

MINUTES - CITY OF BEAUMONT

W.L. Pate, Jr., At-Large
Dr. Alan B. Coleman, Mayor Pro Tem
Audwin Samuel, Ward III
Tyrone E. Cooper, City Attorney

BECKY AMES, MAYOR
CITY COUNCIL MEETING
February 3, 2015
Kyle Hayes, City Manager

Gethrel Wright, At-Large
Michael D. Getz, Ward II
William R. Sam, Sr. Ward IV
Tina Broussard, City Clerk

The City Council of the City of Beaumont, Texas, met in a regular session on **February 3, 2015**, at the City Hall Council Chambers, 801 Main Street, Beaumont, Texas, at 1:30 p.m. to consider the following:

OPENING

- * Invocation Pledge of Allegiance Roll Call
- * Presentations and Recognition
- * Public Comment: Persons may speak on scheduled agenda items 2-6/Consent Agenda
- * Consent Agenda

Mayor Ames called the council meeting to order at 1:30 p.m.

Pastor Tim Roosevelt of the Calvary of Beaumont Church gave the invocation. Councilmember xxxxxx led the Pledge of Allegiance. Roll call was made by Tina Broussard, City Clerk.

Present at the meeting were Mayor Ames, Mayor Pro Tem Coleman, Councilmembers Getz, Pate, Samuel and Sam. Absent: Councilmember Wright. Also present were Kyle Hayes, City Manager; Tyrone Cooper, City Attorney; Tina Broussard, City Clerk.

Proclamations, Presentations, Recognitions

None

Public Comment: Persons may speak on scheduled agenda items 2-6/Consent Agenda.

Chris Akbari 3735 Honeywood Ct. Port Arthur, TX

Spoke regarding item #5 on the Agenda, stated that he would hope that Council would support the Beaumont Place, LP for the proposed Beaumont Place of Grace, Low Income Housing Tax Credit project

Howard Mills 4165 Simpson Beaumont, TX

Spoke regarding item #5 on the Agenda, stated that he would like the support from Council in regards to the Beaumont Place of Grace, Low Income Housing Tax Credit

CONSENT AGENDA

- * Approval of minutes - **January 27, 2015**
- * Confirmation of committee appointments - **None**

Travis Hefley would be appointed to the Parks and Recreation Advisory Committee. The term would commence February 3, 2015 and expire February 2, 2017. (Mayor Pro Tem Alan B. Coleman) – **Resolution 15 – 017**

- A) Approve the award of a contract to Reeder Distributors, Inc. of Fort Worth for purchase and installation of one heavy duty hydraulic lift set and accessories for use by the Fleet Fire Shop – **Resolution 15 – 018**
- B) Authorize the City Manager to renew the loan agreement with the National Museum of the United States Air Force – **Resolution 15 - 019**
- C) Authorize the settlement of the property claim of Dr. Arnold Manske – **Resolution 15 - 020**
- D) Authorize the City Manager to execute all documents necessary for the Memorandum of Understanding between the City of Beaumont and Spindletop Center – **Resolution 15 - 021**

Councilmember Samuel moved to approve the Consent Agenda. Councilmember Pate seconded the motion.

AYES: MAYOR AMES, MAYOR PRO TEM COLEMAN, COUNCILMEMBERS GETZ, PATE, SAMUEL AND SAM

NAYS: NONE

MOTION PASSED

GENERAL BUSINESS

1. Consider a request for a specific use permit to allow a professional office park on property zoned GC-MD-2 (General Commercial - Multiple Family Dwelling -2) on the South side of Folsom Drive at Major Drive.

Rick Clark would like to develop the property in question as a professional office park. In January of 2005, the property was rezoned to GC-MD (General Commercial - Multiple Family Dwelling) with a 100 ft. protective buffer of GC-MD-2 adjacent to the residential subdivision to the south. In order to develop this 100 ft. protective buffer, a specific use permit must be granted.

The development would consist of five one-story buildings intended for medical offices, CPAs, attorneys and other such professionals.

At a Joint Public Hearing held January 26, 2015, the Planning Commission recommended 5:0 to approve a specific use permit to allow a professional office park on property zoned GC-MD-2 (General Commercial - Multiple Family Dwelling -2) District on the south side of Folsom Drive, approximately 500 feet from Major Drive, subject to the following condition:

1. The dumpster must be moved and comply with setback and screening requirements.

Approval of ordinance, subject to the stated condition.

Councilmember Pate moved to **ADOPT AN ORDINANCE ENTITLED AN ORDINANCE GRANTING A SPECIFIC USE PERMIT TO ALLOW A PROFESSIONAL OFFICE PARK ON PROPERTY ZONED MC-MD-2 (GENERAL COMMERCIAL-MUTLIPLE FAMILY DWELLING-2) DISTRICT ON THE SOUTH SIDE OF FOLSOM DRIVE APPROXIMATELY 500 FEET FROM MAJOR DRIVE WITH THE CONDITIONS IN THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS.** Mayor Pro Tem Coleman seconded the motion.

AYES: MAYOR AMES, MAYOR PRO TEM COLEMAN, COUNCILMEMBERS GETZ, PATE, SAMUEL AND SAM

NAYS: NONE

MOTION PASSED

Ordinance 15 - 003

2. Consider a resolution authorizing the City Manager to approve a change order for emergency sanitary sewer repairs to the contract with Simco Enterprises, Ltd., for the Sanitary Sewer Rehabilitation of Small Diameter Mains Contract XXIII – **Deferred**
3. Consider a resolution approving the award of a contract to Frazier Ltd., of Houston for refurbishing and remounting two ambulance bodies.

Beaumont EMS operates ambulances consisting of a body or box module mounted on a heavy-duty pickup chassis. Ambulance bodies, when periodically refurbished, have a longer service life than the chassis on which they are mounted. Refurbishment is less costly than purchasing a new body each time the chassis needs to be replaced. Refurbishment of bodies and replacement of chassis are requested through the City's budget process. The Fleet Superintendent evaluated the request and recommended refurbishment and replacement due to the age and mileage of the unit.

Pricing was obtained through the Houston-Galveston Area Council (H-GAC), a cooperative purchasing association providing cities and political subdivisions with the means to purchase specialized equipment at volume pricing. H-GAC complies with State of Texas procurement statutes.

Capital Reserve Fund.

Approval of resolution.

Councilmember Getz moved to **APPROVE A RESOLUTION THAT THE CITY COUNCIL HEREBY APPROVES THE AWARD OF A CONTRACT FOR OUTFITTING, REFURNISHING AND REMOUNTING TWO (2) AMBULANCE BOX MODULES TO NEW CHASSIS TO FRAZIER, LTD., OF HOUSTON, TEXAS, IN THE AMOUNT OF \$94,575 THROUGH THE HOUSTON-GALVESTON AREA COUNCIL (H-GAC) COOPERATIVE PURCHASING PROGRAM.** Councilmember Sam seconded the motion.

AYES: MAYOR AMES, MAYOR PRO TEM COLEMAN, COUNCILMEMBERS GETZ, PATE, SAMUEL AND SAM

NAYS: NONE

MOTION PASSED

Resolution 15 - 022

4. Consider a resolution approving the purchase of two pickup cab chassis from Silsbee Ford of Silsbee for use as ambulance units.

Beaumont EMS operates ambulances consisting of a body or box module mounted on a heavy-duty pickup chassis. Annually, based on the Fleet Manager's evaluation during the budget process, a recommendation is made to replace worn and obsolete vehicles that are no longer cost effective to operate. These two ambulance pickup chassis, units 7141 and 7142, both purchased in 2006 having 106,926 miles and 112,510 miles respectively, are to be replaced due to age and mileage. The vehicles will be disposed of in accordance with the City's surplus equipment policy.

Pricing was obtained through the Texas Association of School Boards (BuyBoard), a cooperative purchasing association providing cities and political subdivisions with the means to purchase specialized equipment at volume pricing. BuyBoard complies with State of Texas procurement statutes. The total purchase price includes the BuyBoard fee of \$400 which is paid to the vendor.

Warranties of 36,000 miles or three (3) years are provided for each new vehicle. Warranty service is provided by local authorized dealerships. Delivery is expected within sixty (60) to ninety (90) days.

Capital Reserve Fund.

Approval of resolution.

Mayor Pro Tem Coleman moved to **APPROVE A RESOLUTION THAT THE CITY COUNCIL HEREBY APPROVES THE PURCHASE OF TWO (2) VEHICLES FOR USE BY EMERGENCY MEDICAL SERVICES (EMS) FROM SILSBEE FORD, OF SILSBEE, TEXAS, IN THE AMOUNT OF \$71,325.50 THROUGH THE BUYBOARD COOPERATIVE PURCHASING PROGRAM.** Councilmember Sam seconded the motion.

AYES: MAYOR AMES, MAYOR PRO TEM COLEMAN, COUNCILMEMBERS GETZ, PATE, SAMUEL AND SAM

NAYS: NONE

MOTION PASSED

Resolution 15 - 023

5. Consider a resolution authorizing Beaumont Place, LP to submit an application to the Texas Department of Housing and Community Affairs for the proposed Beaumont Place of Grace, a Low Income Housing Tax Credit project and offering support for this project.

Beaumont Place, LP is requesting authorization to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for use of Low Income Housing Tax Credit (LIHTC) funds for the construction of a 128 unit housing development for

seniors, approximately 112 of which will be for low-income tenants. The project, known as Place of Grace, is located at Sarah Street and Fannett Road.

Because the project is located in a census tract that has more than 20% Housing Tax Credit units per total households within the tract and because Beaumont has more than twice the state average of subsidized units per capita, additional subsidized units would not be allowed unless the City acknowledges that it has more than twice the state average of units per capita supported by Housing Tax Credits, supports the proposed development and authorizes the allocation of Housing Tax Credits for the project.

Approval of resolution.

Councilmember Sam moved to **APPROVE A RESOLUTION THE CITY OF BEAUMONT, TEXAS (A) EVIDENCING SUPPORT FOR A PROPOSED DEVELOPMENT TO BE BUILT IN BEAUMONT; (B) AUTHORIZING A POSSIBLE AWARD OF HOUSING TAX CREDITS FOR THE DEVELOPMENT; AND (C) AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.** Councilmember Samuel seconded the motion.

AYES: MAYOR AMES, MAYOR PRO TEM COLEMAN, COUNCILMEMBERS GETZ, PATE, SAMUEL AND SAM

NAYS: NONE

MOTION PASSED

Resolution 15 - 024

6. Consider a resolution authorizing Beaumont Housing Partners, Ltd. to submit an application to the Texas Department of Housing and Community Affairs for the proposed Heritage Heights, a Low Income Housing Tax Credit project and offering support for this project

Beaumont Housing Partners, Ltd. is requesting authorization to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for use of Low Income Housing Tax Credit (LIHTC) funds for the construction of a 118 unit housing development for seniors, approximately 99 of which will be for low-income tenants. The project, known as Heritage Heights, is located at 6300 Phelan Boulevard.

Because Beaumont has more than twice the state average of subsidized units per capita, additional subsidized units would not be allowed unless the City acknowledges that it has more than twice the state average of units per capita supported by Housing Tax Credits, supports the proposed development and authorizes the allocation of Housing Tax Credits for the project.

Approval of resolution

Councilmember Samuel moved to **APPROVE A RESOLUTION THAT THE CITY OF BEAUMONT HEREBY SUPPORTS THE PROPOSED HERITAGE HEIGHTS, AND CONFIRMS THAT ITS GOVERNING BODY HAS VOTED SPECIFICALLY TO APPROVE THE CONSTRUCTION OF THE DEVELOPMENT AND TO AUTHORIZE AN ALLOCATION OF HOUSING TAX CREDITS FOR THE DEVELOPMENT PURSUANT TO TEXAS GOVERNMENT CODE 2306.6703(A)(4).** Councilmember Sam seconded the motion.

AYES: MAYOR AMES, MAYOR PRO TEM COLEMAN, COUNCILMEMBERS GETZ, PATE, SAMUEL AND SAM

NAYS: NONE

MOTION PASSED

Resolution 15 – 025

Mayor Ames read the announcement regarding Executive Session being held at the conclusion of the General Business portion of the meeting.

COUNCILMEMBER COMMENTS

MAYOR PRO TEM COLEMAN - CONDOLENCES TO THE FAMILY OF TOMMY LEBLANC, ANNOUNCED THE GUSHER MARATHON ON MARCH 7, 2015, AS WELL AS THE AFFORDABLE CARE ACT DEADLINE FOR ENROLLMENT IS FEBRUARY 15, 2015, YOU CAN GO TO HEALTHCARE.GOV OR CALL 855-936-6002 FOR ASSISTANCE WITH ENROLLMENT

COUNCILMEMBER GETZ - REMINDED CITIZENS THAT THE LAST OPPORTUNITY TO GIVE INPUT IN THE CRITERIA THAT YOU WOULD LIKE TO SEE IN YOUR NEW BISD SUPERINTENDENT WILL BE HERE IN THE CITY COUNCIL CHAMBERS, THE ONLINE SURVEY IS OVER, IF ANYONE WANTS TO GIVE INPUT PLEASE BE HERE ON THURSDAY, FEBRUARY 5, 2015, AT 2:00 P.M.

COUNCILMEMBER WRIGHT - ABSENT

COUNCILMEMBER PATE - GAVE CONDOLENCES TO THE LEBLANC FAMILY ON THE PASSING OF TOMMY LEBLANC, SALUTED THE HARD WORKING STAFF AT THE CONVENTION AND VISITORS BUREAU WHO WILL BE HOSTING THE HALL OF FAME THIS AFTERNOON, MENTIONED MOVIE NIGHT AT THE JULIE ROGERS THEATRE, THE MOVIE PLAYING WILL BE POETIC JUSTICE, PLAYING FRIDAY NIGHT AT 7:00 P.M., ALSO MADE COMMENTS IN REGARDS TO LAMAR UNIVERSITY MEN AND WOMEN'S BASKETBALL

COUNCILMEMBER SAMUEL - GAVE CONDOLENCES TO THE LEBLANC FAMILY AND ALSO TO THE FAMILY OF ATTORNEY HAL LANG, THANKED PARENTS THAT ADHERED TO CONCERNS WITH TAKING THEIR TEENAGERS TO PARKDALE MALL AND LEAVING THEM, STATED HE WAS OUT AT THE MALL AGAIN THIS WEEKEND AND THERE WERE NO INCIDENTS, GLAD THAT PARENTS ARE TAKING HEED AND NOT LETTING THEIR KIDS GO OUT UNESCORTED, THANKED ALL OF THE ORGANIZATIONS THAT CAME OUT TO HELP WITH THE MALL SITUATION

COUNCILMEMBER SAM -

THANKED COUNCILMEMBER SAMUEL FOR ALL OF THE HARD WORK THAT HE HAS DONE WITH THE PARKDALE MALL SITUATION, STATED THAT HE WOULD BE THERE WITH HIM TO HELP OUT, GAVE CONDOLENCES TO THE LANE AND LEBLANC FAMILY, THANKED HOWARD MILLS FOR BEING AT COUNCIL

CITY ATTORNEY COOPER -

NONE

CITY MANAGER HAYES -

NONE

MAYOR AMES -

NONE

Public Comments (Persons are limited to three minutes)

Carol Riley

Commented on the issues with Parkdale Mall, stated that she noticed more parents out with their kids this weekend, also wanted to thank all of the organizations for stepping up and getting involved and backing the officers and giving them the extra sense of support, it was just an awesome feeling, commended Councilmember Samuel on behalf of the department for the roll that he played

Open session of meeting recessed at 2:00 p.m.

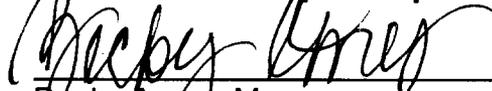
EXECUTIVE SESSION

- * Consider matters related to contemplated or pending litigation in accordance with Section 551.071 of the Government Code:

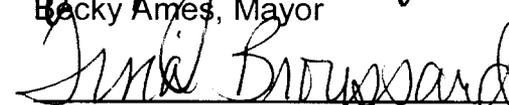
Claim of Ikea Oshima Tyler
Claim of Shanda Adams

There being no action taken in Executive Session, Council adjourned.

Audio available upon request in the City Clerk's Office.



Becky Ames, Mayor



Tina Broussard, City Clerk

