

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF BRAZORIA

The City of Brazoria convened in a Regular Council Meeting on June 13, 2023 at 6:00 p.m. with the following to-witt:

Philip Ray	Mayor
Dustin Weisinger	Councilman Position #1
Perry Morris	Councilman Position #2
Gary Kersh	Mayor Pro-Tem
Tina Watts	Councilwoman Position #4
Susan Parker	Councilwoman Position #5

City Personnel Present:

Sheila Williams	City Manager
Clissa Mills	City Secretary
John Trevino	Public Works Director
R. C. Stevenson	City Attorney
Neal Longbotham	Chief of Police
David Kocurek	Project Manager
Joshua Morris	Public Works
Victor Reyes	Public Works
Bill James	Municipal Court Judge

A. Call to Order Regular Meeting.

Mayor Ray called the meeting to order at 6pm.

B. Invocation and the pledge to the American and Texas flags by all.

Councilwoman Watts gave the invocation and led the pledges to the flags.

C. Consideration/Action to approve the minutes of the following meetings:

1. Regular Meeting, May 9, 2023
2. Special Meeting, May 16, 2023
3. Special Meeting, May 22, 2023

Mayor Pro Tem Kersh motioned to approve the minutes as stated. A second was made by Councilwoman Parker. Motion passed unanimously.

D. Citizens Communication.

BobbyJo Newell stated that as a citizen who pays taxes for ditches to drain and toilets to flush that we would possibly make money from a subdivision coming in, not give anything away. Thank you.

(Mayor Ray moved item O on the agenda to be discussed before item E)

- O. Consideration/Action to approve moving the historical marker of John Austin to Masonic Oak Park. – Mr. Scott Leopold thanked everyone for giving him the opportunity to attend the meeting and discuss the marker. The marker is currently not at a place where you can pull off and see it. They have filed the paperwork and have people to move the marker. If council approves it, the minutes would have a plat attached indicating it is on a city right of way.

Mayor Pro Tem Kersh motioned to approve moving the historical marker of John Austin to Masonic Oak Park (as long as we have the documents showing it is on a city easement and the city does its part to help relocate). A second was made by Councilman Weisinger. Motion passed unanimously.

- E. D.C. Dunham to present information on BTEL Subdivision.

D.C. Dunham said the name of the subdivision is Spencer Plantation. Mayor Ray said that we will call it BRAVO for right now. D.C. Dunham asked if anyone had any questions regarding the TIRZ information that she presented to council last month. Mayor Pro Tem Kersh said the county is concerned about the lot size and asked if they have been adjusted. D.C. Dunham said they are open to it. The lots are currently 60 x 120 and the county would like the lot size to be 80 x 120. The next steps would be the 1) preliminary project and financing plan and 2) participation percentage and term. At that point council would adopt a creation ordinance. A public hearing is held and council will decide how many board members will sit on the board (recommendation is 5-9 members). The area is not currently in the city limits so it will have to be annexed. DC said there are no risks or costs to the City of Brazoria. Mayor Pro Tem Kersh said that it would cost the City of Brazoria to maintain and police the area so we need to consider those extra costs. D.C. Dunham said that it will stimulate growth in the community. Mayor Ray thanked D.C. Dunham for her presentation.

- F. Adjourn regular meeting and call to order council workshop on land use plan.

Mayor Ray adjourned the meeting and called the workshop to order at 6:34 pm.

- G. Discuss/consider land use plan with Dinh Ho/Adico Consulting Engineers.

Mr. Dinh Ho with Adico Consulting discussed the land use plan with council. The plan is an overall view of what the city will look like in the future from a land use standpoint. After the city adopts a land use plan, the next step would be a capital improvement plan to determine costs associated with infrastructure improvements and the final phase would be an impact fee study that will incorporate the land use and the connection associated with the type of land use. He showed council the commercial (red), residential (yellow), acreage development (1 to 3 acres per lot), and flood plain areas (green) identified on a map. He also showed council the overlapping ETJ with Freeport and Lake Jackson. There are still things that need to be worked out but this would be the basis for calculations for infrastructure improvements and long term development. Council had no questions about the land use plan and Mayor Ray thanked Mr. Dinh Ho for attending the meeting.

- H. Adjourn workshop on land use plan and reconvene the regular council meeting.

Mayor Ray adjourned the workshop and reconvened the council meeting at 6:41 pm.

- I. Consideration/Action to approve a 90-day extension for a special use permit to temporarily park an RV at 301 E. San Bernard, Brazoria granted on January 10, 2023. – Ronald Pannell

Mr. Pannell told council that he wants to tear the house down because it has termites. He lives in Richmond and is going to tear the house down by himself.

Councilman Morris motioned to approve a 90 day extension for a special use permit to temporarily park an RV at 301 E. San Bernard, Brazoria. A second was made by Councilwoman Watts. Motion passed unanimously.

- J. Consideration/Action to approve a 90-day extension for a special use permit to temporarily park an RV at 250 E. Pleasant, Brazoria granted November 8, 2022 with a 90-day extension on February 14, 2023 – James Alexander

Mayor Pro Tem Kersh motioned to approve a 90 day extension for a special use permit to temporarily park an RV at 250 E. Pleasant, Brazoria. A second was made by Councilwoman Parker. Motion passed unanimously.

- K. Consideration/Action to approve a replat of Lots 5 & 6, Block 2 to be renamed Lot 5A, Block 2, subject lots being of Elmer Krause Addition Subdivision as recorded in Volume 3, Page 113 of the Brazoria County Plat Records in the S.F. Austin 7 1/3 League Grant Abstract 20, City of Brazoria - Jimmy McLeod/Doyle & Wachtstetter

Project Manager, David Kocurek said that he discussed the replat with Jason Ellison, Building Inspector, and the setback lines should be added to the replat. Adjacent sides on interior lots should be 7.5 feet, front is 25 feet, rear is 10 feet.

Councilman Morris motioned to approve the replat with the addition of the building setback lines. A second was made by Councilman Weisinger. Motion passed unanimously.

- L. Consideration/Action to approve a replat of Lots 3 through 6, Block 189 of the Brazoria Land and Townsite Subdivision as recorded in Volume 2, Page 118 of the Brazoria County Plat Records in the S.F. Austin 7 1/3 League Grant Abstract 20, City of Brazoria – Chuck Wachtstetter
(replat lots 3&4 into 1 lot and lots 5&6 in another lot, making 2 lots out of 4. Property owner is Sherry Evans)

Councilwoman Watts motioned to approve the replat with the addition of the building setback lines. A second was made by Councilwoman Parker. Motion passed unanimously.

- M. Consideration/Action to approve the donation of a lot on Red Oak Street (Outlots & Townsite Brazoria Lot 1 /Acres .2 to Habitat for Humanity.

Melissa Alexander, Executive Director of Habitat for Humanity (Southern Brazoria County) explained the process to purchase a home from Habitat for Humanity.

Mayor Pro Tem Kersh motioned to authorize Mayor Ray sign a deed to donate the lot to Habitat for Humanity. A second was made by Councilwoman Parker. Motion passed unanimously.

- N. Consideration/Action to approve the donation of a lot on Red Oak Street (Outlots & Townsite Brazoria Lot 2/ Acres .32 to Habitat for Humanity.

Mayor Pro Tem Kersh motioned to authorize Mayor Ray sign a deed to donate the lot to Habitat for Humanity. A second was made by Councilwoman Parker. Motion passed unanimously.

- P. Consideration/Action to approve a payment in the amount of \$94,796.10 to Grantworks for the CDBG-MIT Wastewater Treatment Plant project.

Councilman Weisinger motioned to approve a payment in the amount of \$94,796.10 to Grantworks for the CDBG-MIT Wastewater Treatment Plant project. A second was made by Councilwoman Watts. Motion passed unanimously.

- Q. Review of bills paid in May 2023. – *No questions or comments.*

- R. City Department Heads Report.

1. Court Department
2. Police Department
3. Public Service Department
4. Fire Department – *Mayor Ray has a house that is to be torn down that he loaned to the BVFD as a training/practice facility.*
5. BWA Report – *Jesse Knight, President said they are working on the budget.*
6. Brazoria Library
7. Project Manager

All reports were given to council in their council packets.

- S. City Managers Report. – *Included in council packets.*

- T. Reports from Mayor, City Council and City Attorney.

Mayor Pro Tem Kersh said the No Name Festival was a big improvement. Mayor Ray attended several events in the last month: the Lions Club Ribbon Cutting for the rededication of the Lions park, Baccalaureate, Dow Hurricane Meeting, Emergency Management Conference, Little League Pep Rally tomorrow at 6pm. He also reminded everyone about the Lions Club 4th of July Celebrate America.

- U. Adjourn regular meeting and call to order council workshop on budget.

Mayor Ray adjourned the meeting at 7:59 pm and called to order the workshop at 8:10 pm.

- V. Discuss/consider the 2023/2024 fiscal year budget.

Ginny Gratzner, Accountant, explained that the budget binders are a starting place to compare the budget to last year. City Manager Williams asked council to study the budget. Council will have another budget workshop in July that is separate from the regular council meeting.

W. Adjourn council workshop.

Mayor Ray adjourned the council workshop at 8:45 pm.

ATTEST:


Clissa Mills, City Secretary




Philip Ray, Mayor