

# MINUTES - CITY OF BEAUMONT

W.L. Pate, Jr., At-Large  
Claude F. Guidroz, Ward I  
Audwin Samuel, Ward III  
Tyrone E. Cooper, City Attorney

**BECKY AMES, MAYOR**  
CITY COUNCIL MEETING  
February 23, 2016  
Kyle Hayes, City Manager

Gethrel Wright, At-Large  
Michael D. Getz, Mayor Pro Tem  
Robin Mouton, Ward IV  
Tina Broussard, City Clerk

The City Council of the City of Beaumont, Texas, met in a regular session on **February 23, 2016**, 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 item No. 3/Consent Agenda
- \* Consent Agenda

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

Pastor Robert Besser of Wesley United Methodist Church gave the invocation. Mayor Ames led the Pledge of Allegiance. Roll call was made by Tina Broussard, City Clerk.

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

## Proclamations, Presentations, Recognitions

**"Engineers Week"** - February 21-27, 2016 - Proclamation read by Mayor Ames; accepted by Molly Villarreal, Engineer with City of Beaumont's Water Utilities Administration, and others from the Sabine Branch of the Texas Society of Professional Engineers

### Presentation of Service Awards

#### 25 Years of Service

Harold Hardy	Customer Service	Richard Boaz	Police
Thelma Johnson	Public Health	Burt Moore	Police
Debra Narcisse	Public Health	Roger Ross	Police
Hosain Ali	Streets & Drainage		
Robin James	Traffic Management		

#### 30 Years of Service

Ky Brown	Police
Thomas Meadows	Police

#### 35 Years of Service

Earl White	Fire
Michael Gauthier	Parks & Rec.
Linda Semien	Comm. Dev.

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

**Public Comment:** Persons may speak on scheduled agenda item No. 3/Consent Agenda.

**None**

## **CONSENT AGENDA**

- \* Approval of minutes – **February 16, 2016**
- \* Confirmation of committee appointments – **Resolution 16 – 036**

Carrie May would fill the unexpired term of Cindy Meyers, Humane Society Representative on the Animal Health Advisory Committee. The term would commence February 23, 2016 and expire September 30, 2017. **(Mayor Becky Ames)**

- A) Authorize the City Manager to renew the loan agreement with the National Museum of The United States Air Force – **Resolution 16 - 037**

Mayor Pro Tem Getz moved to approve the Consent Agenda. Councilmember Wright seconded the motion.

**AYES: MAYOR AMES, MAYOR PRO TEM GETZ, COUNCILMEMBERS GUIDROZ, WRIGHT, PATE, SAMUEL AND MOUTON**

**NAYS: NONE**

**MOTION PASSED**

## **GENERAL BUSINESS**

1. Consider a request for a Specific Use Permit to allow a church in an RM-H (Residential Multiple Family Dwelling-Highest Density District) at 9195 Dishman Road.

Ridgewood Church of Christ would like to relocate their congregation to the property at 9195 Dishman Road. This property was under construction to be used as the YMCA, but the project was abandoned due to a lack of funds.

The church provides weekly classes, annual workshops, lectures and retreats, vacation bible school, and elderly outreach. Upon relocation to the Dishman property, the church plans to provide a number of new ministries such as Mother's Day Out and youth activities. A waiver is requested for any additional screening or landscape buffers.

At a Joint Public Hearing held on February 15, 2016, the Planning Commission recommended 9:0 to approve a Specific Use Permit to allow a church in an RM-H (Residential Multiple Family Dwelling-Highest Density) District with the following condition:

1. Waiver to any additional screening or landscaping buffers until the adjacent residential properties are developed.

Approval of the ordinance subject to the following condition:

1. Waiver to any additional screening or landscaping buffers until the adjacent residential properties are developed.

Councilmember Guidroz moved to **ADOPT AN ORDINANCE ENTITLED AN ORDINANCE GRANTING A SPECIFIC USE PERMIT TO ALLOW A CHURCH IN AN RM-H (RESIDENTIAL MULTIPLE FAMILY DWELLING-HIGHEST DENSITY) DISTRICT AT 9195 DISHMAN ROAD, WITH THE CONDITIONS, IN THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS.** Councilmember Mouton seconded the motion.

**AYES:** MAYOR AMES, MAYOR PRO TEM GETZ, COUNCILMEMBERS GUIDROZ, WRIGHT, PATE, SAMUEL AND MOUTON

**NAYS:** NONE

**MOTION PASSED**

#### **Ordinance 16 - 009**

2. Consider a request for a Specific Use Permit to allow a single family residence in the CBD (Central Business District) at 595 Park Street.

Tom Broussard would like to renovate the property located at 595 Park Street into a single family dwelling with guest quarters, for his personal use. This structure was previously a satellite drive-through teller for a bank. Mr. Broussard will be removing quite a bit of concrete to create a yard, and converting the drive-through itself into the guest quarters, garages, and a covered patio.

At a Joint Public Hearing held on February 15, 2016, the Planning Commission recommended 9:0 to approve a Specific Use to allow a single family residence in the CBD (Central Business District) at 595 Park Street.

Approval of the ordinance.

Councilmember Pate moved to **ADOPT AN ORDINANCE ENTITLED AN ORDINANCE GRANTING A SPECIFIC USE PERMIT TO ALLOW A SINGLE FAMILY RESIDENCE IN THE CBD (CENTRAL BUSINESS DISTRICT) AT 595 PARK STREET IN THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS.** Councilmember Wright seconded the motion.

**AYES:** MAYOR AMES, MAYOR PRO TEM GETZ, COUNCILMEMBERS GUIDROZ, WRIGHT, PATE, SAMUEL AND MOUTON

NAYS: NONE

MOTION PASSED

**Ordinance 16 – 010**

## WORK SESSION

- \* Review and discuss the issuance of General Obligation Refunding Bonds, Series 2016

Dusty Traylor with RBC Capital Markets and Derrick Mitchell with the Bracewell Firm, reviewed and discussed the issuance of General Obligation Refunding Bonds, Series 2016. Mr. Traylor stated that the City has an opportunity to refinance some of the Cities outstanding bonds, stated that what works in the market right now is \$44.9 million worth of the outstanding bonds, what those are made up of are primarily bonds from the certificates of obligation series 2009, there are also maturities of GEO refunding bonds from 2006 and GEO refunding bonds and CO's from 2011. The bonds currently are outstanding at a rate of 4.63%, if they were in the market today they would be able to sell the refunding bonds at a rate of 2.8% or 2.85% which is a fixed rate, this would produce a savings of about \$3.1 million over the remaining life of the bonds, with about \$166,000 a year in savings to the City of Beaumont.

3. Consider an ordinance authorizing the issuance of City of Beaumont, Texas, General Obligation Refunding Bonds, Series 2016 and authorizing the Mayor or City Manager and Chief Financial Officer to approve the amounts, interest rates, prices, and terms thereof for the series and to execute all documents related to the sale of the Bonds.

Historically, when the City issued or refunded revenue bonds, the sale would take place on a Monday in order to bring the transactions forward at the City Council meeting the following day. With the quickly changing financial markets, the most favorable time to enter the market may not be the day before a City Council meeting. Instead the ability of a local government to time its entry into the financial markets and thereby obtain the best borrowing terms can significantly impact the borrowing costs. Section 1207.007 Texas Government Code allows a City to enter into the bond market at any time in accordance with parameters established and approved by the City Council. Through a parameter bond ordinance, a Council delegates final pricing authority to a Pricing Officer, usually the Mayor or City Manager and/or City Manager's Designee, and establishes and approves bond sale parameters such as maximum interest rate, minimum savings threshold for refunding, maximum aggregate principal amount of issue, final maturity date and expiration of delegated authority which is normally six (6) months. The Pricing Officer can only approve the sale if all parameters are met. This results in flexibility such that the bond issue may be priced at any time and in an interest rate environment that is advantageous to the City rather than being locked into pricing on the date of the Council meeting.

The proposed parameters included in the proposed ordinance for Series 2016 as described above, includes:

Delegated Pricing Officers: Mayor or City Manager and Chief Financial Officer

Maximum Principal Amount Series 2016: \$53 million

Interest Rate: Not greater than 6% per annum

Minimum Savings Threshold: 3.5% present value savings

Expiration of Parameter Authority: August 23, 2016

Interest will be payable semiannually in March and September beginning September 2016.

Principal and interest is paid from the Debt Service Fund.

Approval of ordinance.

Councilmember Mouton moved to ADOPT AN ORDINANCE ENTITLED AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF BEAUMONT, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2016 IN ONE OR MORE SERIES OR SUBSERIES AS MAY BE FURTHER DESIGNATED; AUTHORIZING THE MAYOR OR THE CITY MANAGER AND THE CITY CHIEF FINANCIAL OFFICER TO APPROVE THE AMOUNTS, INTEREST RATES, PRICES, AND TERMS THEREOF AND CERTAIN OTHER MATTERS RELATING THERETO; PROVIDING FOR THE PAYMENT THEREOF; MAKING OTHER PROVISIONS REGARDING SUCH BONDS INCLUDING AUTHORIZING THE PREPARATIONS AND DISTRIBUTION OF ONE OR MORE PRELIMINARY OFFICIAL STATEMENTS AND AUTHORIZING THE PREPARATION AND DISTRIBUTION OF ONE OR MORE OFFICIAL STATEMENTS AND MATTERS INCIDENT THERETO; AWARDING THE SALE OF THE BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE BOND PURCHASE AGREEMENTS; AUTHORIZING THE DEFEASANCE, FINAL PAYMENT, AND DISCHARGE OF CERTAIN OUTSTANDING OBLIGATIONS; AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE ESCROW AGREEMENTS; AUTHORIZING THE PURCHASE OF AND SUBSCRIPTION FOR CERTAIN ESCROWED SECURITIES; AUTHORIZING ESCROW VERIFICATION AND ENGAGEMENT OF AN ESCROW AGENT; AUTHORIZING BOND INSURANCE; AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYING AGENT/REGISTRAR AGREEMENT AND OTHER RELATED DOCUMENTS; AND MAKING OTHER PROVISIONS REGARDING SUCH BONDS. Mayor Pro Tem Getz seconded the motion.

**AYES:** MAYOR AMES, MAYOR PRO TEM GETZ, COUNCILMEMBERS GUIDROZ, WRIGHT, PATE, SAMUEL AND MOUTON

**NAYS:** NONE

MOTION PASSED

Ordinance 16 - 011

**COMMENTS**

\* Councilmembers/City Manager/City Attorney comments on various matters

**COUNCILMEMBER COMMENTS**

<b>COUNCILMEMBER MOUTON -</b>	<b>CONGRATULATED OZEN BOYS BASKETBALL TEAM THAT WILL PLAYING IN THE SECOND ROUND PLAYOFFS AS WELL AS CENTRAL GIRLS, THEY WILL BE PLAYING IN CLEVELAND, TX</b>
<b>COUNCILMEMBER SAMUEL -</b>	<b>NONE</b>
<b>COUNCILMEMBER PATE -</b>	<b>ECHOED COUNCILMEMBER MOUTON'S COMMENTS, GO OZEN, GO CENTRAL, ALSO MENTIONED LAMAR UNIVERSITY BASEBALL THEY WILL BE HOSTING LSU, ENCOURAGED EVERYONE TO COME OUT AND SUPPORT THEM</b>
<b>COUNCILMEMBER WRIGHT -</b>	<b>CONGRATULATED ALL OF THE EMPLOYEES FOR THEIR DEDICATED SERVICE AND TO THE ENGINEERING PROGRAM FOR ALL THAT THEY DO, IT'S ANOTHER GREAT DAY IN BEAUMONT</b>
<b>MAYOR PRO TEM GETZ -</b>	<b>CONGRATULATED LENNIE CABALLERO FOR THE GREAT JOB HE IS DOING IN REGARDS TO THE CONCERTS THAT ARE BROUGHT TO THE CITY</b>
<b>COUNCILMEMBER GUIDROZ -</b>	<b>CONGRATULATED EMPLOYEES ON THEIR AWARDS FOR THEIR TIME OF SERVICE TO THE CITY, COMPLIMENTED THE CFO AND CITY MANAGER FOR LOOKING AFTER THE CITY'S FINANCES AND SAVING THE TAX PAYERS MONEY, IT'S ANOTHER GREAT DAY IN BEAUMONT</b>
<b>CITY ATTORNEY COOPER -</b>	<b>NONE</b>
<b>CITY MANAGER HAYES -</b>	<b>NONE</b>
<b>MAYOR AMES -</b>	<b>COMMENTED ON THE AMERICAN HEART ASSOCIATION BENEFIT THAT SHE ATTENDED ON SATURDAY NIGHT AS WELL AS HER VISIT TO HOMER DRIVE ELEMENTARY, MET WITH 1ST THROUGH 3RD GRADERS AS WELL AS THE HARMONY</b>

SCIENCE ACADEMY WHO HAD THEIR SCIENCE FAIR ON SATURDAY, SPOKE WITH THEM ON FRIDAY

**Public Comments** (Persons are limited to three minutes)

**Teresa Bowyer**

**1111 Timbergrove Ln.**

**Houston TX**

Stated that she was a representative for one of the proposed affordable housing developments, Old Dowlen Cottages, the developers met with Planning Director Chris Boone as well as Councilmember Guidroz who represents the area where the Old Dowlen Cottages is to be built, it's her understanding that all of the 2016 applicants were lumped into one category and presented by staff to Council without the developers being asked to be present, went through some of the reason why their development should be considered

**Stedman Grigsby**

**5518 Pagewood Lane**

**Houston TX**

Represents a development company that is proposing a seniors affordable housing project that is just south of Lumberton in the City of Beaumont's ETJ, stated that to date there has been no opposition to their development, has received a resolution of support from the Hardin County Commissioners, asked if the City would be considering other affordable housing developments, if so would the City consider following the Hardin County Commissioners and provide a resolution of support or a resolution of no opposition on behalf of their development in the City's ETJ

Open session of meeting recessed at 2:11 p.m.

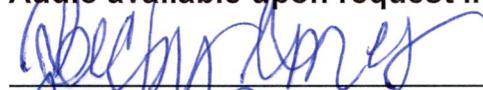
**EXECUTIVE SESSION**

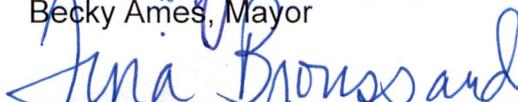
- \* Consider matters related to contemplated or pending litigation in accordance with Section 551.071 of the Government Code:

United States of America vs. City of Beaumont, Texas; Civil Action  
No. 1:15CV201

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

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

  
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Becky Ames, Mayor

  
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Tina Broussard, City Clerk

