

**Minutes of the Regular Meeting
Mont Belvieu City Council
Monday, March 26, 2018
6:00 p.m.**

A regular meeting of the Mont Belvieu City Council was held Monday, March 26, 2018, 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.

Grady Randle led the invocation.

C. PLEDGE OF ALLEGIANCE.

D. PUBLIC STATEMENTS AND COMMENTS.

Peggy Jones – issue with limbs. She hired contractor to haul them off. Gary Nelson said contractors could dump with signed paper from the county. Lives on River Run East in Fisher’s Landing. Help from the city? Ditch questions.

E. PUBLIC HEARINGS.

1. Proposed rezoning of approximately 7.39 acres of the land owned by Oakbrook Land Holdings LLC, and west of Eagle Drive, from Village Mixed Use (VMU) to a Planned Unit Development (PUD) for a senior living development.

Mayor Dixon opened the public hearing at 6:05 p.m. Ken Barnadyn presented to Council. The public hearing was closed at 6:06 p.m.

F. ITEMS FOR INDIVIDUAL CONSIDERATION/DISCUSSION.

1. Discussion of and possible action on adopting Ordinance No. 2018-007, an ordinance amending the official zoning map of the City, adopted in Chapter 42, Code of Ordinances, and making this amendment a part of the said official zoning

map, to wit: to rezone 7.3777 acres of land in Chambers County, Texas, as the "Teel Apartments Planned Unit Development" (the "PUD"); providing for severability; providing for repeal; providing an effective date.

Ken Barnadyn presented ordinance to Council. 2016 agreement with Teel. Rezoning from VMU to PUD.

A motion was made by Councilman Duree to adopt Ordinance No. 2018-007, seconded by Councilman Shelton. Motion carried 6-0.

2. Discussion of and possible action on site plan and architectural review for senior housing development.

Ken Barnadyn presented site plan and architectural review to Council. Four story apartments and cottage apartments (16) Two bedrooms. 1200-1350 sq feet. Three elevators, one on each end and one in the middle. 36 carports. Garages for cottages and covered parking for cottages. \$1200-2200 month Age 62 and over required for renting. Will be an activity director. 14 month construction period.

A motion was made by Councilman Peters to approve the site plan and architectural review for senior housing development, seconded by Councilman Duree. Motion carried 6-0.

3. Discussion of and possible action on Oakbrook Land Holdings LLC amended development agreement.

Review as it stands now. Fencing...shuttle service, non-profits.

A motion was made by Councilman Peters to table until next meeting, seconded by Councilman Duree. Motion carried 6-0.

4. Discussion of and possible action on 2 inch meter fees.

Public Works Director presented to Council. Bring fee down to \$3500 instead of \$6000. Overkill at what the fee is now. Case by case basis.

A motion was made by Councilman Pomykal to reduce 2 inch meter fees to \$3500, seconded by Councilman McWilliams. Motion carried 6-0.

5. Discussion of and possible action on awarding bid for broadband buried drop installation and maintenance project.

Scott M. from Magellan presented to Council. Premise drop from house to network. Two bids received from HMI and OnTrac, Inc. OnTrac was low bidder. Low bidder is recommended for award.

A motion was made by Councilman Peters to award bid to OnTrac, seconded by Councilman Duree. Motion carried 6-0.

6. Update on MBLink rollout and pricing.

Nathan Watkins presented to Council. Rollout as sections come online instead of as a whole. Generate revenue earlier. Help scale with the customers. Allows us to roll out MBLink and beta-testing at the end of May. Pricing is at \$75/all in. No rental fee. No contract. Waive installation fees up front in the beginning. Will be part of the water bill. Hiring schedule around 4 1/2 FTEs. Customer service and technical representatives will be part-time. 6am-10pm

7. Presentation and possible action on facilities study for City Hall complex by BRW Architects.

Katie Palumbo presented plans to Council.

A motion was made by Councilman McWilliams to move forward with Option B for the current seniors center, seconded by Councilman Duree. Motion carried 5-1 with Councilman Pomykal opposing.

G. CONSENT AGENDA.

1. Payment Request. (Attached)
2. Minutes.

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

A motion was made by Councilman Peters to adjourn into executive session at 7:51 p.m., seconded by Councilman Duree. 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 8:11 p.m.

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

No action.

J. ITEMS FOR FUTURE AGENDAS.

Councilman Pomykal made a motion for sewer plant capacity, seconded by

Councilman Peters.

Councilman Duree made a motion for showing Fund balance vs. spending, seconded by Councilman McWilliams.

K. MAYOR/COUNCIL COMMENTS.

Councilman Shelton: BH special needs student painted a mural on the window at the recreation center grill. Go by and sign it if you can.

Mayor Dixon: largest turnout on Easter egg hunt this past Saturday.

L. ADJOURNMENT.

A motion was made by Councilman Shelton to adjourn at 8:16 p.m., seconded by Councilman McWilliams. Motion carried 6-0.

Respectfully submitted,

Approved,

Kori Schweinle
City Secretary

Nick Dixon
Mayor

Those present were:

Nick Dixon
Mike Pomykal
Ricky Shelton
Arnold Peters
Tim Duree
Joey McWilliams
Nathan Watkins
Kori Schweinle
Grady Randle
Ricardo Villagrand
Scott Swigert
Ken Barnadyn
Bill Thompson
Jose Rodriguez
Steve Floyd
Russell DiBenedetto
Calyn Wesson

Peri Sutton
Katie Palumbo
Ray Halliday
Scott M - Magellan
Terry Schmidt
Peggy Jones
Dwight Thomas
Brian Ligon
Gerald Teel
Marie Szulanczyk