

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF BRAZORIA

The City of Brazoria convened in Special Meeting & Workshop May 15, 2018 at 6:00 p.m. with the following to-witt:

Roger Shugart	Mayor
Gail Logsdon	Councilwoman Position #2
Gary Kersh	Mayor Pro-Tem
Roschelle Hicks	Councilwoman Position #4

City Personnel Present:

Teresa Borders	City Manager
Sheila Williams	City Secretary
Neal Longbotham	Police Chief
David Jordan	Public Works Director

**A. CALL TO ORDER SPECIAL MEETING.**

Mayor Pro-Tem Gary Kersh called the Special Meeting to order at 6:00 p.m.

**B. INVOCATION AND PLEDGE TO AMERICAN AND STATE FLAG.**

Pastor Greg Smith of First Baptist Church gave the invocation and Mayor Pro-Tem Gary Kersh led the pledge to the American and State Flag.

**C. CONSIDERATION/ACTION TO ADOPT RESOLUTION #18-004 TO CANVASS THE MAY 5, 2018 ELECTION.**

Motion was made by Councilwoman Gail Logsdon to adopt Resolution #18-004 to canvass the May 5, 2018 election. A second was made by Councilman Shugart. Motion carried unanimously.

**D. OATH OF OFFICE FOR ELECTED OFFICIALS.**

**I, Roschelle Hicks do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Council Position #4 of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.**

**I, Gail Logsdon do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Council Position #4 of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.**

**I, Roger Shugart do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Mayor of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.**

Mayor Pro-Tem Kersh presented Susie Shugart with a bouquet of flowers welcoming her as First Lady of Brazoria.

Mayor Shugart said serving 7 terms as Councilman has prepared him to serve as Mayor. He is looking to council for their support.

**E. CONSIDERATION/ACTION TO APPOINT MAYOR PRO-TEM.**

Councilwoman Logsdon made a motion to appoint Gary Kersh as Mayor Pro-Tem. A second was made by Councilwoman Hicks. Logsdon and Hicks voted aye, Kersh abstained. Motion carried.

**F. CONSIDERATION/ACTION TO HEAR PLANS AND EXPECTATIONS FROM MAYOR SHUGART.**

Mayor Shugart presented the list of goals and plans he has for the next two years. He gave council a list of 16 items. He explained what he would like to see happen with each one of these items.

1. Repair North side sewage problems. He asked Public Works Director to take on this job.
2. Replace East ground water storage tank.
3. Make major repairs to the water tower.
4. Install incoming gas supply system on the South side.
5. Sandblast & paint the West ground water storage tank.
6. Install new 24" main line to the sewage plant and make some repairs to the old 18" line as needed. Look at plant capacity and manhole repairs.
7. Do some ditch work and culvert replacement where needed on several city streets.
8. Close old water well located at Nevada and Washington streets.
9. Look at paying off our short term bank notes.
10. Look at any major equipment needs for next five years.
11. Look at all our city building's repair needs.
12. Keep up our ongoing street repair work with the county.
13. Run sewage line smoke test on North side by sections.
14. Contact drainage district about cleaning North side city out fall ditches.
15. Hire an accounts payable person and a part time Fire Marshal.
16. Study how to greatly improve the utility fund, revenue vs cost.

We will schedule a council workshop. Mayor explained what his expectations from council. He is strong supporter of chain of command. Teresa Borders is top of the chain of command. He wants council to go to City Manager and not department heads with complaints. He sees the council as legislative body not complaint handler. We have a system in place and need to use it. If something can't be completed and dept. level then they can come to council as a last resort. There will be no more reversals of dept. head decision in public. He would like each dept. to look at employee efficiency and report later on. I plan to appoint 3 advisors to Mayor. The council is my #1 adviser but I want opinion from outside looking in. Plan to hire a part time inspector/code enforcement person for the next 2 years to continue the work we have planned to do. He wants us to work to change the image of this council.

**G. ADJOURN SPECIAL MEETING AND CALL TO ORDER WORKSHOP.**

Mayor Shugart adjourned special meeting at 6:20 p.m. and called to order workshop.

## **H. HEAR AND DISCUSS BOND PROJECTS WITH STRAND ENGINEERING AND FINANCING FROM GOVERNMENT CAPITAL.**

Kelly Hajek from Strand Associates presented the council information on the project costs for items needed worked on.

1. Smoke testing, Manhole Physical Inspection, Wastewater Collection System Master Plan. Councilman Kersh explained that one side of the city has been done already. Ms. Hajek said it has been done about 10 years ago. Public Works Director explained since the time the smoke study was done we have new sewer system on Northside. Part of the problem is we have 2 lines coming under the tracks now that go to plant. There is a large territory that feeds into the Northside. There are 4 lift stations that flow into a gravity flow system going to plant.  
Ms. Hajek said we may have to enlarge the line coming under the tracks or add another line. Councilman Kersh said we have already put another line in not long ago. Mayor Shugart said our problem occurs when we have a 2" rain. Councilman Kersh explained if we tighten up under the railroad tracks we need to design something to pump that water all the way to the sewer plant. When you tighten the line it will come up in the bathrooms. If we spend this money I want to know for sure that it will work. If we get 3" of rain and it doesn't work I want my money back. We have done everything you asked us to do.  
Ms. Hajek explained the Wastewater Collection System Master Plan would show problems with lines. Data from smoke testing, existing population, pipe sizes and leaks are. We would determine what would need to be done to wastewater treatment plant. It would be \$144,000 to do this.  
Ms. Hajek explained the new equipment they have they can take photos and show locations where they are. Councilman Kersh asked if it would be beneficial to do a section at a time or do the whole city. Ms. Hajek explained it would benefit doing the whole city. Councilman Kersh asked David Jordan if Magnolia Gardens, Garden Acres and where he lives is pretty solid and not a lot of backup. Mr. Jordan explained they are east of 36. Private yard lines would be where it would back up in those areas. Council would have to address that when it comes about, are we going to require the property owner to fix the lines or are we going to hire a contractor to do it. Councilman Kersh would like to focus on Northside of town and Old Town area. CDBG project would have lines south of tracks replaced at 85%. Mayor Shugart would like to see Northside done and then see if we have more problems. If we do then move to Southside. Northside Subdivision is the only thing that has been done on the Northside. The rest is still clay pipe. Lift stations were built in late 70's and early 80's. Garden Acres is the oldest lift station was put in 1965-1966. They are made out of concrete culverts put on end and stacked. New ones are still concrete and have polymer in them. Councilman Kersh asked if Kelly would get new numbers and focus on Northside get back with us.
2. Trunk line to sewer plant, Mayor Shugart explained we have replaced this line by pipe bursting up to cemetery. David Jordan explained all the lines that have been replaced. Mayor Shugart asked if we can go from where left off and increase the size of pipe. David Jordan explained you have to be careful not to exceed the plant permit. We are not at half capacity yet. If plant reaches 75% then TCEQ says you need to be in design stage of new plant.
3. Ground Storage Tank, we are at 1.7 million in storage. Ms. Hajek explained the 3 tank styles. She only looked at replacing or rehabbing. The first proposal was to coat and prep the entire interior. The other 3 quotes were replacing. You would need to look every 10-15 years to paint and rehab tank. All three of the quotes include demolition. Mayor Shugart feels if we are going to spend this kind of money we need to replace it. Councilman Kersh asked how she came up with these prices. Ms. Hajek explained they get pricing from suppliers and contractors that they work with. Prices could go up or down and there can be more cost due to steel tariffs.
4. Elevated Storage Tank, this price includes having another inspection done. The tower was built in 89 and last inspection done showed no sign of deterioration.
5. Gas Gate Station, due to the winter time and gas pressure is why it is listed. There is not a location specified yet so there is not a cost to tie into system. David Jordan is looking at gas systems that will let us tie into their line. Councilman Kersh said we are not the only city that lost pressure. Councilwoman Logsdon said it was due to a bad winter. Mayor Shugart said this is low priority.
6. Web Hosting, Ms. Hajek explained the GIS system will put together the water, sewer and gas lines. You can tailor it how you want it. Mayor Shugart asked if we can use data from the phone system. David Jordan

explained we will use some of their data. Some information is based off of field notes. Ms. Hajak said it may not be exact location but close to it. Councilman Kersh said this is what our bookkeeper has requested done for several years. I think this needs to be at the top of the list. Councilwoman Logsdon asked if the \$10,500 would include the information. Ms. Hajek said yes. The \$3,000 is to keep on their system and maintain it. Councilman Kersh said he wants to make they have the right system.

7. 10" line crossing railroad track, David Jordan asked if this could be at the top. We have been in this line a few times. Mayor Shugart asked if we would have problems with the railroad. David Jordan said we have a good working relationship with them.

Government Capital Representative D'Anne Carson explained that the 2 notes will mature and taking the same payment will get you 4.5 million. Ms. Carson said the utility fund looks like it has a deficit. City Manager Borders explained it was due to a hurricane, flooding, broken lines and lots of leaks. Ms. Carson said we can do a certificate of obligation which payment wouldn't be due for a year. Mayor Shugart asked how she came up to that figure. Ms. Carson explained they have a computer program that figures it. The interest rate will be 4% but that can change. That would be for 20 years. Councilman Kersh asked if we went 25 years can we get more money. She said payment would be lower. She did explain there is the Texas Water Development Board but it takes a while. You are at their mercy. Deadline is March of next year. Councilman Kersh asked what their fees are. Ms. Carson explained their fees are \$15,000 - \$30,000. Councilman Kersh explained you have to have a plan in place to get a grant from Texas Water Development Board. He also asked if the people would vote on it or the council. Ms. Carson said it would be a council vote. Councilman Kersh said he would want a Public Hearing to get the citizens opinions. Ms. Carson explained they would do Town Hall meeting and the engineer would be there. Councilman Kersh would like to see culverts, ditches and streets study. City Manager Borders asked Kelly Hajek to get a price on all these items to get a price to turn into Hazard & Mitigation. Councilman Kersh asked to see what the difference in payments for 20 versus 25 years. He would like to see it all be prioritized.

**I. ADJOURN WORKSHOP.**

Mayor Shugart adjourned workshop at 7:21 p.m.

---

Roger Shugart, Mayor

ATTEST:

---

Sheila Williams, City Secretary