

STATE OF TEXAS
 COUNTY OF BRAZORIA
 CITY OF WEST COLUMBIA

CITY COUNCIL MINUTES
 OF A REGULAR MEETING
 MONDAY, NOVEMBER 9TH, 2015

The City Council of the City of West Columbia, Texas, convenes this the 9th day of November 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, Maynor, Walker and Biedenfeld.
 City Manager Sutherland, City Secretary Kuban and City Attorney Griggs.
 - Absent: Alderman Tindol.
3. MAYOR AND CITY COUNCIL GREETINGS AND PRESENTATIONS: Kincannon greeted everyone and invited council members to the city's annual Thanksgiving dinner and reports on Veteran's Day activities were given. Municipal Court Deputy Clerk Becki Lewis was announced as Employee of the Month for the month of October.
4. CITIZENS' COMMENTS: There were none.
5. CITY MANAGER'S REPORT: Sutherland reported on the following – Parks and Recreation board hosted another successful Trick or Treat in the Park that was relocated indoors due to the weather; The pre-construction conference for Well No. 4 is scheduled this week, financial advisors Norton, Rose and Fulbright have been enlisted to assist with USRDA application, the city engineer is subcontracting the preliminary engineering report, and the location has changed within the same lot due to TCEQ 150' distance requirement from gas lines; Hwy 36 widening project is back to priority status, Commissioner Linder has notified the city that the project has been turned back over to TxDOT; Streets are being identified for repairs with County Engineer, Matt Hanks; PD phone system went down Halloween weekend and calls were routed through the BCSO. A CTY notification went out, but only a small percentage of phone numbers were reached. It was suggested to do an annual CTY campaign. CenturyLink was contacted to resolve issues and a landline phone has been purchased for future emergency use; Lower Brazos River Coalition meeting was attended to stay informed of any activity affecting the city; and city offices will be closed for the Veteran's Day and Thanksgiving holidays.
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 EDC BUSINESS INCENTIVE FUNDING RECOMMENDATIONS.
 - J. CONSIDER HOT ADVISORY BOARD FUNDING RECOMMENDATIONS.

Alderman Walker, after requesting the removal of the consideration of HOT funding recommendations, made motion to approve all consent agenda items including department

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- reports and funding EDC Business Incentive Grant application for property improvements for Wes Griggs Law Office. Thomas seconded motion and all voted Aye.
7. ITEMS REMOVED FROM CONSENT AGENDA: Walker questioned the qualification of funding items for resale included in the Columbia Historical Museum's application and made motion to send back to HOT Advisory Board for re-evaluation. After discussion, he amended his motion to include the denial of the application and to send back for re-evaluation. Biedenfeld seconded motion and all voted Aye. Later in the meeting Walker made the motion to approve the other applications including funding the Chamber \$379.73 for tourism expenses; funding Varner Hogg Volunteers \$1,300.00 for advertising and promotional expenses, historical preservation and restoration and convention registration; and funding the city \$216.04 for historical preservation expenses. Biedenfeld seconded the motion and all voted Aye.
 8. PUBLIC HEARING – NO OBJECTION FOR TAX EXEMPT BOND DEVELOPMENTS FOR BROOKS MANOR APARTMENTS, 444 JEFFERSON ST., WEST COLUMBIA TX: Kincannon closed the open meeting and entered into a public hearing at 7:16 PM to discuss a proposed development of affordable housing known as Brooks Manor Apartments that are being remodeled and updated. Steele Texas LIHTC, LLC has submitted an application to TX Department of Housing and Community Affairs for tax credits and a resolution must be adopted of no objection for tax exemption. There were no public questions or comments. Kincannon closed the public hearing and reconvened in an open meeting at 7:17 PM.
 9. OLD BUSINESS:
 - A. CONSIDER VARIANCE TO ORDINANCE 617 – MOBILE HOME AND RECREATIONAL VEHICLE PARKS: Kincannon recused herself from discussion by filing a conflict of interest affidavit and Mayor Pro-Tem Biedenfeld led the discussion. A variance from the 200' garbage location requirement is being requested by placing 2 each 8 yard dumpsters at 2 locations and 1 each 8 yard dumpster at 1 location of strategic placement so as to not be a noise nuisance for renters as most will be shift workers. It was discussed that a clause providing for the maintenance of trash within the park be addressed. City Attorney Griggs recommended developer submit written conditions of refuse maintenance and stated that verbage should retain the 200' requirement or an action plan submitted to be approved by council. Walker made motion to empower the city attorney to draft an amendment to the RV ordinance. Biedenfeld seconded motion and all voted Aye.
 10. NEW BUSINESS.
 - A. CONSIDER RESOLUTION OF NO OBJECTION FOR TAX EXEMPT BOND DEVELOPMENTS FOR BROOKS MANOR APARTMENTS, 444 JEFFERSON ST., WEST COLUMBIA TX: After discussion that no residents will be displaced during upgrades to improve apartments, motion was made by Biedenfeld, seconded by Thomas to adopt Resolution No. 460 of no objection for tax exempt bond developments for Brooks Manor Apartments. All voted Aye.
 - B. CONSIDER CONSOLIDATION OF SUBDIVIDED PARCELS OF PROPERTY LOCATED AT 111 N. 13TH ST – LLOYD AND NICOLE AYERS, OWNERS: It was discussed that the property being sold is currently subdivided with the driveway on one lot and the home on another and financing requires consolidation of the lots.

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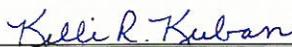
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Motion was made by Walker, seconded by Biedenfeld to approve the consolidation of lots at 111 N. 13th St. All voted Aye.

- C. CONSIDER APPOINTMENT TO RESERVE POLICE FORCE: Chief Odin made recommendation of appointment of Paul Varesic to the reserve force. Motion was made by Biedenfeld, seconded by Thomas to approve the appointment. All voted Aye.
- D. CONSIDER RESOLUTION CASTING VOTES FOR BRAZORIA COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS: Motion was made by Biedenfeld to adopt Resolution No. 461 casting all 9 of the city's allotted votes for Glenn Salyer. Motion was seconded by Walker. All voted Aye.
- E. CONSIDER AUTHORIZING FINANCING OF POLICE VEHICLES: Sutherland reported that the purchase of two police vehicles was discussed during budget workshops and was approved with the adoption of the budget. Motion was made by Walker to authorize the city manager to obtain financing for two police vehicles. Motion was seconded by Biedenfeld and all voted Aye.
- F. CONSIDER ENGINEERING PAY REQUEST FOR WATER WELL NO. 4: Motion was made by Walker to approve the payment of the engineering invoice for work completed to date on Water Well No. 4 in the amount of \$46,450.50. Mayor seconded motion and all voted Aye.
11. ADJOURN: Mayor Kincannon adjourned the meeting at 8:45 P.M.


 LAURIE B. KINCANNON, Mayor

ATTEST:



 KELLI R. KUBAN, City Secretary

