

**Minutes of the Regular Meeting
Mont Belvieu City Council
Monday, September 11, 2017
6:00 p.m.**

A regular meeting of the Mont Belvieu City Council was held Monday, September 11, 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

B. INVOCATION.

Tim Duree led the invocation.

C. PLEDGE OF ALLEGIANCE.

D. PUBLIC STATEMENTS AND COMMENTS.

No comments.

E. PUBLIC HEARINGS.

1. 2017-18 Fiscal budget

Mayor Dixon opened the public hearing at 6:01 p.m.
Membership rates for golf/rec center – analysis for residents/non-residents (tax base)
Perry and Langston extension
Old River drainage ditch
The public hearing was closed at 6:04 p.m.

2. 2017-18 Tax rate increase

Mayor Dixon opened the public hearing at 6:05 p.m.
Tax relief for homeowners from Hurricane Harvey – check with appraisal district.

The public hearing was closed at 6:06 p.m.

3. Proposed street assessments

Mayor Dixon opened the public hearing at 6:06 p.m.

Fair and equitable cost for assessments.

The public hearing was closed at 6:07 p.m.

F. ITEMS FOR INDIVIDUAL CONSIDERATION/DISCUSSION.

1. Discussion of and possible action on site plan and architectural review for LyondellBasel maintenance facility.

Ken Barnadyn presented to Council.

New maintenance facility on 565. On site detention in rear of property. Lay down yard in the back. 37 parking spaces. Landscaping plan provided. Completely secured with cameras and fenced. Have 10-15 employees there each day. Training room inside.

A motion was made by Councilman Peters to approve the site plan and architectural review for LyondellBasel maintenance facility, seconded by Councilman Duree. Motion carried 7-0.

2. Discussion of and possible action on site plan and architectural review for Tic Tac Nails.

Ken Barnadyn presented to Council. 4300 square foot nail salon/spa located on Eagle Drive. There will be 38 parking spaces. Glass, stone and stucco building materials. All detention will be handled through Hackberry Gully.

A motion was made by Councilman Peters to approve the site plan and architectural review for Tic Tac Nails seconded by Councilwoman Carley. Motion carried 7-0.

3. Discussion of and possible action on Wilburn Ranch West, Section One preliminary plat and master plan.

Ken Barnadyn presented plat to Council. 202 residential lots with two commercial reserves up front. Section one 57 lots, 12,000 square foot lots. Entrance off Eagle Drive just south of the canal. Section three will have access off FM 565. Two access points in the neighborhood. No detention ponds because they are tying in to Hackberry Gully. Set back is 35 feet on front, 25 on rear and 10 on side.

A motion was made by Councilman Duree to approve the preliminary plat and master plan of Wilburn Ranch West, Section One, seconded by Councilman Peters. Motion carried 7-0.

4. Discussion of and possible action on site plan and architectural review for Barbers Hill Animal Hospital.

Ken Barnadyn presented to Council. Will not be a boarding hospital. Kennels will all be inside. 31 parking spaces.

A motion was made by Councilman Pomykal to approve the site plan and architectural review of Barbers Hill Animal Hospital, seconded by Councilman Duree. Motion carried 7-0.

5. Discussion of and possible action on food truck pavilion.

Ken Barnadyn presented to Council. Cactus Jacks owned by Ybarra. Would like a covered food pavilion. 3800 square foot of coverage.

A motion was made by Councilman Peters to approve food truck pavilion for Cactus Jacks, seconded by Councilman Duree. Motion carried 5-2 with Councilman Shelton and Councilman Ybarra opposing.

6. Discussion of and possible action on Reserve of Champions Estates preliminary plat and master plan.

Ken Barnadyn presented to Council. Will be annexed after approval by City.

A motion was made by Councilman Pomykal to approve the preliminary plat and master plan for Reserve of Champions Estates, seconded by Councilman Shelton. Motion carried 7-0.

7. Discussion of and possible action on awarding bid for Lakes of Champions Blvd storm sewer.

Close ditch for future boulevard to be put in.

A motion was made by Councilman Pomykal to award bid to Angel Brothers for Lakes of Champions Blvd storm sewer, seconded by Councilman Shelton. Motion carried 7-0.

8. Discussion of and possible action on adopting Resolution No. 2017-009, a resolution amending the City of Mont Belvieu's amended banking and investments policy.

John Iles spoke to Council. Housekeeping item.

A motion was made by Councilman Pomykal to adopt Resolution No. 2017-009,

seconded by Councilwoman Carley. Motion carried 7-0.

9. Presentation of Investment Report for quarter ending June 30, 2017.

John Iles presented report to Council.
Send email to Council showing collateral.

10. Discussion of and possible action on development agreement with Wismer Ferris, LLC.

Includes tax incentives and property tax rebates. Development agreement associated with pond to be presented at next meeting.

A motion was made by Councilman Pomykal to approve development agreement with Wismer Ferris, LLC, seconded by Councilman Shelton. Motion carried 7-0.

11. Discussion of and possible action on naming broadband.

Marketing purposes need to associate a name for the city's new broadband service.

A motion was made by Councilman Duree for MB Link, seconded by Councilwoman Carley. Motion carried 7-0.

12. Discussion of and possible action on council goals.

Nathan Watkins presented list to Council.
Ranked by council. Middle is cutoff. Divided out by long term/short term goals.

13. Discussion of and possible action on adopting Ordinance No. 2017-021, an ordinance repealing and replacing Article II of Chapter 10 of the Code of Ordinances of the City of Mont Belvieu, Texas, in order to adopt, with amendments, the 2015 International Building Code, the 2015 International Residential Code, the 2014 National Electrical Code, the 2015 International Plumbing Code, the 2015 International Mechanical Code, the 2015 International Property Maintenance Code, the 2015 International Fuel Gas Code, the 2015 International Energy Conservation Code, the 2015 International Swimming Pool and Spa Code, and to provide for windstorm inspections and for an appeals process; repealing and replacing Article II of Chapter 16 of Code of Ordinances of the City of Mont Belvieu, Texas, in order to adopt, with amendments, the 2015 International Fire Code, and to provide for an appeals process; providing for a penalty; providing for severability; providing for repeal; and providing an effective date.

A motion was made by Councilman McWilliams to adopt Ordinance No. 2017-

021, seconded by Councilwoman Carley. Motion carried 7-0.

14. Update on Hurricane Harvey.

Give a little longer on the commercial properties and discuss at the next meeting. Send Mark, Robert and Sean over to tell them to take to our dump facility. \$500-600,000 total city damage from Hurricane. Pomykal: City responded quite well.

Councilwoman Carley left the meeting at 7:53 p.m.

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 Shelton to adjourn into executive session at 7:56 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 8:35 p.m.

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

No action.

J. ITEMS FOR FUTURE AGENDAS.

Councilman Shelton: Mega ditch update Seconded by Councilman Pomykal.

K. MAYOR/COUNCIL COMMENTS.

Councilman McWilliams – affected families from Harvey. Ways to assist.

L. ADJOURNMENT.

A motion was made by Councilman Duree to adjourn at 8:40 p.m., seconded by Councilman Peters. 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
Charlotte Carley
Nathan Watkins
Virgil Blasdel
Kori Schweinle
Grady Randle
Ricardo Villagrand
Ken Barnadyn
Bill Thompson
Scott Swigert
Mike Fregia
Bo Cox
Steve Keith
John Iles