

**Minutes of the Joint Special Meeting
Mont Belvieu City Council
Monday, March 6, 2017
6:00 p.m.**

A joint special meeting of the Mont Belvieu City Council and Planning & Zoning Commission was held Monday, March 6, 2017, beginning at 6:00 p.m. in the council chambers.

A. CALL TO ORDER AND ANNOUNCEMENT OF QUORUM.

Mayor Nick Dixon called the meeting to order and announced a quorum was present:

Councilman Mike Pomykal
Councilman Ricky Shelton
Councilman Arnold Peters
Councilman Tim Duree
Councilman Joey McWilliams
Councilwoman Charlotte Carley – absent

B. INVOCATION.

Ricky Shelton led the invocation.

C. PLEDGE OF ALLEGIANCE.

D. PUBLIC STATEMENTS AND COMMENTS.

E. PUBLIC HEARINGS.

1. Joint Public Hearing with Planning & Zoning Commission on a proposed amendment to the planned unit development for approximately 41 acres near the northwest corner of Eagle Drive and Interstate 10.

P&Z members in attendance:

Andy Terrasso
Mark Ables
Bill Bowes
Elton Forbus

Mayor Dixon opened the public hearing at 6:02 p.m.
John Rose with HEB presented to Council and P&Z.

Groundbreaking for June 6, 2017.
Coming soon sign going up at latest next week.
Nothing has changed on the HEB store.
Anchor stores wanted to be seen so new site plan presented tonight to reflect that.
ICSC in May coming up for marketing.
Enhanced entry driving in.
Retail straightened out.
One driveway eliminated.
Retail parallel to Eagle.
3 – 3 ½ acre park
85%
Councilman Duree – Access road to back at park

Sherri Lehman (P&Z) arrived at 6:17 p.m.

The public hearing was closed at 6:35 p.m.

F. ITEMS FOR INDIVIDUAL CONSIDERATION/DISCUSSION.

1. Discussion of and possible action on an amendment to the planned unit development for approximately 41 acres near the northwest corner of Eagle Drive and Interstate 10.

Item to be postponed to March 20th P&Z meeting and March 27th council meeting for consideration.

2. Presentation and update from ARKK Engineers on Street Resurfacing Phase 2 project.

John with ARKK presented to Council.
Fisher's Landing – Phase 2 of road improvements project.
Existing conditions – asphalt chip seal surface
16-20 feet widths
Drainage via roadside ditches
Report submitted in April 2015
Recommended asphalt overlay and ditch re-grading with potential establishment of a Public Improvements District (PID).

Cost summary presented.

Guidance from city on what way to move forward.

Concrete
Concrete with storm/sewer

3. Discussion of and possible action on adopting Ordinance No. 2017-005, an ordinance annexing 14 acres of land owned by White Development, Inc.

Ken Barnadyn presented to Council. Magnolia Phase 2.
Rezone to Suburban residential.

A motion was made by Councilman Pomykal to adopt Ordinance No. 2017-005,
seconded by Councilman Duree. Motion carried 6-0.

G. CONSENT AGENDA.

1. Payment Requests. (Attached)

A motion was made by Councilman Pomykal to approve the consent agenda,
seconded by Councilman McWilliams. Motion carried 6-0.

A motion was made by Councilman Peters to adjourn into executive session at
7:18 p.m., seconded by Councilman Shelton. Motion carried 6-0.

**H. EXECUTIVE SESSION pursuant to Section 551.087 of the Government Code
to discuss or deliberate regarding economic development.**

Regular session at 7:35 p.m.

I. Discussion of and possible action resulting from Executive Session.

A motion was made by Councilman McWilliams to approve offer for PAD C,
seconded by Councilman Peters. Motion carried 6-0.

J. ITEMS FOR FUTURE AGENDAS.

Councilman Pomykal – cotton bayou update.

K. MAYOR/COUNCIL COMMENTS.

Councilman Peters – ride through the park with lights off.

L. ADJOURNMENT.

A motion was made by Councilman Pomykal to adjourn at 7:37 p.m., seconded by
Councilman Shelton. Motion carried 6-0.

Respectfully submitted,

Approved,

Kori Schweinle

Nick Dixon

City Secretary

Mayor

Those present were:

Nick Dixon
Mike Pomykal
Ricky Shelton
Arnold Peters
Tim Duree
Joey McWilliams
Nathan Watkins
Virgil Blasdel
Kori Schweinle
Grady Randle
Ricardo Villagrand
Ken Barnadyn
Bill Thompson
Elton Forbus
Andy Terrasso
Mark Ables
Bill Bowes
Sherri Lehman
Scott Swigert
Matthew Thompson
John Rose