

AUGUST 20, 2002

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL

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1. 1. 5:30 P.M. CALL TO ORDER

Mayor Harrison called the meeting to order at 5:30 p.m.

2. 2. INVOCATION AND PLEDGE OF ALLEGIANCE

Alderman Browning led all in the prayer and the Pledge of Allegiance.

3. 3. ROLL CALL AND CERTIFICATION OF A QUORUM

Present to-wit: Mayor Philip B. Harrison, Aldermen Wayne Browning, O. William "Bill" Schmidt, James A. "Jim" Bishop, Michael S. "Mike" Mueller, and David Ottmer; thereby a quorum was established. Also present were City Attorney Charley Smith, City Administrator Lynn S. Roberts and City Secretary Susan Rosinski.

4. 4. CONSIDERATION/ACTION TO ADOPT AGENDA

A motion was made by Alderman Browning, seconded by Alderman Ottmer to adopt the agenda as presented. Motion carried unanimously.

5. 5. CONSIDERATION/ACTION TO APPROVE MINUTES OF PREVIOUS MEETING

A motion was made by Alderman Bishop, seconded by Alderman Mueller to adopt the minutes of the Regular Meeting of July 16, 2002. Motion carried unanimously.

6. 6. CITIZEN'S FORUM

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There was no one present that wished to address Council.

7. 7. REPORT OR REQUEST(S) FROM MAYOR/COUNCIL MEMBERS/CITY ATTORNEY

Alderman Browning stated that he would like to see the drainage ditch at W. Meyers and West Austin re-cleaned, the donated property on N. Granville mowed and cleaned and he would like the construction department to meet with the county and coordinate with them regarding streets as it is not necessary to cut into a newly paved road when laying lines.

Mayor Harrison stated that he had been approached numerous times regarding the condition of the private drive adjacent to The Hill's parking lot located off of West Main Street. This private drive is owned by the County and leads to the County Barn. Administrator Roberts informed Council that she had contacted the County Judge a couple of months ago regarding this matter and Judge Bilski had informed her that Commissioner Schrader would look at the problem.

8. 8. REPORT OR REQUEST(S) FROM ADMINISTRATOR/DEPT. HEADS

Administrator Roberts reported that we have several new businesses, apartments and a subdivision being constructed within the city. They are as follows: Las Fuentes Restaurant located at East Main Street (Hwy 159) and North Mechanic Streets, Sparkles Car Wash located on East Main Street next to Simple Simon's, Bell Oak Village Apartments, Phase II, and Ella Oaks Subdivision located on the Smith property on South Mechanic Street.

Adm. Roberts suggested to Council that we look into raising rates on outside city limit utilities. This would encourage requests for annexation.

Adm. Roberts informed Council that the new AMR system that the electric department was installing at different locations was 100% accurate on meter readings.

Mr. Bishop inquired about the entrance to Bell Oaks Apartments – Phase II.

Attorney Smith informed Council that he had hopes that the land they wished to acquire for the Library would be donated soon.

9. 9. CONSIDERATION TO APPROVE BELLVILLE ECONOMIC DEVELOPMENT PROJECTS AND ANY RELATED ACTION NECESSARY

A motion was made by Alderman Schmidt, seconded by Alderman Mueller to approve the recommendation by the Bellville Economic Development Corporation Board and grant funds in the amount of \$34,500.00 to the Bellville Lions Club for the construction of a parking lot adjacent to Concordia Hall. Mayor Harrison called for a vote. Aldermen Ottmer, Mueller, Bishop and Schmidt voted aye and Alderman Browning abstained due to his absence at the last Bellville EDC meeting which approved the project. Motion carried.

10. CONSIDERATION OF SOUTHCREEK CROSSING SUBDIVISION AND ANY RELATED ACTION NECESSARY

Attorney Smith reported that he had made contact with two landowners near or contingent to the proposed Southcreek Crossing Subdivision and they had requested annexation to the City of Bellville.

Mr. Edwin Malinowski, developer for the proposed Southcreek Crossing Subdivision and Mr. Craig Kankel of O'Malley Engineers appeared before Council for a question and answer session.

After much discussion (see tape for details), a motion was made by Alderman Browning, seconded by Alderman Ottmer to approve Section I of the Southcreek Crossing Subdivision contingent upon all items outlined in a letter from Craig Kankel of O'Malley Engineers dated July 23, 2002 (incorporated in minutes) be addressed and a letter of approval from Mr. Kankel be forwarded to City Administrator Roberts. Motion also included that only preliminary dirt work be allowed and no construction on any home or street be started until the City Administrator receives approval letter. Mayor Harrison called for a vote. Aldermen Ottmer, Browning, Mueller and Bishop voted aye and Alderman Schmidt voted nay. Motion carried.

A second motion was made by Alderman Ottmer, seconded Alderman Mueller that "the City Gas, Water and Sewer Departments install utilities to the property line with the exception that the gas line goes directly to the meter, the fee for installation of utilities is to be determined by the City at a later date, reimbursement to the City for installation of utilities should be when each lot sells; the balance on the installation of utilities be due in three (3) years and be contingent upon annexation of the property". Mayor Harrison called for vote. Aldermen Bishop, Ottmer, Mueller, Browning and Schmidt voted aye. Motion carried unanimously.

11. CONSIDERATION OF NEWLY ADOPTED SUBDIVISION ORDINANCE AND ANY RELATED ACTION NECESSARY

This item was tabled.

12. CONSIDERATION OF RESOLUTION SUPPORTING AUSTIN COUNTY IN THE AUSTIN COUNTY HOUSING REHABILITATION FUND APPLICATION AND ANY RELATED ACTION NECESSARY

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A motion was made by Alderman Schmidt, seconded by Alderman Ottmer to adopt Resolution #1199R. Motion carried unanimously. This resolution supports the efforts of Austin County in their application to the office of Rural Community Affairs for housing rehabilitation. It also

allows the residents of the City of Bellville to participate in the County's program for housing rehabilitation.

13. CONSIDERATION OF NAMING AREA ADJACENT TO THE SENS ACTIVITY CENTER AND ANY RELATED ACTION NECESSARY

Alderman Mueller informed Council that he believed it to be appropriate to give recognition to Mr. Chris Duerr for the donation of 8.2 acres of land adjacent to the Sens Activity Center in Briarwood Subdivision. A motion was made by Alderman Mueller, seconded by Alderman Schmidt to name the land adjacent to the Sens Activity Center –Duerr Park. Motion carried unanimously.

14. CONSIDERATION OF TEXAS MUNICIPAL LEAGUE HEALTH BENEFITS, INCLUDING ORDINANCES AND INTERLOCAL AGREEMENT AND ANY RELATED ACTION NECESSARY

Administrator Roberts informed Council that we had received a quote for a 76% increase from our current health insurance carrier, Principal Life Insurance Company. Therefore she had recently asked for quotes from Texas Municipal League for employee health benefits. Adm. Roberts recommended that the city take the least expensive plan. In this particular plan employees would share in the increase by paying higher co-pays and prescriptions. Adm. Roberts noted that the deductible was now \$1500.00 instead of the current \$500.00. She informed Council that in the proposed budget she had asked that the City reimburse an employee that reaches the second \$500.00 (\$1,000.00) of their deductible the amount of \$500.00 (only two dependents per family). She stated that by making the choices above would allow the City to keep a good plan for the employees and that was extremely important.

A motion was made by Alderman Schmidt, seconded by Alderman Browning to adopt Ordinance #1201 entitled Adopting a Plan of Health Benefits and Ordinance #1202 entitled Authorizing The Execution of the TML Intergovernmental Employee Benefit Pool Continuation of Coverage Agreement. Motion also included authorizing Administrator Roberts to execute the Interlocal Agreement for Texas Municipal League Health Insurance Benefits. Motion carried unanimously.

15. CONSIDERATION TO AMEND 2001-2002 BUDGET FOR BLUEBONNET GROUNDWATER DISTRICT FEES AND ANY RELATED ACTION NECESSARY

A motion was made by Alderman Browning, seconded by Alderman Schmidt to amend the 2001-2002 annual budget in the amount of \$6,000.00 for Bluebonnet Groundwater District fees. Motion carried unanimously. Said amendment will be to budget line item account number 201.503. 5.514.00 – Water Dues, Fees and Assessments.

16. CONSIDERATION OF WATER RATES AND POLICY AND ANY RELATED ACTION NECESSARY

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Administrator Roberts informed Council that she would like the current water rate ordinance to include a minimum “0” gallon charge rather than the current “0-3,000” gallon minimum charge. Adm. Roberts went on to say that this would affect all water customers. A residential customer’s utility bill would increase by \$3.30 if they used 3,000 gallons. She also recommended that apartment complexes that are currently paying for one minimum should be charged for each individual unit and commercial properties with more than one business located within would also see a minimum charge. She stated that other surrounding cities (Hempstead, Brenham, Sealy, Navasota, etc.) were currently billing with a minimum per unit charge and a water usage fee. A motion was made by Alderman Ottmer, seconded by Alderman Schmidt to amend the current water ordinance to include a zero (0) gallon minimum charge and to charge a per unit minimum on all multiple use water meters effective January 1, 2003. Motion carried unanimously. Changes would increase water revenue by approximately \$110,000.00 per year. Letters are to be mailed to each complex explaining the changes.

17. CONSIDERATION TO VOTE TO PLACE PROPOSAL TO ADOPT TAX RATE ON FUTURE AGENDA AS ACTION ITEM, SCHEDULE RELATED HEARING DATE IF REQUIRED AND ANY RELATED ACTION NECESSARY

A motion was made by Alderman Schmidt, seconded by Alderman Ottmer to place a proposal to adopt a tax rate on the next regularly scheduled meeting agenda. Motion carried unanimously.

Mayor Harrison called for a short recess prior to the Budget Workshop.

18. BUDGET WORKSHOP

Several items were discussed including the 5% salary line item. Administrator Roberts was asked to prepare a spreadsheet regarding salaries and deliver them to Council.

19. CLARIFICATION AND/OR IMPLEMENTATION OF PARAMETERS FOR THE EVALUATION OF ECONOMIC DEVELOPMENT CORPORATION APPROVED PROJECTS AND ANY RELATED ACTION NECESSARY

Alderman Mueller suggested that the Council take time and evaluate projects that are being funded with economic development funds and also develop some guidelines. He went on to say that the funds should be used for projects that could benefit everyone. Attorney Smith informed Council that the current tax code may change after the election and the statute may eliminate what is currently being done. Alderman Schmidt suggested that Council forward any comments or suggestions that they may have to the City Administrator. This agenda item was then tabled.

20. ADJOURNMENT

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A motion was made by Alderman Schmidt, seconded by Alderman Browning to adjourn at 8:30 p.m.