

**Minutes of the Regular Meeting  
Mont Belvieu City Council  
Monday, April 27, 2020  
6:00 p.m.**

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A regular meeting of the Mont Belvieu City Council was held Monday, April 27, 2020, 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 at 6:00 p.m. and announced a quorum was present:

Councilman Mike Pomykal  
Councilman Ricky Shelton  
Councilman Arnold Peters  
Councilman Tim Duree  
Councilman Joey McWilliams  
Councilman Danny Campbell

**B. INVOCATION.**

Ricky Shelton led the invocation.

**C. PLEDGE OF ALLEGIANCE.**

**D. PUBLIC STATEMENTS AND COMMENTS.**

No comments.

**E. PUBLIC HEARINGS.**

1. Proposed rezoning of 13.67 acres along Langston Drive and west of McLeod Park from Rural Use (RU) to Hill Mixed Use (HMU)

Mayor Dixon opened the public hearing at 6:02 p.m. Ken Barnadyn presented to Council. Planning & Zoning recommended approval of rezone. The public hearing was closed at 6:07 p.m.

**F. ITEMS FOR INDIVIDUAL CONSIDERATION/DISCUSSION.**

1. Discussion of and possible action on proposed rezoning of 13.67 acres along Langston Drive and west of McLeod Park from Rural Use (RU) to Hill Mixed Use (HMU).

A motion was made by Councilman Peters to approve rezoning, seconded by Councilman McWilliams. Motion carried 7-0.

2. Discussion of and possible action on site plan and architectural review for office space and maintenance garage for Alfred Talke - Logistic Services.

Ken Barnadyn presented to Council. Include in motion for business hours. Discussion on need for traffic light at Langston and 146. Traffic impact analysis. Ken presented landscape and building renderings. Break ground later on this year. Some things on hold with current conditions.

A motion was made by Councilman Pomykal to approve pending deed restrictions on residential property abutting and traffic impact analysis in future depending on number of trucks running, seconded by Councilman Shelton. Motion carried 7-0.

Councilman McWilliams excused himself from the discussion at 6:37 p.m.

3. Discussion of and possible action on awarding Construction Manager at Risk for fire station.

Ricardo Villagrand presented to Council. Received five bids. Committee did interviews.

A motion was made by Councilman Peters to award bid to Arnold Construction, seconded by Councilman Pomykal. Motion carried 5-1 with Councilman Campbell opposing. Councilman McWilliams was recused.

Councilman McWilliams returned to regular discussion at 6:48 p.m.

4. Discussion of and possible action on food truck and vendors in the City Park.

Dustin Schubert presented to Council. He went over the current park ordinance. He listed other cities and what they allow for food truck vendors/events.

Food trucks should be for league events – by invitation of the league  
City can have for city events – rotating basis

Allow food trucks as part of concessions for leagues and where located and have food permits. Not too many of abundance. Can't operate unless league hours.  
Amend and send policy out to council.

5. Discussion of and possible action on confirming the Mayor's appointment of Joey Townsend to the Planning & Zoning Commission.

A motion was made by Councilman Pomykal to approve appointment, seconded

by Councilman Shelton. Motion carried 7-0.

6. Discussion of and possible action on rescheduling Monday, May 25th council meeting due to Memorial Day holiday.

A motion was made by Councilman Peters to move meeting to May 26<sup>th</sup>, seconded by Councilman McWilliams. Motion carried 7-0.

**G. CONSENT AGENDA.**

1. Finance Packet - March 2020.
2. Minutes.

A motion was made by Councilman Pomykal to approve the consent agenda, seconded by Councilman Shelton. Motion carried 7-0.

A motion was made by Councilman Pomykal to adjourn into executive session at 7:20 p.m., seconded by Councilman Shelton. Motion carried 7-0.

**H. EXECUTIVE SESSION pursuant to Section 551.087 and 551.072 of the Government Code to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect regarding economic development or to deliberate the purchase, exchange, lease, or value of real property.**

Tim Duree left executive session at 8:00 p.m.  
Regular session at 8:39 p.m.

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

No action.

**J. ITEMS FOR FUTURE AGENDAS.**

No items.

**K. MAYOR/COUNCIL COMMENTS.**

Councilman Peters: city employees have been doing great job.

May 13<sup>th</sup> – canvass

May 11<sup>th</sup> – regular council meeting

Councilman Pomykal: get to functioning normal and get back to code enforcement.  
Langston a lot of work. Neat.

**L. ADJOURNMENT.**

A motion was made by Councilman Pomykal to adjourn at 8:42 p.m., seconded by Councilman Shelton. Motion carried 6-0.

Respectfully submitted,

Approved:

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Kori Schweinle  
City Secretary

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Nick Dixon, Mayor

Those present were:

Mayor Nick Dixon  
Mike Pomykal  
Ricky Shelton  
Arnold Peters  
Tim Duree  
Joey McWilliams  
Danny Campbell  
Nathan Watkins  
Scott Swigert  
Kori Schweinle  
Grady Randle  
Armin Talke  
Calyn Wesson  
Dalton Rice  
Ken Barnadyn  
Ricardo Villagrand  
Dustin Schubert  
Paul Harris  
Lee Atchison  
Dwight Thomas  
Jason Galloway  
Lacy Anderson  
Courtney Green  
Cameron Stubbs

Brian Ligon  
Bo Cox  
Bill Thompson  
Darko Sefic  
D Mills  
Doug Cox  
Mike Lowry  
Elton Forbus  
Richard Heath  
Steve Floyd  
Francisco Carrillo  
Robin  
Sherrie Rogers  
J Dreyer  
S Sanchez  
Elise G  
C Berg