

NOTICE IS HEREBY GIVEN THAT THE TOWN COUNCIL (MAYOR AND BOARD OF ALDERMEN) OF THE TOWN OF BAYVIEW, TEXAS, PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT, WILL MEET:

Thursday, May 15, 2014

6:30 pm

**Girl Scout Camp Bayview, West Building
102 South San Roman Road, Bayview, Texas**

REGULAR MEETING

GENERAL

1. Call to order.
2. Pledge of Allegiance.
3. Mayor's welcoming comments.
4. Public Comments and Announcements: *This is an opportunity for citizens to address the Town Council on matters relating to Town business, issues, concerns, or interests, including items on the agenda. Speakers are required to state their names for the record and to limit their comments to three minutes. Note: State law does not permit the Mayor/Aldermen to discuss, debate, or act on items that are not on the agenda. Persons making comments and announcements may be referred to Town Staff for follow up or to have items placed on the agenda for a future Town meeting.*

ACTION ITEMS

EXECUTIVE SESSION

The Town Council may go into Executive Session as authorized by Subchapter D of the Open Meetings Act for deliberations regarding certain agenda items:

- a. Section 551.071: Consultations with Attorney

Old Business (matters carried forward from a previous meeting or meetings):

5. Discussion and possible action on matters related to the Town's proposal to FJW Construction for final payment on FJW's claims relative to (1) reduction in the amount of liquidated damages assessed for late completion of the work and (2) additional work performed at various locations.
6. Discussion and possible action on authorizing the Mayor and the Town Attorney to draft an amendment to the Bayview Zoning Ordinance to expressly permit churches and schools as allowed and/or conditional uses in the Residential "A" District and/or the Commercial "C" District, as follows:
 - a. Churches and schools are expressly allowed as conditional uses in the Residential "A" District subject to obtaining a specific use permit based on a case-by-case determination that the specific site is suitable for the intended activities, considers all of the applicable requirements of Bayview's ordinances, and makes certain requirements a prerequisite in order to obtain a

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specific use permit. Churches and schools are expressly permitted as an allowable use in the Commercial "C" District;

- b. Churches and schools are expressly permitted as allowable uses only in the Commercial "C" District; or,
- c. Churches and schools are expressly permitted as allowable uses in the Commercial "C" District, and churches only are expressly permitted as a conditional use in the Residential "A" District subject to obtaining a specific use permit based on a case-by-case determination that the specific site is suitable for the intended activities, considers all of the applicable requirements of Bayview's ordinances, and makes certain requirements a prerequisite in order to obtain a specific use permit.

New Business, including discussion and possible action on matters discussed in the Executive Session.

- 7. Discussion and possible action on accepting the Girl Scouts of Greater South Texas proposal for:
 - a. Use of the Annex Building as the Town Office until August 31, 2014.
 - b. Entering into a use agreement for the Annex Building for Town Council meetings and other public purposes such as special meetings and elections.
- 8. Discussion, progress reports, and possible action on matters related to acquiring and installing a modular building to house the Town Office on the 5 acres of land the Town owns along S. San Roman Road:
 - a. Site plan — authorized March 20, 2014; work by Mejia & Rose, Inc. Revised Site Plan received May 6, 2014. Jim Rose to provide electronic copy that we can email to AEP and ERHWSC. ACTION REQUIRED: BOA approval or revision of Site Plan received May 6, 2014.
 - b. Septic system installation — tank acquired as authorized March 20, 2014; Lupe Longoria, (341-4148) will do the installation for around \$800 ACTION REQUIRED: No action required at this time.
 - c. Electrical service including security lighting — installation cost will be \$1,316.45 if completed by July 29, 2014. ACTION REQUIRED:
 - 1. Approval of Easement Agreement
 - 2. Approval of Construction Agreement and installation cost
 - d. Potable water service — anticipate a 2" line to the site to allow for future expansion with a ¾" meter for initial 20 gpm service. Initial costs are \$2,787.50 plus construction costs, including boring under S. San Roman Road, to be determined after site plan is provided. Awaiting Site Plan to be emailed from Mejia & Rose. ACTION REQUIRED: No action required at this time.

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- e. Acquisition of a building — Mayor has made a formal request to BSD for a potential excess property of portable buildings Awaiting BSD decision on declaring buildings excess to school needs.
ACTION REQUIRED: No action required at this time.
 - f. Building slab/foundation — needs will be determined by size and design of building to be used.
ACTION REQUIRED: No action required at this time.
 - g. Clearing and grading — Cameron County will provide grading in conjunction with work being performed on Centerline Road.
ACTION REQUIRED: No action required at this time.
 - h. Parking area — As shown on the Site Plan, the drive and parking will take 345 tons of caliche – using his figure of 1.8 tons/cubic yard, it will take close to 200 cubic yards of material. Engineer has recommended use of crushed limestone if feasible. We will get cost estimates seek excess property from TXDOT through Cameron County once the Site Plan is final.
ACTION REQUIRED: No action required at this time.
 - i. Fencing — needs and potential costs to be determined later.
ACTION REQUIRED: No action required at this time.
 - j. Other needs — security lighting; to be addressed with AEP.
ACTION REQUIRED: No action required at this time.
9. Discussion and possible action of an initial work plan and initial funding for installing speed bumps on N. San Roman Road.
10. **Approval of the Consent Agenda:** Note: Items in the consent agenda will be approved as a group without discussion unless an Officer or the report presenter specifically requests that an item or items be separated from the consent agenda for discussion or other action individually:
- a. Minutes of Town Meeting(s) of: April 17, 2014.
 - b. Financial reports for month(s) of: April 2014.
 - c. Building Inspector Report and fees in the amount of: \$199.20.
 - d. Payment of billing from The Rentfro Law Firm.
 - e. Pro-rated payment to LRGVDC for Regional Communications System maintenance in the amount of \$4.77.
 - f. Payment to the GSGST for utilities for month of April 2014 in the amount of \$91.00.
 - g. Payment to Los Fresnos News for B&SC Public Notice in the amount of \$168.00.
11. Discussion and possible action on printing services for Town letterhead to take the place of individual page printing with a total cost of approximately \$195, for 1,000 pages, from Toucan Graphics, as well as Alex Avalos' bid for 1,000 pages in the amount of \$190.54.

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12. Discussion and possible action on replacing the obsolete office computer system and software with a refurbished computer loaded with Windows 7 software at a total cost of \$450.
13. Discussion and possible action on replacing the obsolete office printer/scanner/copier/fax machine with a black laser all-in-one machine at a total cost of less than \$200.

DISCUSSION ITEMS:

14. Discussion of needs and possible approach and funding for road repairs on E. Reparo Circle and W. Reparo Circle.
15. Discussion and update on matters related to the Cornerstone Church proposal for a church and school to be located at the site of the Madison Grove Subdivision Sports Center.
16. Progress report on the ordinance updating process following the Ordinance Review Workshop held February 15, 2014 and subsequent work by Town Secretary Heinz and Alderman Hooton.
17. Citizen complaints:
 - a. Loose dogs on N. San Roman acting threateningly
 - b. Speeding vehicles on N. San Roman Road
18. Reports:
 - a. Building and Standards Commission
 - b. Emergency Management, including Flood Mapping and Hurricane risks
 - c. Citizen Corps/Community Emergency Response Team (CERT) program
 - d. Cameron County Coastal Task Force
 - e. Regional Small Cities Coalition

ADJOURN

This to certify that I, Susan Heinz, posted this agenda on the bulletin board of the Town of Bayview's office by noon on May 12, 2014 and it shall remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Susan Heinz, Town Secretary