting at 8:19 P.M.


LAURIE B. KINCANNON, Mayor

ATTEST:


KELLI R. KUBAN, City Secretary