

ALLEN OWEN
Mayor

JERRY WYATT
Mayor Pro Tem
Councilmember at Large Position 1

DANNY NGUYEN
Councilmember at Large Position 2



BOBBY MARSHALL
Councilmember District A

DON SMITH
Councilmember District B

ROBIN ELACKATT
Councilmember District C

FLOYD EMERY
Councilmember District D

CITY COUNCIL SPECIAL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in special session **Monday, November 21, 2011**, at **6:00 p.m.** at City Hall, Second Floor Council Chambers, 1522 Texas Parkway, Missouri City, Texas, to consider the following:

1. CALL TO ORDER

Mayor Owen called the meeting to order at 6:10 p.m.

Those also present: Mayor Pro Tem Wyatt, Councilmembers Marshall, Smith, Elackatt and Emery; Interim City Manager Mueller, City Attorney Kelley, City Secretary Gonzalez, Assistant City Manager Atkinson and Assistant City Manager Elmer, Director of Development Services Smith, Director of Finance Vela, Director of Communications Brescian, Assistant Director of Public Works Valiante, Assistant Fire Chief Day, Assistant Director of Finance Higgins, Purchasing Manager Oberrender, Planner II Thomas, Public Relations Information Manager Walker, Project Manager Marvin, and Media Relations Specialist Guy. Also present: Frank Hester. Absent: Councilmember Nguyen.

2. DISCUSSION/POSSIBLE ACTION

(a) Update from the daycare committee.

Director of Development Services Smith presented an overview on childcare facilities within shopping centers, noting there are a total of 33 daycare centers in the city with 10 located in shopping centers and 23 being stand alone buildings.

The committee met on September 13, 2011, with representatives of the childcare industry and on September 15, 2011, with a representative from the shopping center management industry. Those attending generally expressed that the restriction should be maintained against childcare facilities in shopping centers. The shopping center management representative requested that the regulation be changed to allow the continued use of developed spaces for childcare (and churches); noting it was not a request to expand the uses.

A childcare facility located within a shopping center does not negatively impact the occupancy rate. It is true that the City has a number of shopping centers with vacancy rates of 50% or higher; however, none of these shopping centers has a childcare facility located there.

Specific requirements should be, and are, in place when considering the location of a childcare facility, including but not limited to, the size of the facility, the loading and unloading area and the placement and screening devices used for the outdoor play area.

However, the City should also remain mindful that Missouri City has fewer childcare facilities, both in shopping centers and as free standing buildings, per capita than its neighboring communities, despite the fact that the City's total population in the age range for childcare services is higher than in some neighboring communities. This lack of options for families may ultimately have a negative impact on the City's efforts to continue to attract and maintain opportunities to provide a full service community.

- (b) Report on median improvements, various roadways.

Assistant City Manager Elmer presented an update on median improvements and various roadways. Construction of median improvements along SH6 was completed in September and the project is now in the one-year warranty phase.

TxDOT managed the construction contract and will continue to manage the warranty phase. The contractor will be responsible for watering the grass areas for 90 days after acceptance of the project. A section of median improvements near Dulles Avenue had to be removed from the contract because intersection improvements, to make room for the median, could not be made before the median contractor passed through the area.

The City of Sugar Land intends to add the median improvements to their Dulles Avenue reconstruction contract; construction in this area is expected to begin once the interlocal agreement between the two cities is executed and the construction change order is finalized. The design of median improvements along Texas Parkway began in March 2010.

A 50% plan review package was submitted to the City and TxDOT in October 2010. The proposed median layout was offered for public comment at a public forum held April 12, 2011 in the Missouri City Community Center. The next plan review submittal will be 90% and is expected to be made next month.

In response to the Houston-Galveston Area Council's (H-GAC) call for projects for the Access Management Corridor Planning Studies, staff submitted an application for Murphy Road in June 2010. Murphy Road was determined to be an exceptional candidate for this type of study as it demonstrates the need for mobility improvements, which can be achieved through access management.

The limits of the study are from the City limits just north of Lexington Blvd. to SH6. City staff participated in the selection of the firm that is currently conducting the Murphy Road study. HGAC entered into a professional services agreement with the consulting firm, Gunda, to conduct the study.

- (c) Discuss application for funding from Round 2.2 of the Ike-Dolly Recovery Funds and Fair Housing Action Statement Texas form submittal.

Director of Development Services Smith presented an overview of the application for funding from Round 2.2 of the Ike-Dolly Recovery Funds and Fair Housing Action Statement Texas form submittal. He clarified that the amount the City is eligible for went from \$586,560 to over a million dollars.

If funds are awarded to Missouri City, and H-GAC includes Missouri City on the list for receipt of funds from Round 2.2, the funds may be used for housing or infrastructure improvements in low-to-moderate income neighborhoods to prevent damage from future storms. Improvements to the lakes at Buffalo Run Park have been tentatively identified as a project on which the funds could be used.

Councilmember Marshall moved to approve submittal and adoption of the Fair Housing Activity Statement-Texas (FHAS-T) for funding of the flood control project at Buffalo Run Park under Round 2.2 of the Ike-Dolly Recovery Funds. Councilmember Smith seconded. **MOTION PASSED.**

- (d) Discuss qualifications for the Community Development Advisory Committee.

Councilmember Marshall moved to authorize the Mayor to appoint Councilmember's from Districts A, B and any other City Council district and for the term on the Community Development Advisory Committee should be coextensive with term on City Council; authorize the Mayor to appoint and City Council to confirm two-year staggered terms of one citizen from District A, residing within CDBG target area; one resident from District B, residing within the CDBG target area; and, two citizens at large with an interest in the CDBG program. Councilmember Emery seconded. **MOTION PASSED.**

- (e) Follow up on the community center generator.

Assistant City Manager Elmer presented an overview on the community center generator. The generator as specified in the construction contract is 175KW and is intended to power the kitchen lights, freezers, refrigerators and icemakers in the building in the event of normal power loss to prevent the stored food supply from being compromised. After additional review by the design engineer, to power the additional circuits desired, a 350 KW generator is needed.

Councilmember Marshall moved to approve to keep the existing 175 KW generator with an additional 300 KW portable generator. Councilmember Emery seconded. **MOTION PASSED.**

City Council recessed the Special City Council to begin the Regular City Council meeting at 7:04 p.m.

At 9:36 p.m., City Council returned to item 2d of the Special City Council meeting.

3. CLOSED EXECUTIVE SESSION

The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government.

4. RECONVENE

5. ADJOURN

The Special City Council meeting adjourned at 9:53 p.m.

ATTEST:

Allen Owen, Mayor

Maria Gonzalez, City Secretary