

City of Beasley

**MINUTES
REGULAR CITY COUNCIL MEETING
TUESDAY – MARCH 20, 2018 – 6:30 P.M.
BEASLEY CITY HALL
319 SOUTH 3RD ST., BEASLEY, TX 77417**

Call to Order: Mayor Kenneth Reid called the meeting to order at 6:30 p.m.

Roll Call: Council Members Dale Lindemann, Jerri Lindemann, Al Becan and Douglas Harris were present. Yvonne Meyer was absent due to illness.

Approve minutes from February 20, 2018 minutes: Mr. Lindemann made the motion to accept the minutes as written and Mr. Becan seconded. *Motion carried.*

Mayor Announcements: The City received \$833.31 in Child Safety fees for the year 2017.

Open forum for citizen communication: Mr. Ron Jones who was present at the Council meeting stated City is taking steps in the right direction in setting up a municipal court and hiring a code enforcement officer to enforce City ordinances. However, since the code enforcer activities have been temporarily suspended, he is encouraging Council to continue enforcing the codes so that property values will increase.

Mrs. Chrissy McGee stated when she was hired; the City's goal was to beautify the city. Since she has come here and not knowing anyone in the city, she was doing the best option by not picking and choosing; however, she has touched friends and family which has caused the ordinance to change. She went on to say this is losing the sight of beautifying the city as it has come to "let me make my buddy happy" or "let's do what's best for me because I have a situation/violation on my own property". It's about the community and not about the individual. Let's not lose sight of cleaning up and doing what's best for the community.

OLD BUSINESS

- A. Discuss and consider action to prepare a preliminary report to adopt zoning regulations, including the boundaries for original zoning districts in accordance with the City's comprehensive plan in order to protect and preserve places and areas of historical, cultural and architectural importance and significance; to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land to avoid undue concentration of**

population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.

The purpose of the ordinance is to designate districts into classifications. This proposed ordinance has eight (8) classifications:

- i. Residential, single family
- ii. Residential, single-family townhomes
- iii. Residential, multi-family
- iv. Neighborhood commercial
- v. Industrial, light
- vi. Industrial, heavy
- vii. Highway commercial
- viii. Agriculture

This has been tabled for Council to review.

- B. Discuss and consider adoption of Ordinance #2018-2, creating and amending sign regulations within the City and its extraterritorial jurisdiction; providing a penalty up to \$2,000 per day per offense; providing for severability; and providing for publication.**

This has been tabled to give Council time to review and will be discussed on the April agenda.

- C. Close Open Session and go into Closed Session**

The Open Session closed and entered Closed Session at 7:08 p.m.

- D. Closed Session to deliberate for private consultation with attorney regarding KEM Texas, Ltd. v. City of Beasley, et al., as permitted by Texas Government Code §551.017.**

Council went into Closed Session at 7:08 p.m.

- E. Return to Open Session under Government Code §551.017 to consider action regarding KEM Texas, Ltd. v. City of Beasley, et al.**

The Closed Session returned to Open Session at 7:18 p.m. This has been tabled until KEM Texas, Ltd. responds back to City of Beasley.

- F. Discuss and possibly act on junked vehicle ordinance proposed amendments**

Councilman Harris has requested Council review his proposal and present comments at the April meeting. No motion was made on the proposal. Attorney Scott Bounds did state that Council can make exceptions to the ordinance but should follow the state statutes as closely as possible.

NEW BUSINESS

- A. Discuss and consider calling a public hearing on the adoption of a comprehensive plan for long-range development of the City, including provisions on land use, transportation and public facilities.

Mayor Reid stated this was discussed in the zoning item and will let this pass on through.

- B. Discuss and act on adopting or denying the local exemptions for Fort Bend County CAD for the tax year 2018 which includes:
- i. Residential Homestead Exemption
 - ii. Over 65 Exemption
 - iii. Disability Exemption

Mr. Lindemann made the motion to adopt the local exemption for the tax year 2018 as follows:

- i. Residential City votes not to grant a Residential option
- ii. Over 65 Exemption \$3,000
- iii. Disability Exemption \$3,000

and Mr. Becan seconded. *Motion carried.*

- C. Discuss and act on approving Ordinance #2018-1 cancelling the May 5th, 2018 General Election and declaring each unopposed candidate elected to office; and no "write-in" candidates have filed by filing deadline of 5:00 p.m. on February 20th, 2018; providing that this Ordinance shall be cumulative of all Ordinances; providing a severability clause and providing an effective date

All three incumbents, Al Becan, Jerri Lindemann and Yvonne Meyer filed unopposed and City will cancel the election with Fort Bend County Election Department. Mr. Lindemann made the motion to accept Ordinance #2018-1 cancelling the May 05, 2018 City Election and Mr. Becan seconded. Motion carried.

- D. Discuss and act on Public Utility Commission's 2018 Consumer Price Index Adjustment to Municipal Telecommunications Right-of-Way Access Line Rates

The 2018 CPI adjusted maximum rates are as follows:

Residential: \$0.27, Non-Residential: \$0.72, Point-to-Point: \$2.04

The City's default rates for 2018 are as follows and are the same as 2017 rates

Residential: \$0.14, Non-Residential: \$0.55, Point-to-Point: \$1.64

Mr. Lindemann made the motion to accept the 2018 CPI adjusted maximum rates for 2018 and Mr. Becan seconded. *Motion carried.*

E. Discuss and act on the 2015 International Property Maintenance Code

Mr. Harris made a motion to amend Ordinance 2017-7 to exclude the 2015 International Property Maintenance Code from the ordinance as well as excluding on all previously approved ordinances. Mr. Lindemann seconded and stated we'll write our own. *Motion carried.* Let the records show that Mr. Becan opposed. At this point, code enforcement officer Chrissy McGee told Mayor and Council she will no longer be the City's code enforcement officer as this will be a major setback for Beasley. The City can find someone else and she left the building.

Financial Report: Ms. Wanda Andel presented Council with a Financial Statement showing the General Fund with \$196,197.96 and the Water/Sewer Account with \$81,178.52. Mrs. Lindemann made the motion to accept the report, pay the bills and Mr. Becan seconded. *Motion carried.*

City Building Report: The following permits were issued for a total of \$157.10:

#0804 – 02/14/2018	Richard Rodriguez	100 S. 6 th St.	Gas Meter (biz)	-0-
#0806 – 03/01/2018	Marselino Rivera	117 N. 2 nd St.	Electrical	\$157.10
#0807 – 03/15/2018	Enrique Marin	311 N. 1 st St.	Mechanical	under #0800
#0808 – 03/17/2018	Michael Bassett	7225 Ave. C	Electrical	waived

Water/Sewer Report: Two water leaks were repaired – 215 South First St. and 7511 Avenue J.

Mayor Reid stated this was an eventful evening and as of tonight he is no longer our mayor.

Adjournment: Mr. Lindemann made the motion to adjourn the meeting and Mrs. Lindemann seconded. *Motion carried* and meeting adjourned at 8:00 p.m.

ATTEST:


G. B. Michulka, Recording Secretary


Kenneth Reid, Mayor