

**Minutes of the Regular Meeting
Mont Belvieu City Council
Monday, August 24, 2020
6:00 p.m.**

A regular meeting of the Mont Belvieu City Council was held Monday, August 24, 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 and announced a quorum was present:

Councilman Mike Pomykal
Councilwoman Laurie Guidry
Councilman Arnold Peters
Councilman Tim Duree
Councilman Joey McWilliams
Councilman Danny Campbell

B. INVOCATION.

Grady Randle led the invocation.

C. PLEDGE OF ALLEGIANCE.

D. PUBLIC STATEMENTS AND COMMENTS.

Leticia Langford presented to Council re: children's emergency shelter located in the city at her residence on FM 565. She has to make notice for state to city officials. This will be temporary housing for children in need of a safe place to stay.

E. PUBLIC HEARINGS.

1. Proposed annexation of 1.180 acres of land located on I-10 Service Road owned by Fulghum's & Hobson LLC

Mayor Dixon opened the public hearing at 6:01 p.m. Ken Barnadyn presented to council. The public hearing was closed at 6:02 p.m.

2. Proposed rezoning of 14.4 acres of land located along I-10 Service Road owned by Fulghum's & Hobson LLC from Rural Use to Hill Mixed Use

Mayor Dixon opened the public hearing at 6:03 p.m. Ken Barnadyn presented to council.

3. Proposed annexation of 41.310 acres of land located between Lakes of Champions Section #3 and Icet Creek Crossing Section #2 owned by South Lake LLC

Mayor Dixon opened the public hearing at 6:04 p.m. Ken Barnadyn presented to council. The public hearing was closed at 6:05 p.m.

4. 2020 Tax Rate

Mayor Dixon opened the public hearing at 6:06 p.m. No one spoke. The public hearing was closed at 6:07 p.m.

F. ITEMS FOR INDIVIDUAL CONSIDERATION/DISCUSSION.

1. Presentation from Mike Darlow of Perdue, Brandon, Fielder, Collins and Mott, LP on collection of delinquent taxes.

Mike Darlow presented update to council on property tax collections.

2. Discussion of and possible action on adopting Ordinance No. 2020-014, an ordinance annexing the hereinafter described territory to the City of Mont Belvieu, Chambers County, Texas and extending the boundary limits of said city so as to include said hereinafter described property within said city limits, and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions and regulations of said city; and adopting a services agreement. (Fulghum's & Hobson LLC)

A motion was made by Councilman Pomykal to adopt Ordinance No. 2020-014, seconded by Councilman McWilliams. Motion carried 7-0.

3. Discussion of and possible action on adopting Ordinance No. 2020-015, an ordinance amending the official zoning map of the City of Mont Belvieu, Texas, and making this amendment a part of said official zoning map to rezone a portion of the Rural Use district (RU) as Hill Mixed Use district (HMU); providing for severability; providing for repeal; providing for a penalty; and providing an effective date. (Fulghum's and Hobson LLC)

Ken Barnadyn presented to council.

A motion was made by Councilman Pomykal to adopt Ordinance No. 2020-015, seconded by Councilman Duree. Motion carried 7-0.

4. Discussion of and possible action on site plan and architectural review of STS Tank Leasing LLC.

Ken Barnadyn presented to council. Agreeable to detention and aesthetics.

A motion was made by Councilman Pomykal to approve, seconded by Councilwoman Guidry. Motion carried 7-0.

5. Discussion of and possible action on adopting Ordinance No. 2020-016, an ordinance annexing the hereinafter described territory to the City of Mont Belvieu, Chambers County, Texas and extending the boundary limits of said city so as to include said hereinafter described property within said city limits, and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions and regulations of said city; and adopting a services agreement. (South Lake LLC)

Ken Barnadyn presented to council. 41.03 acres between Lakes of Champions Sec 3 and Icet Creek Section 2.

A motion was made by Councilman Peters to adopt Ordinance No. 2020-016, seconded by Councilman Duree. Motion carried 7-0.

6. Discussion of and possible action on master plan and preliminary plat for South Lake Estates.

Ken Barnadyn presented to Council. 3 access locations.

A motion was made by Councilman Peters to approve, seconded by Councilman Pomykal. Motion carried 6-1 with Councilman Campbell opposing.

7. Discussion of and possible action on adopting Resolution No. 2020-010, a resolution authorizing execution of an Advance Funding Agreement (AFA) with the Texas Department of Transportation for a Transportation Alternatives Set-Aside (TASA) project.

Ricardo Villagrand presented to Council.

A motion was made by Councilman Peters to adopt Resolution No. 2020-010, seconded by Councilman Duree. Motion carried 7-0.

8. Discussion of and possible action on RFP for Compensation and Classification Study.

Calyn Wesson presented to Council. Top three were interviewed. Staff recommends Evergreen Consulting. Have been used in the past.

A motion was made by Councilman Pomykal to award RFP to Evergreen, seconded by Councilman McWilliams. Motion carried 7-0.

9. Discussion of and possible action on options for retiree health insurance.

Nathan Watkins presented to Council. Contribute to HSA employee only. Employee and employee/spouse. Run numbers for past retirees. Bring back to council.

A motion was made by Councilman Peters to postpone to next meeting, seconded by Councilman Duree. Motion carried 7-0.

10. Discussion of and possible action on adopting Ordinance No. 2020-017, an ordinance approving the annual budget for the City of Mont Belvieu, Texas and adopting the budget document for the fiscal year October 1, 2020 through September 30, 2021; repealing all ordinances or parts thereof in conflict herewith; and establishing an effective date.

A motion was made by Councilman Pomykal to adopt Ordinance No. 2020-017, seconded by Councilman McWilliams. Motion carried 7-0.

11. Discussion of and possible action on adopting Ordinance No. 2020-018, an ordinance fixing the tax rate and tax levy for the City of Mont Belvieu, Texas for the year 2020.

Nathan Watkins presented to council. Same tax rate for 11 years.

A motion was made by Councilman Pomykal to adopt Ordinance No. 2020-018, that the property tax rate be increased by the adoption of a tax rate of \$0.436659, which is effectively a 2.56 percent increase in the tax rate, seconded by Councilman Peters. Motion carried 7-0.

12. Discussion of and possible action on Declaration of Disaster for City of Mont Belvieu.

A motion was made by Councilman Pomykal to approve Declaration, seconded by Councilwoman Guidry. Motion carried 7-0.

G. CONSENT AGENDA.

1. Finance packet - July 2020.
2. Minutes.

A motion was made by Councilman Peters to approve the consent agenda, seconded by Councilwoman Guidry. Motion carried 7-0.

A motion was made by Councilman Peters to adjourn into executive session at 7:10 p.m., seconded by Councilman Duree. Motion carried 7-0.

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

Regular session at 8:09 p.m.

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

No action.

J. ITEMS FOR FUTURE AGENDAS.

Councilwoman Guidry: 25 build line in back of property, seconded by Councilman Campbell.

K. MAYOR/COUNCIL COMMENTS.

Scott: Senator Creighton coming Sept. 1st
Guidry, Peters to attend.

L. ADJOURNMENT.

A motion was made by Councilman Pomykal to adjourn at 8:12 p.m., seconded by Councilwoman Guidry. Motion carried 7-0.

Respectfully submitted,

Approved,

Kori Schweinle
City Secretary

Nick Dixon
Mayor

Those present were:

Nick Dixon
Mike Pomykal
Laurie Guidry
Arnold Peters
Tim Duree

Joey McWilliams
Danny Campbell
Nathan Watkins
Virgil Blasdel
Kori Schweinle
Grady Randle
Ricardo Villagrand
Scott Swigert
Calyn Wesson
Ken Barnadyn
Bill Thompson
Jackie Zbranek
Brian Ligon
Lee Atchison
Steve Floyd
Dustin Schubert
Sara Robinson
Dwight Thomas
Buck Leavins
Paul Harris
Russell DiBenedetto
Matt Hollis
Joe Yunk
Danny Scabora
Leticia Langford