

**YOLANDA FORD**  
Mayor

**VASHAUNDRA EDWARDS**  
Councilmember at Large Position No. 1

**CHRIS PRESTON**  
Mayor Pro Tem  
Councilmember at Large Position No. 2



**REGINALD PEARSON**  
Councilmember District A

**JEFFREY L. BONEY**  
Councilmember District B

**ANTHONY G. MAROULIS**  
Councilmember District C

**FLOYD EMERY**  
Councilmember District D

## CITY COUNCIL SPECIAL MEETING AGENDA

Notice is hereby given of a Special City Council Meeting to be held on **Monday, June 17, 2019, at 5:00 p.m.** at: **City Hall, Council Chamber, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, 77489, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.

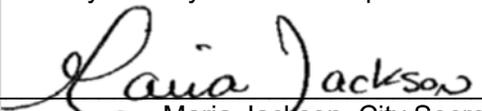
1. **CALL TO ORDER**
2. **DISCUSSION/POSSIBLE ACTION**
  - (a) Presentation of City financial forecast with Jon Hockenyos.
  - (b) Presentation of the Legislative Session update.
  - (c) Presentation of Fiscal Year 2020 budget overview.
  - (d) Presentation on an energy saving project.
  - (e) Consider the City's board, committee, and commission member appointments.
3. **CLOSED EXECUTIVE SESSION**

*The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Title 5, Chapter 551 of the Texas Government Code.*
4. **RECONVENE** into Special Session and consider action, if any, on items discussed in Executive Session.
5. **ADJOURN**

**In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Maria Jackson, City Secretary, at 281.403.8686.**

### CERTIFICATION

I certify that a copy of the June 17, 2019, agenda of items to be considered by the City Council was posted on the City Hall bulletin board on June 13, 2019, at 4:00 p.m.

  
\_\_\_\_\_  
Maria Jackson, City Secretary

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the \_\_\_\_ day of \_\_\_\_\_, 2019.

Signed: \_\_\_\_\_

Title: \_\_\_\_\_

# 2019 Economic and Sales Tax Forecast



Spring 2019

# Macroeconomy

## Overview

- The US Economy has slowed since the middle of 2018, from an average of more than 3.5 percent growth then to just over 2 percent in the first half of 2019. Still the economy is set to enjoy solid though not spectacular performance this year. Overall 2019 data so far point to more challenging business conditions than 2018. Consumers remain optimistic thanks to low unemployment and fast wage growth, but their level of optimism has dimmed since October. Retail sales and consumer demand has also faltered during the same period.
- Businesses face threats to profitability on multiple fronts. Both domestic and external demand are slowing. Effects from tax cuts have mostly faded, and the increase in wage bills without any pickup in inflation is narrowing business margins.

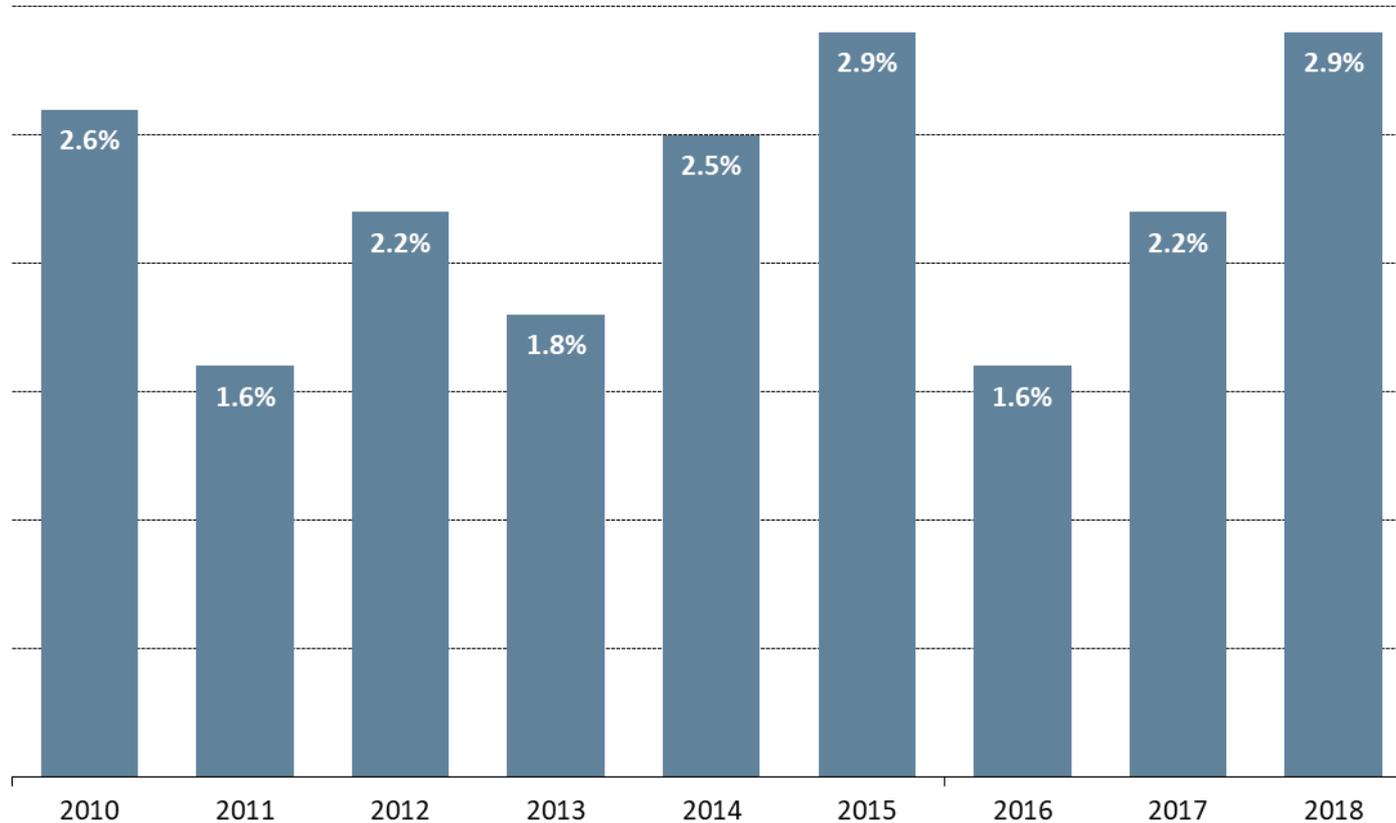
# Macroeconomy

## Overview

- One event that has raised fears of recession is the recent temporary inversion of the yield curve. Typically, when the interest rate on the ten-year treasury bond moves below that of the Federal Reserve's policy rate recessions often follow within a year.
- The Fed has signaled that it will postpone further rate increases until after this year, as the bank is anticipating lower future inflation risks, and it is even showing more willingness to allow inflation to temporarily rise above its current two percent target.
- The growth slowdown primarily reflects the economy's reversion to limits imposed by labor and capital constraints. Labor market tightness has increased in recent months. To increase growth potential for the medium-term, firms will have to execute strategic investments that boost productivity. If companies succeed at that, slower growth does not need to produce a recession.

# Macroeconomy

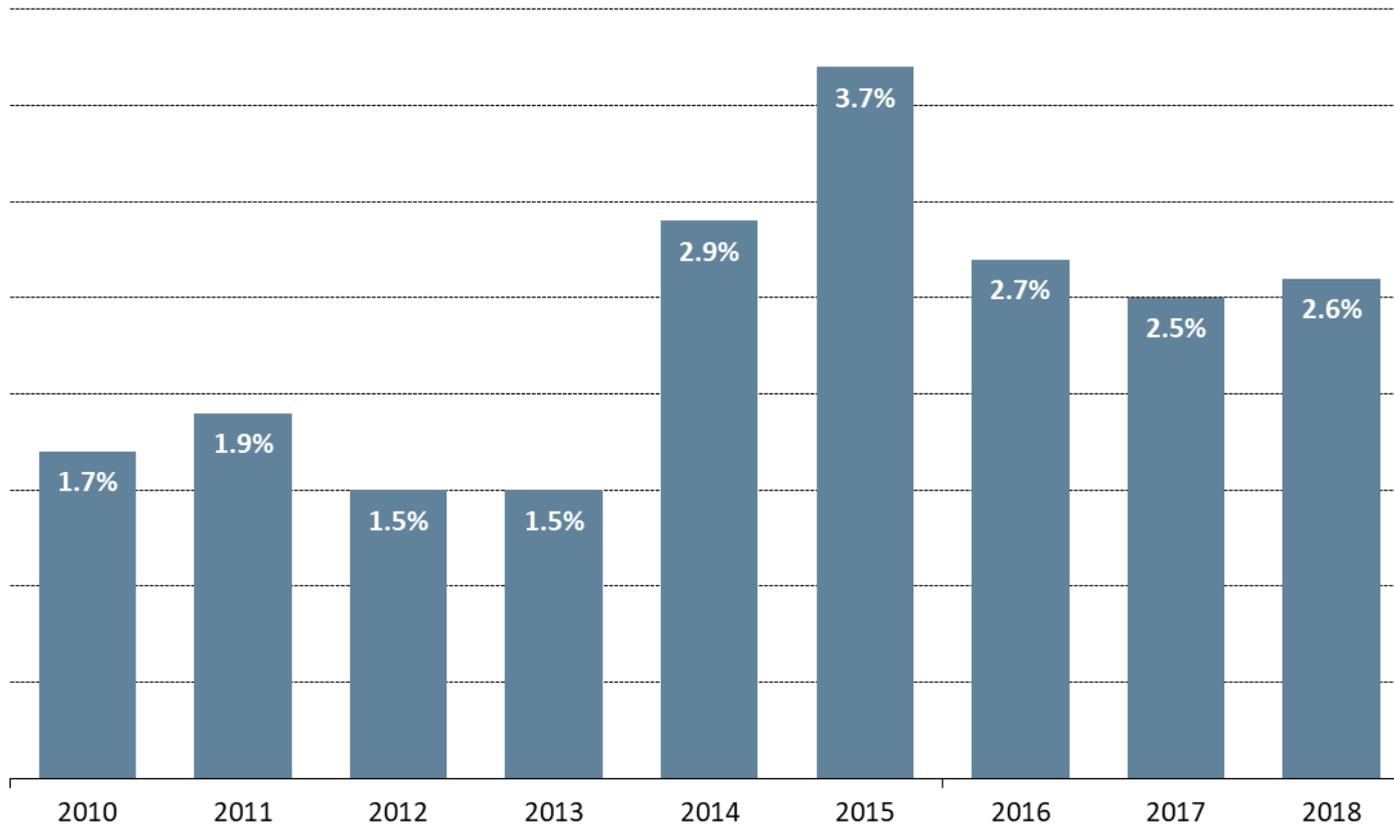
## GDP Growth - SAAR



Source: Bureau of Economic Analysis, TXP

# Macroeconomy

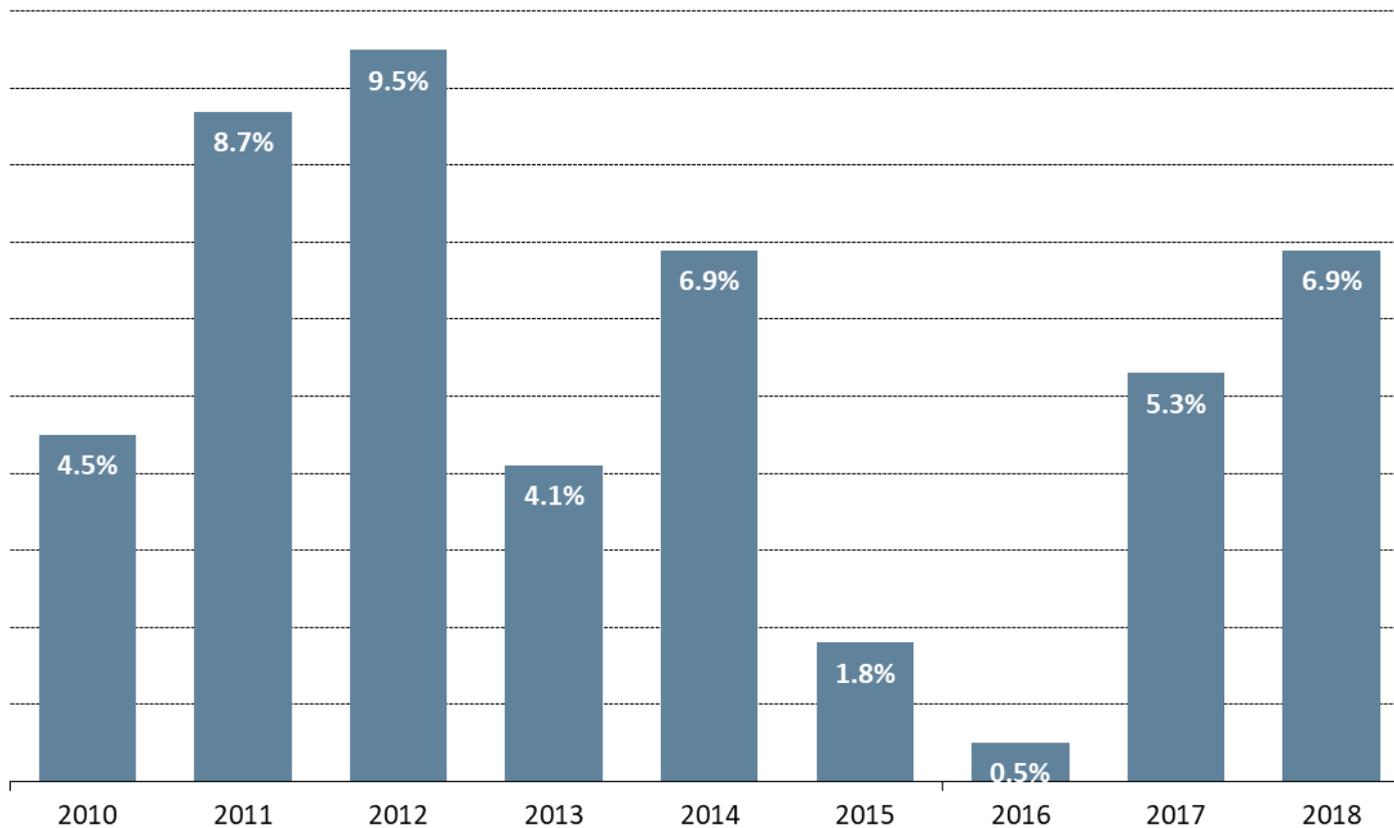
## Personal Consumption Expenditures Growth - SAAR



Source: Bureau of Economic Analysis, TXP

# Macroeconomy

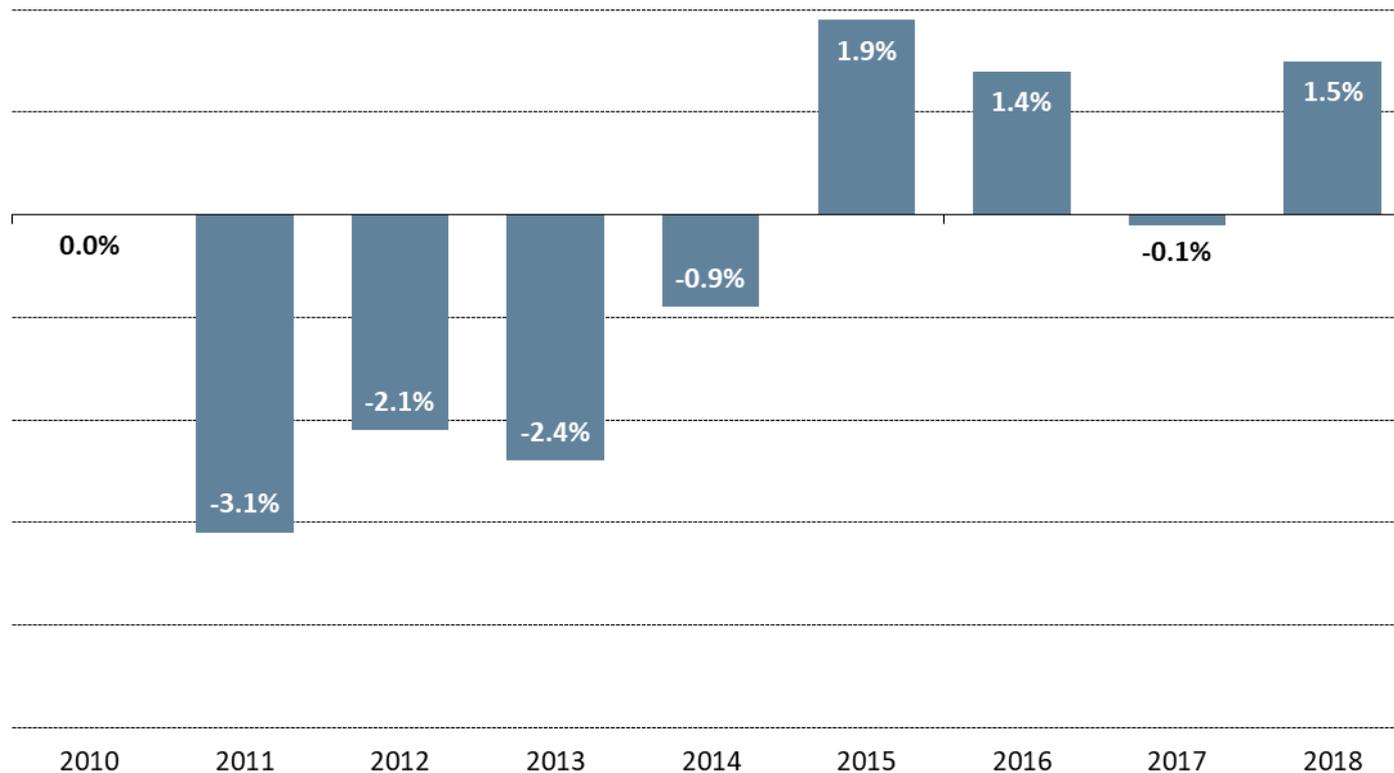
## Non-Residential Investment - SAAR



Source: Bureau of Economic Analysis, TXP

# Macroeconomy

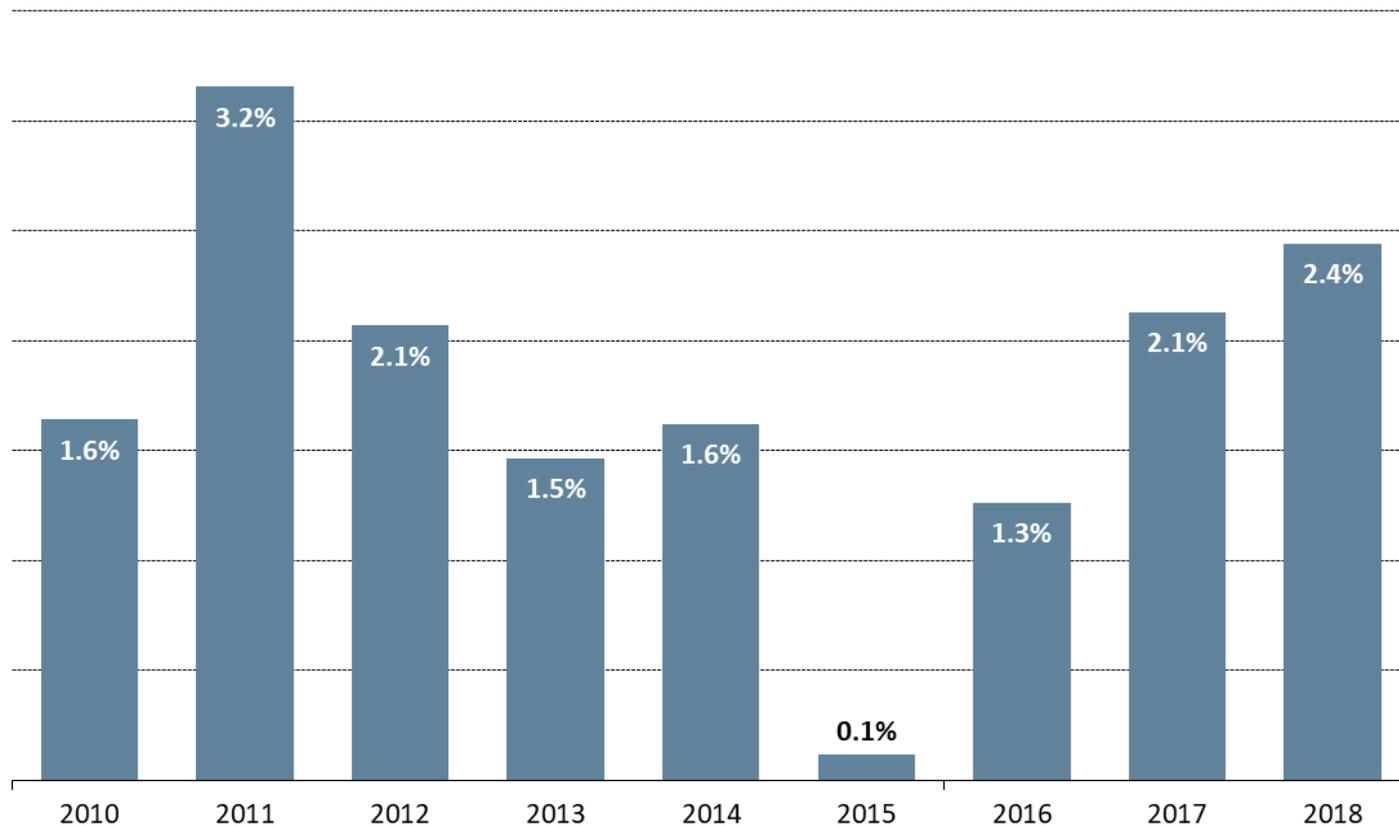
## Government Spending - SAAR



Source: Bureau of Economic Analysis, TXP

# Macroeconomy

## Consumer Price Index (12-Month Change)



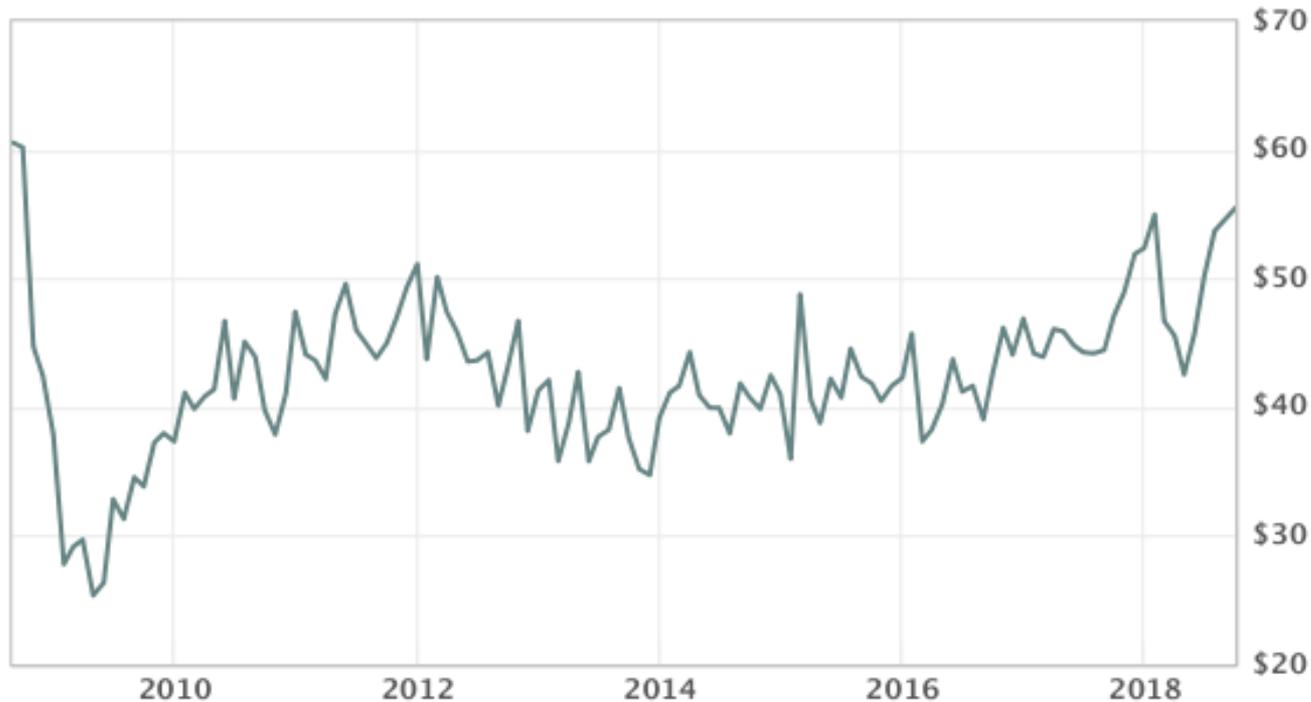
Source: BLS, TXP

# Macroeconomy

## International Trade

### Trade deficit

In billions, seasonally adjusted



Source: Commerce Department via FRED

Source: Bureau of Economic Analysis, TXP

# Macroeconomy

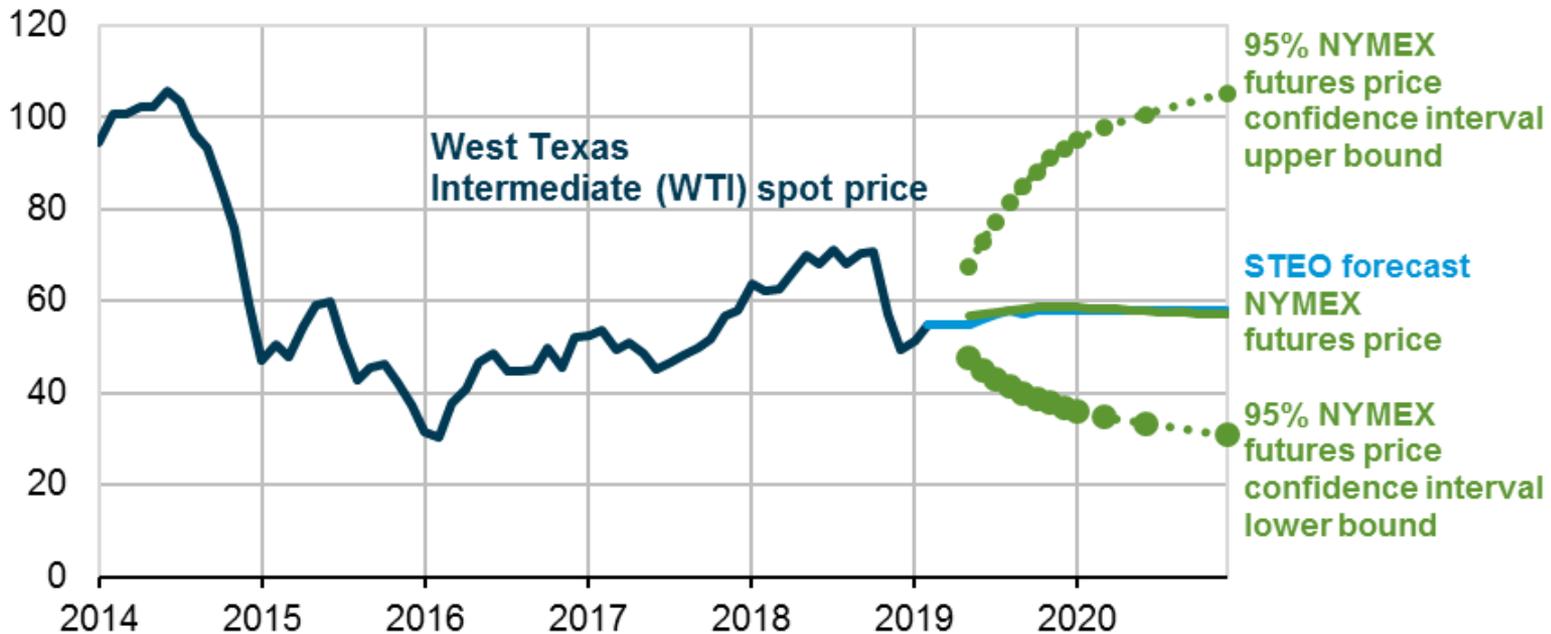
## Oil Prices - Forecast

- EIA expects that West Texas Intermediate (WTI) crude oil prices will average \$9/b lower than Brent prices in the first half of 2019 before the discount gradually falls to \$4/b in the fourth quarter of 2019 and throughout 2020.
- EIA forecasts that U.S. crude oil production will average 12.3 million b/d in 2019 and 13.0 million b/d in 2020, with most of the growth coming from the Permian region of Texas and New Mexico.
- Net imports of U.S. crude oil and petroleum products fell from an average of 3.8 million b/d in 2017 to an average of 2.3 million b/d in 2018. EIA forecasts that net imports will continue to fall to an average of 1.0 million b/d in 2019 and to an average net export level of 0.1 million b/d in 2020. In the fourth quarter of 2020, EIA forecasts that the United States will be a net exporter of crude oil and petroleum products by about 0.9 million b/d.

# Macroeconomy

## Oil Prices – Recent History & Forecast

**West Texas Intermediate (WTI) crude oil price and NYMEX confidence intervals**  
dollars per barrel



Note: Confidence interval derived from options market information for the five trading days ending Mar 7, 2019. Intervals not calculated for months with sparse trading in near-the-money options contracts.

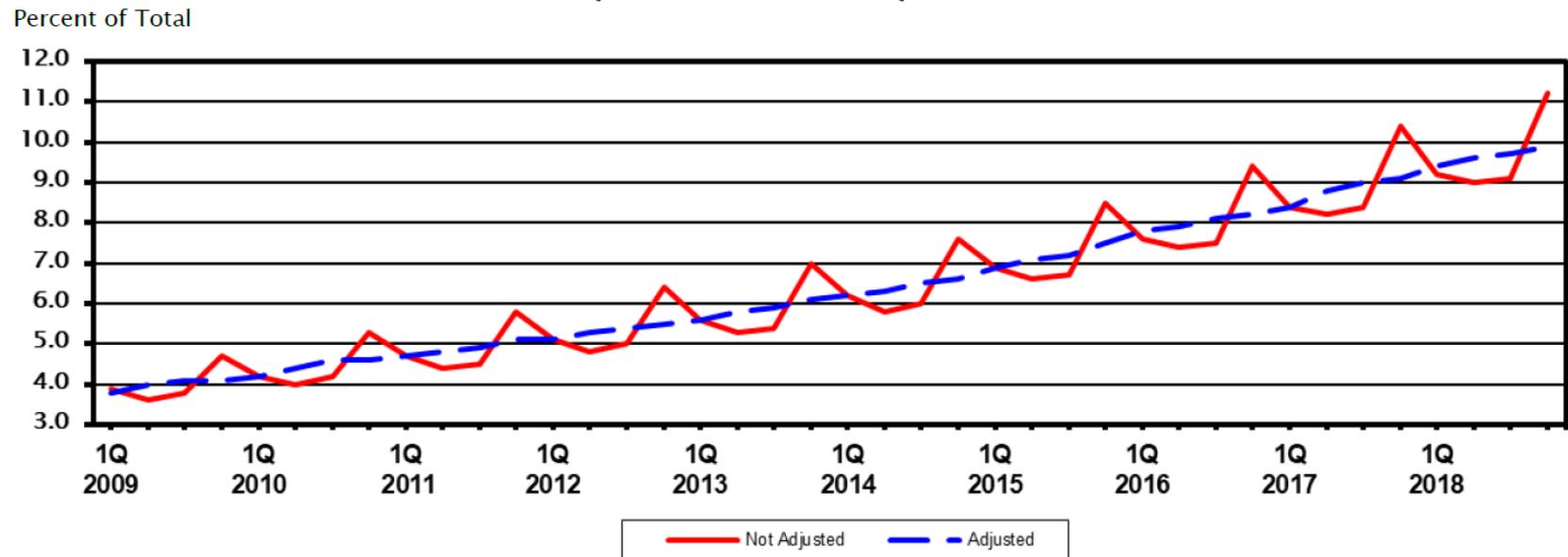
Source: Short-Term Energy Outlook, March 2019, and CME Group



# Macroeconomy

## E-Commerce as a Share of Retail Trade

Estimated Quarterly U.S. Retail E-commerce Sales as a Percent of Total Quarterly Retail Sales:  
1<sup>st</sup> Quarter 2009 – 4<sup>th</sup> Quarter 2018



Source: Census Bureau, TXP

# Macroeconomy

## National Forecast – Real Percentage Change, SAAR

	1 <sup>st</sup> half	3Q-18	4Q-18	1Q-19	2Q-19	2 <sup>nd</sup> half	2018	2019	2020
GDP	3.2	3.4	2.2	2.0	2.6	2.1	2.9	2.4	2.2
Consumer Spending	2.2	3.5	2.5	1.7	2.8	2.6	2.6	2.6	2.5
Residential Investment	-2.4	-3.5	-4.7	1.0	0.7	1.0	-0.3	-0.9	1.4
Capital Spending	10.1	2.5	5.4	4.2	5.1	5.5	6.9	4.9	5.1
Exports	6.4	-4.9	1.8	2.5	3.4	3.6	4.0	2.2	3.7

Source: Conference Board, TXP

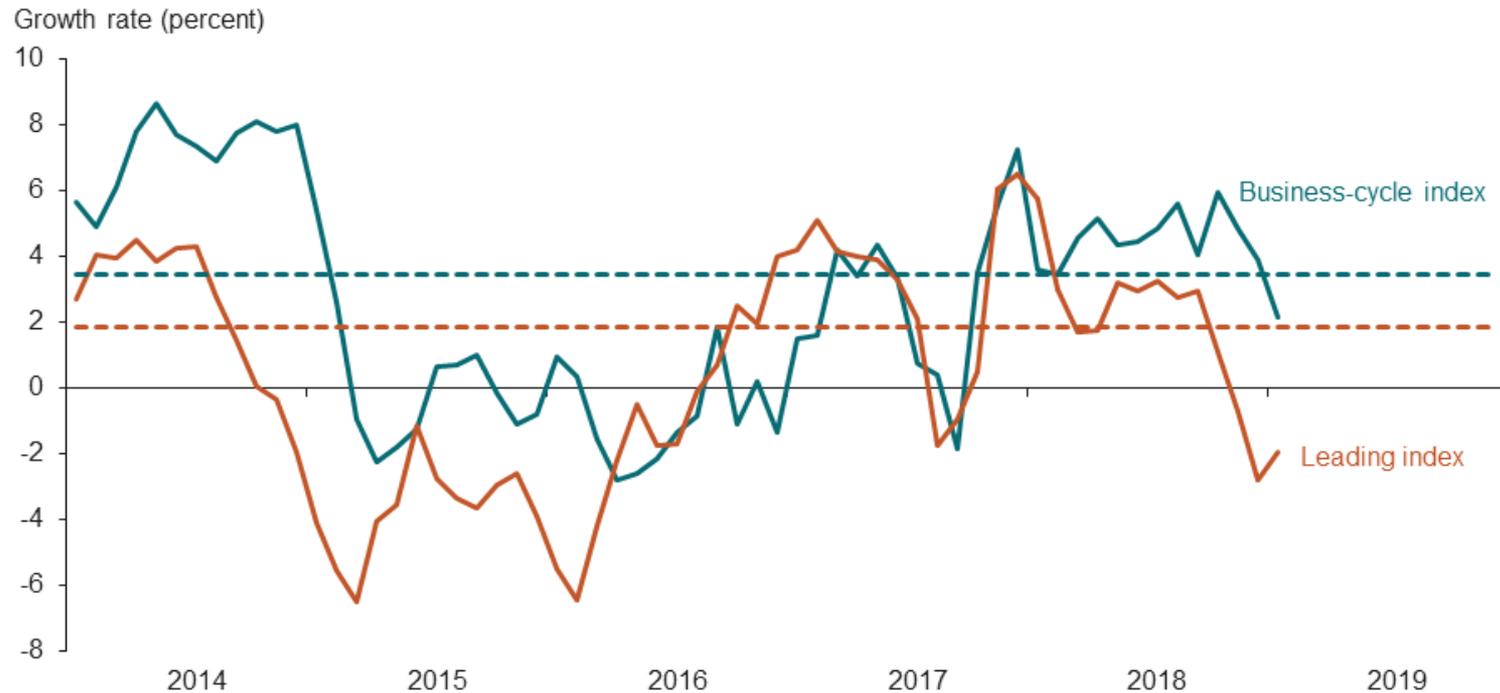
# Houston Area Economy

## Overview

- Though growth was less robust than originally reported, 2018 proved a good year for the Houston region. The creation of 73,300 new jobs represents a 2.4 percent annual growth rate. Over the previous 20 years, job growth averaged 1.7 percent annually.
- Among specific sectors, oil and gas continued to recover. Construction hiring, though not as vigorous as previously thought, was still strong. Manufacturing employment grew rapidly, as did the closely linked wholesale trade and trucking sectors. Retailers continued to battle with e-commerce for consumer wallets. The pace of job growth in health care slowed somewhat. Houstonians continued to dine out. And school districts hired more educators to handle burgeoning school enrollments.
- Going forward, the greatest uncertainty is still oil. The recovery in oil and gas was not as robust as first indicated. Though daily production grew by 1.8 million barrels, the industry added only 154 rigs to the drilling fleet. Exploration and production lost 800 jobs while oil field services added 4,100. The sector remains 32,400 jobs shy of its December 2014 peak. Given how efficient the industry has become at finding and extracting oil and gas, it may never return to previous employment levels in Houston.

# Houston Area Economy

## Houston Business Cycle and Leading Indexes



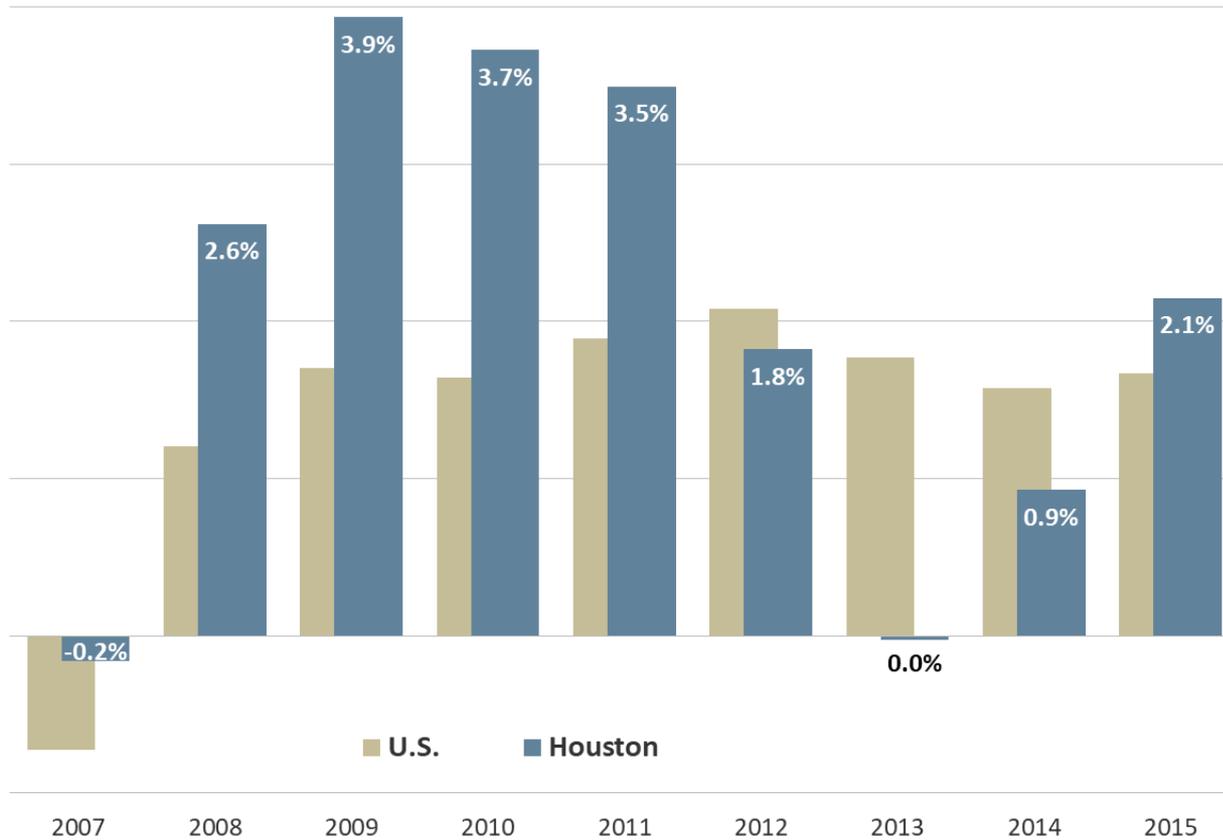
NOTES: Data are annualized three-month growth rates. Dashed lines are historical average growth rates.

SOURCE: Dallas Fed.

Source: Dallas Fed, TXP

# Houston Area Economy

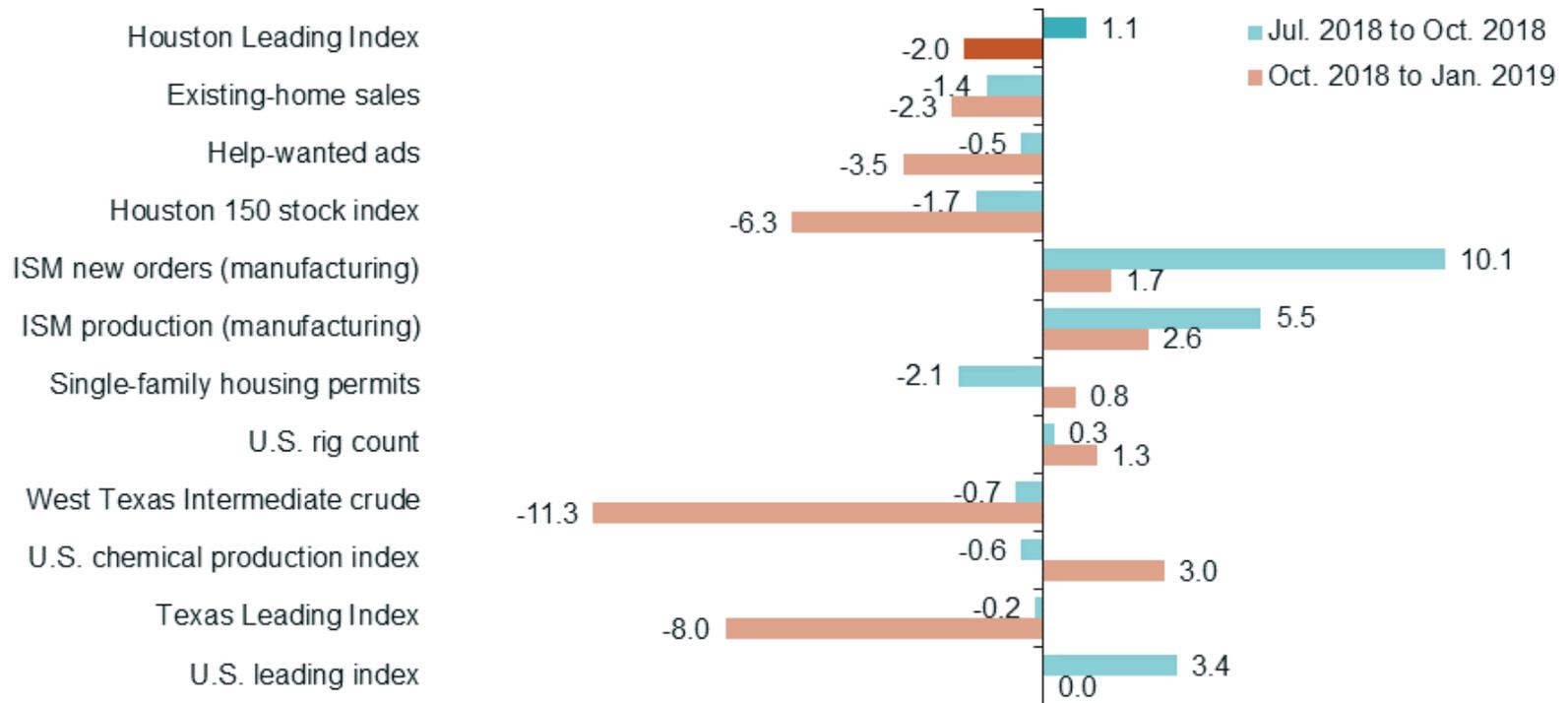
## Employment Growth: Houston MSA v. U.S.



Source: BLS, TXP

# Houston Area Economy

## Components of Leading Index



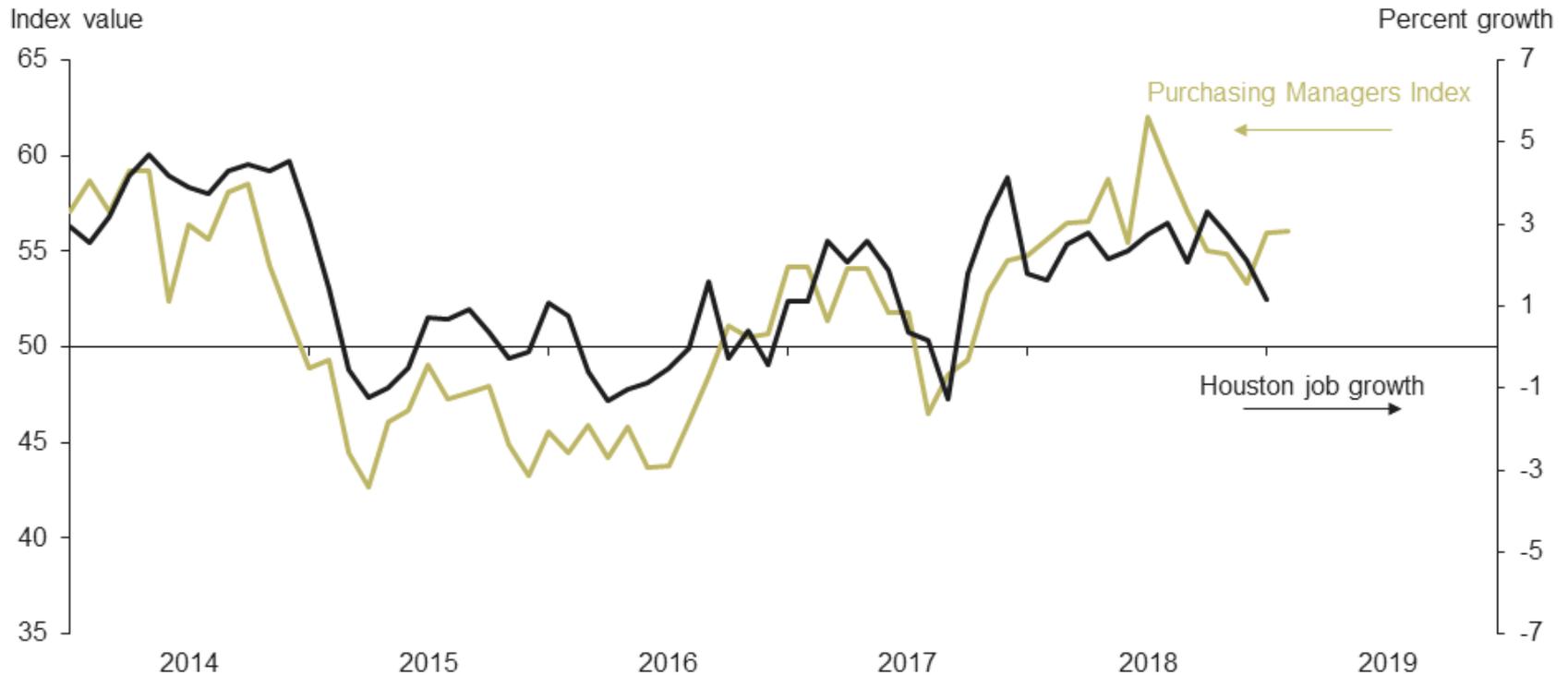
NOTES: Data are annual percent changes in adjusted data. Values may not average to total due to rounding.

SOURCES: American Chemistry Council; Baker Hughes; Bloomberg; Census Bureau; Conference Board; Dallas Fed; Energy Information Administration; Multiple Listing Service; Institute for Supply Management - Houston (ISM); adjustments by the Dallas Fed.

Source: Dallas Fed, TXP

# Houston Area Economy

## Purchasing Manager's Index v. Job Growth



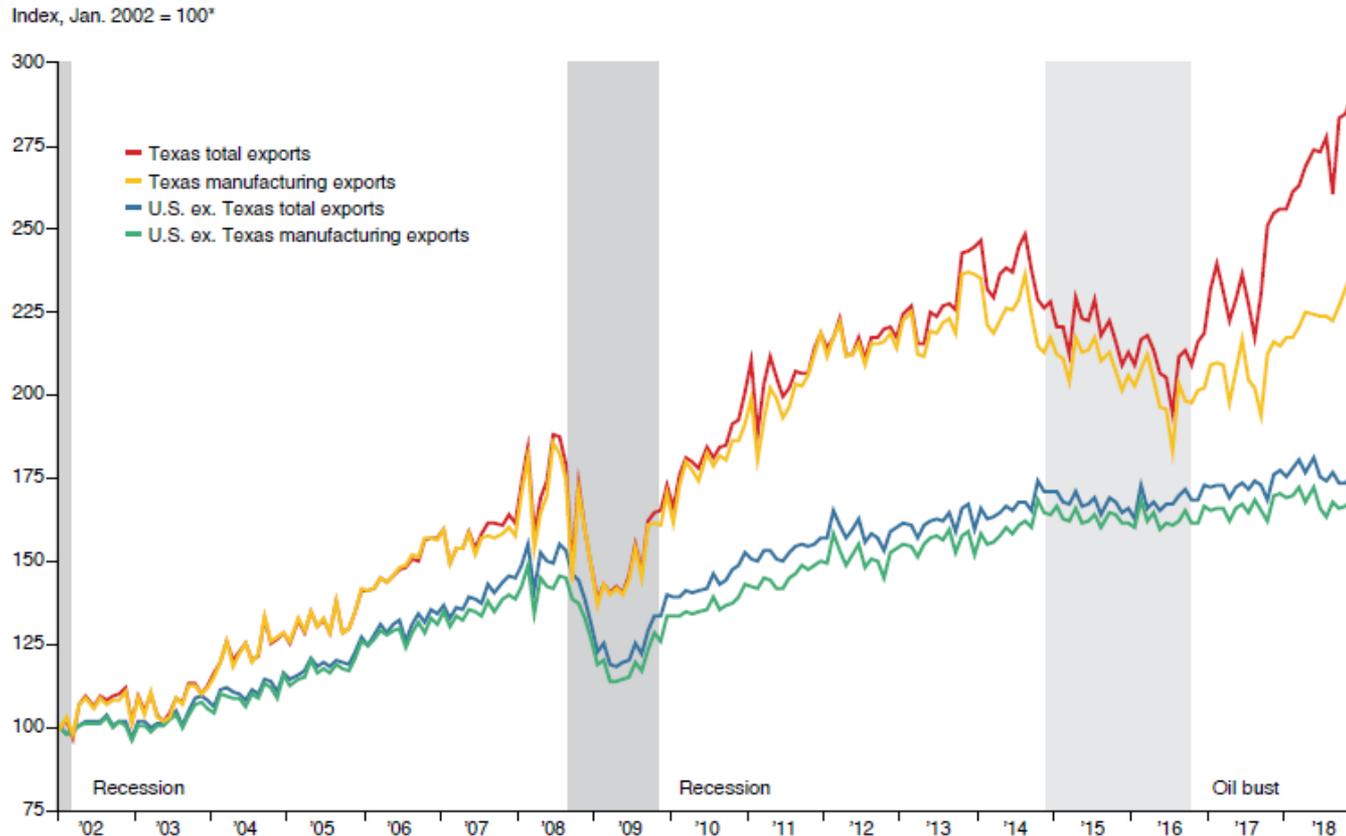
NOTES: Houston Purchasing Managers Index values >50 indicate expansion, and index values <50 indicate contraction. Growth rates are three-month annualized changes.

SOURCES: Institute for Supply Management; Bureau of Labor Statistics, adjustments by the Dallas Fed.

Source: Dallas Fed, TXP

# Houston Area Economy

## Texas Exports Almost Double National Pace



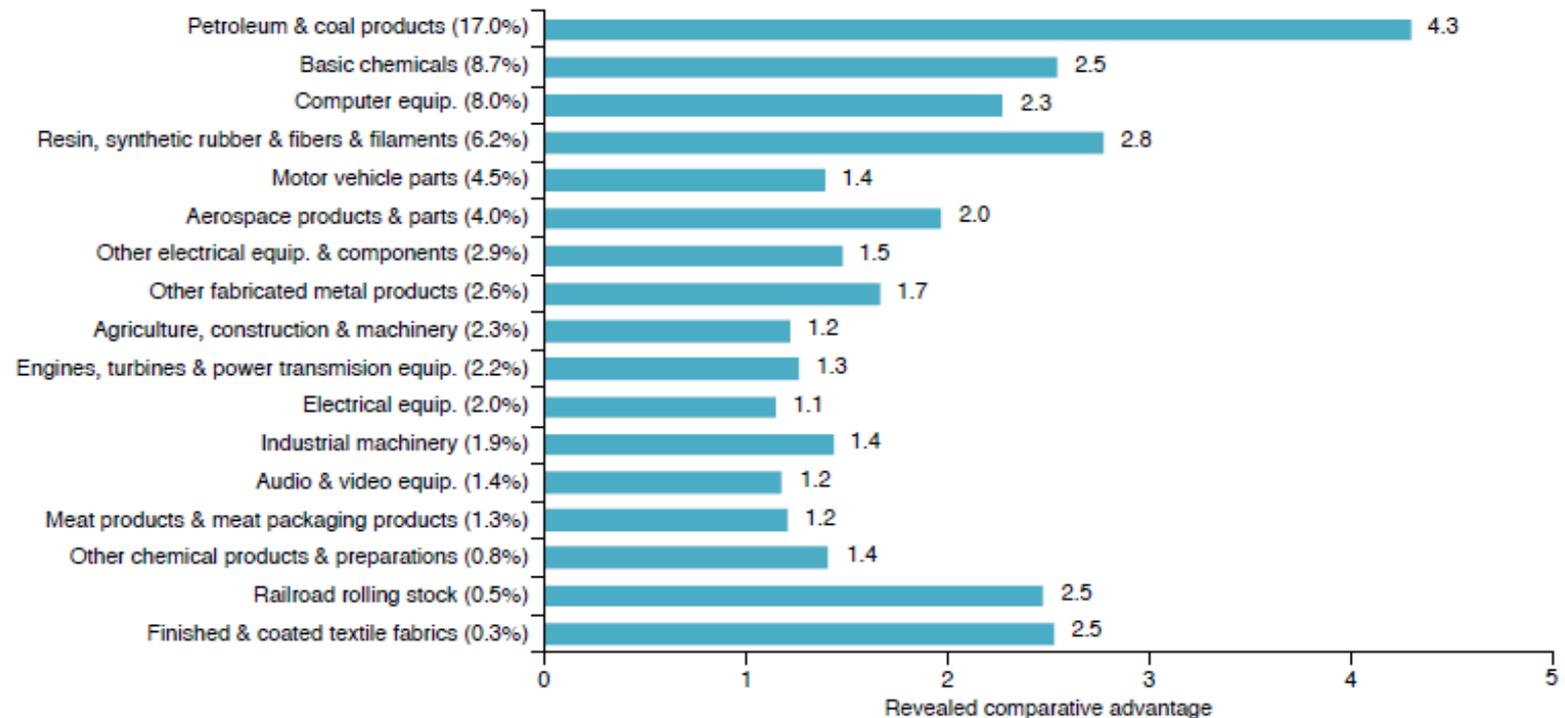
\*Real dollars, seasonally adjusted.

NOTES : Data are through December 2018. Recession shading refers to Texas recessions; oil bust shading refers to peak to trough of Texas oil and gas employment.

SOURCES: Census Bureau; Bureau of Labor Statistics; Texas Workforce Commission; Federal Reserve Bank of Dallas.

# Houston Area Economy

## Disproportionate Share in Oil & Gas Related Sectors



NOTES: The revealed comparative advantage (RCA) index is a measure an entity has in a specific industry that indicates its relative strength; shown are all industries with an RCA greater than 1.1 (indicating a comparative advantage) in 2016. Numbers in parentheses are the share of Texas exports in 2016.

SOURCES: Census Bureau; UN Comtrade; authors' calculations.

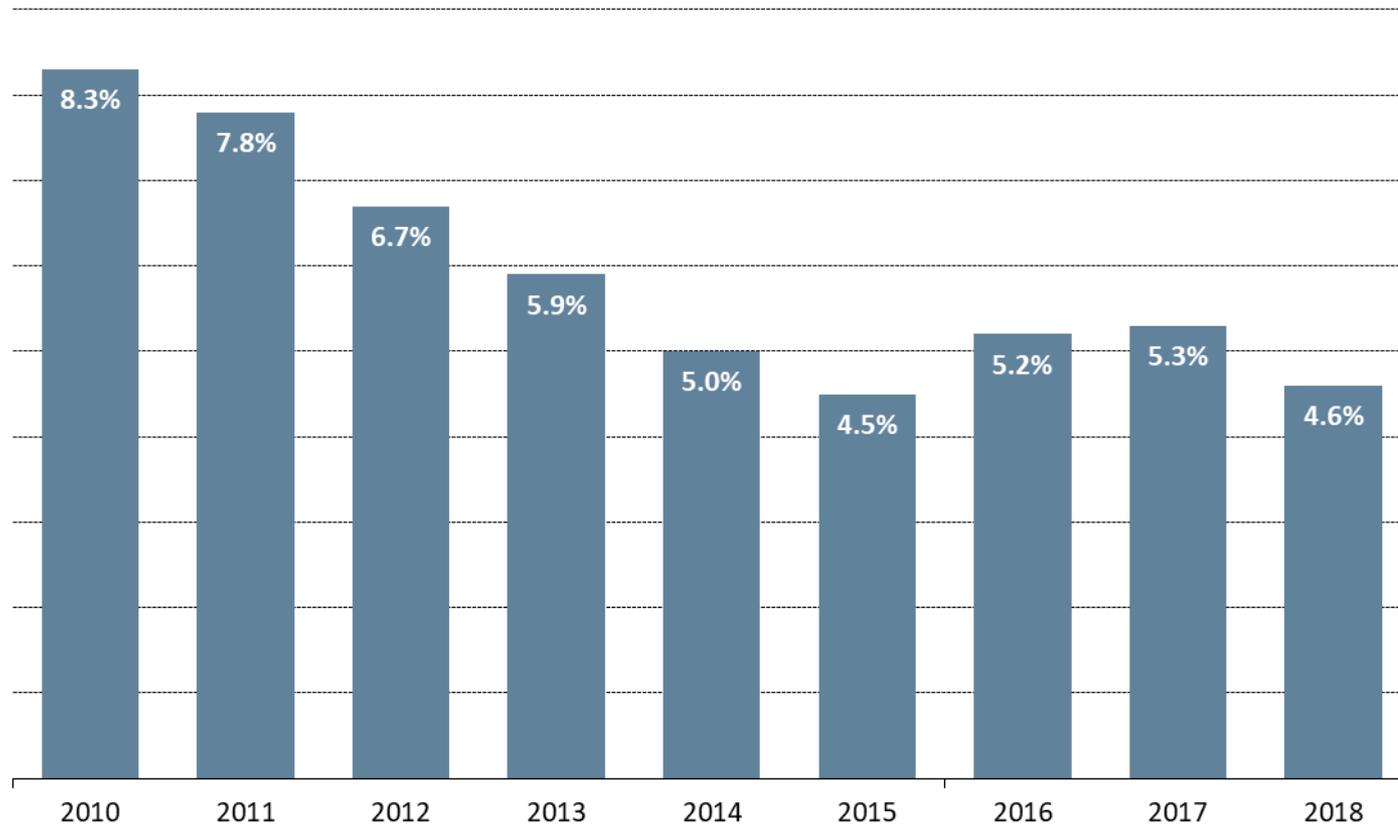
# Missouri City

## Overview

- Missouri City residents largely work outside Missouri City (Medical Center/downtown), with strong concentrations in Health Care and Professional Services. Half of the resident employment base is in Management occupations.
  - Analytical focus on where residents work, rather than jobs based in Missouri City. Job growth for residents has picked up in recent months.
- Unemployment rate has fallen back to pre-energy “crisis” levels.
  - Consistent with upturn in the regional economy
- Building permit data suggests housing development has slowed – likely running into capacity constraints.
- E-commerce is steadily rising as a share of overall retail activity.
- Sales tax rebates have turned very positive, likely reflecting both economic improvement and heightened confidence.

# Missouri City

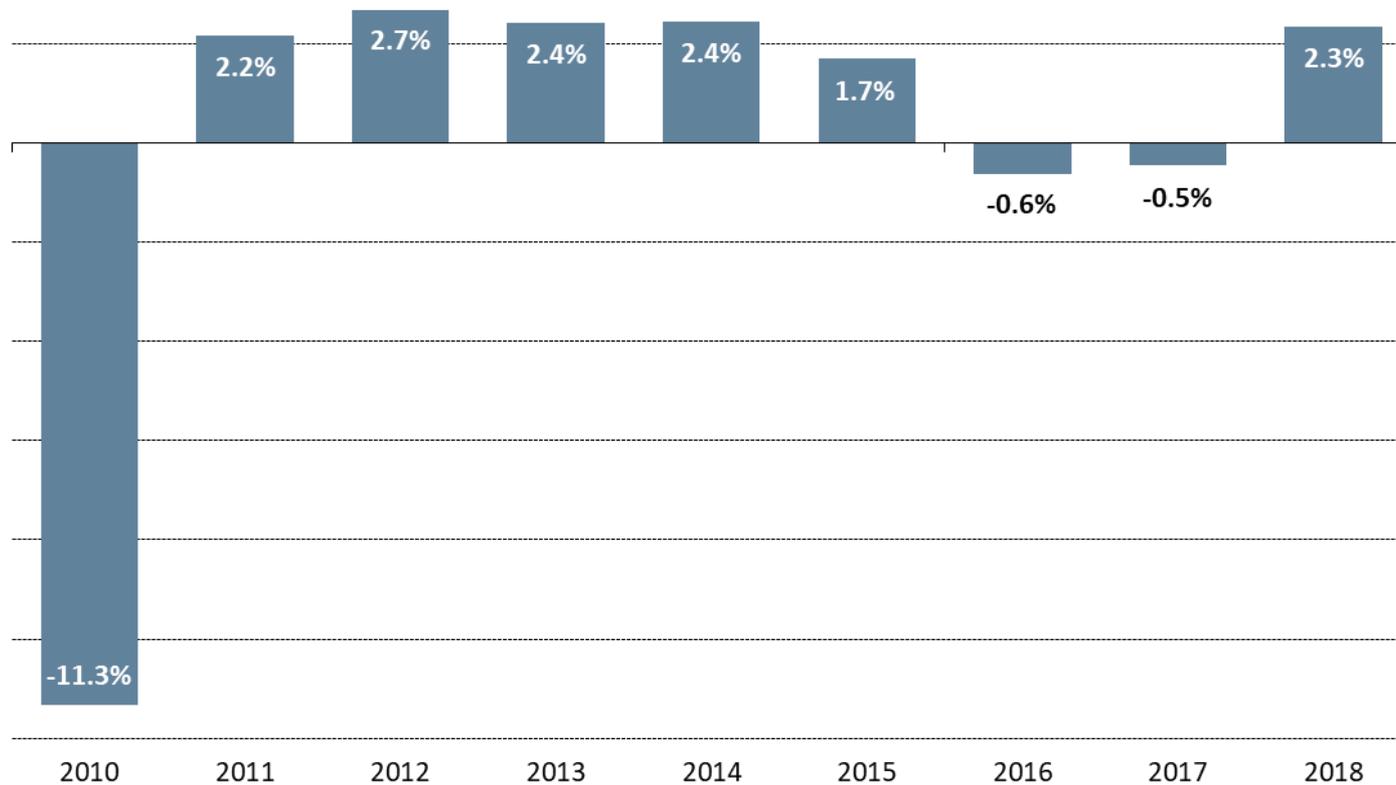
## Unemployment Rate – Based on TWC Residents Survey



Source: Bureau of Labor Statistics (Texas Workforce Commission), TXP

# Missouri City

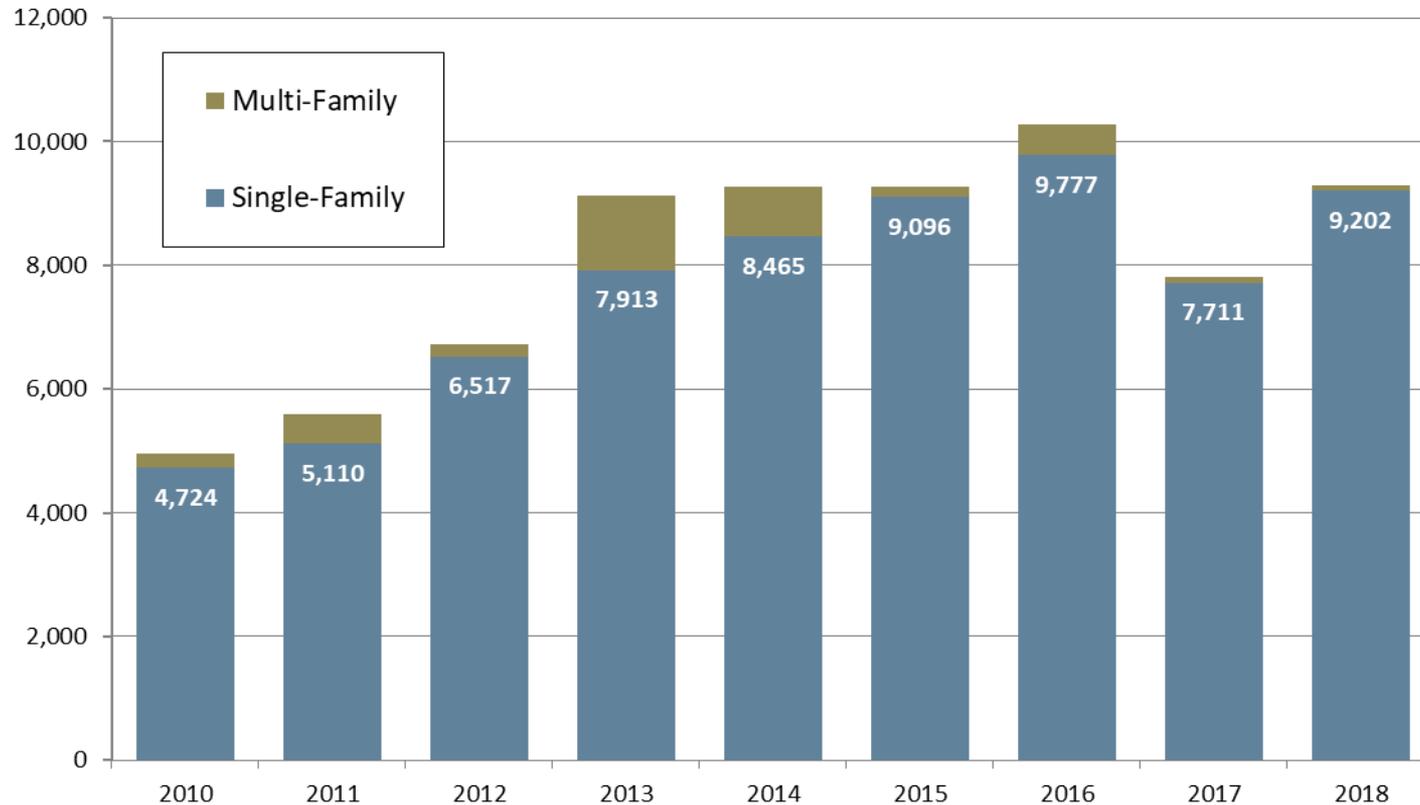
## Job Growth by Place of Residence – TWC Household Survey



Source: Bureau of Labor Statistics (Texas Workforce Commission), TXP

# Fort Bend County

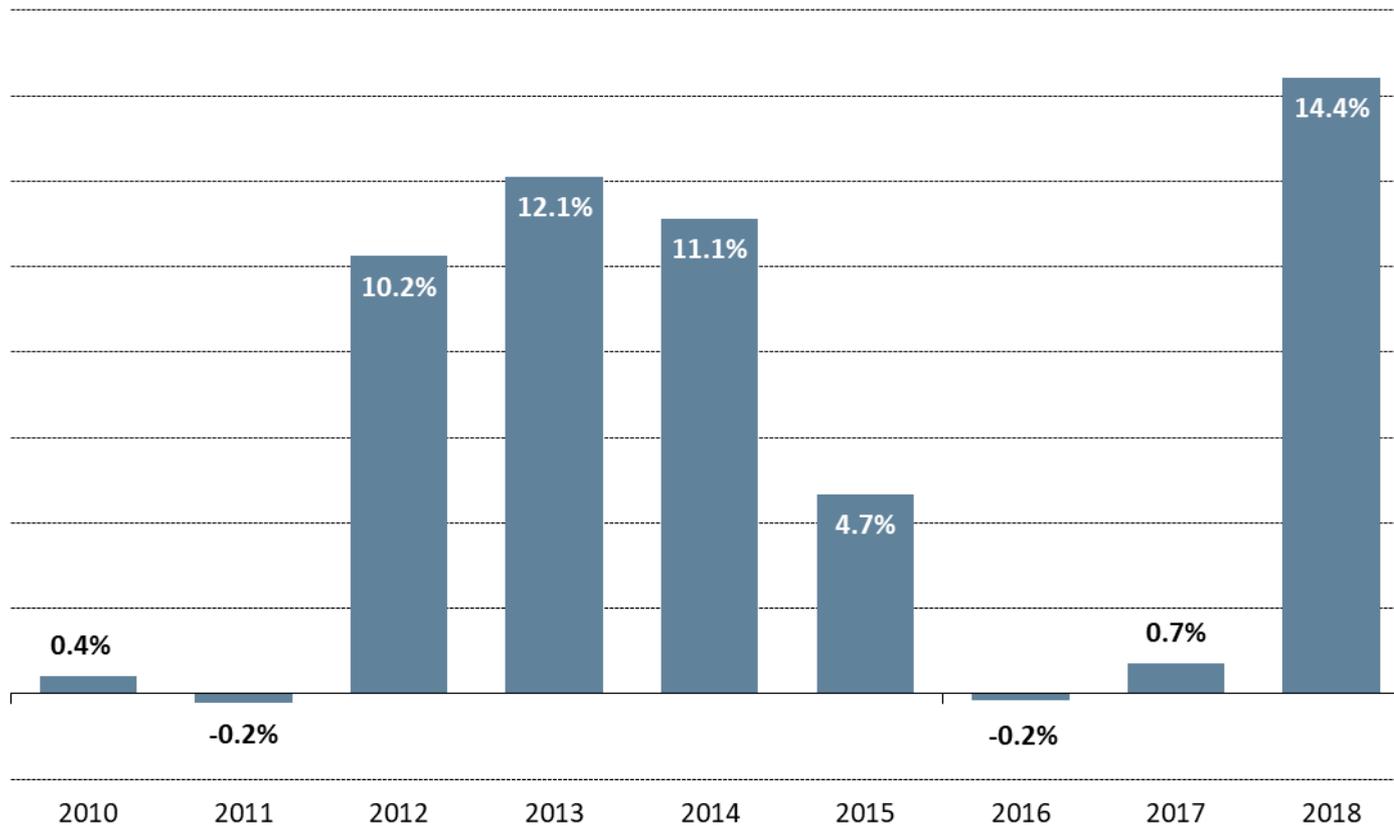
## Building Permits – Number of Units



Source: Texas A&M Real Estate Research Center, TXP

# City of Missouri City

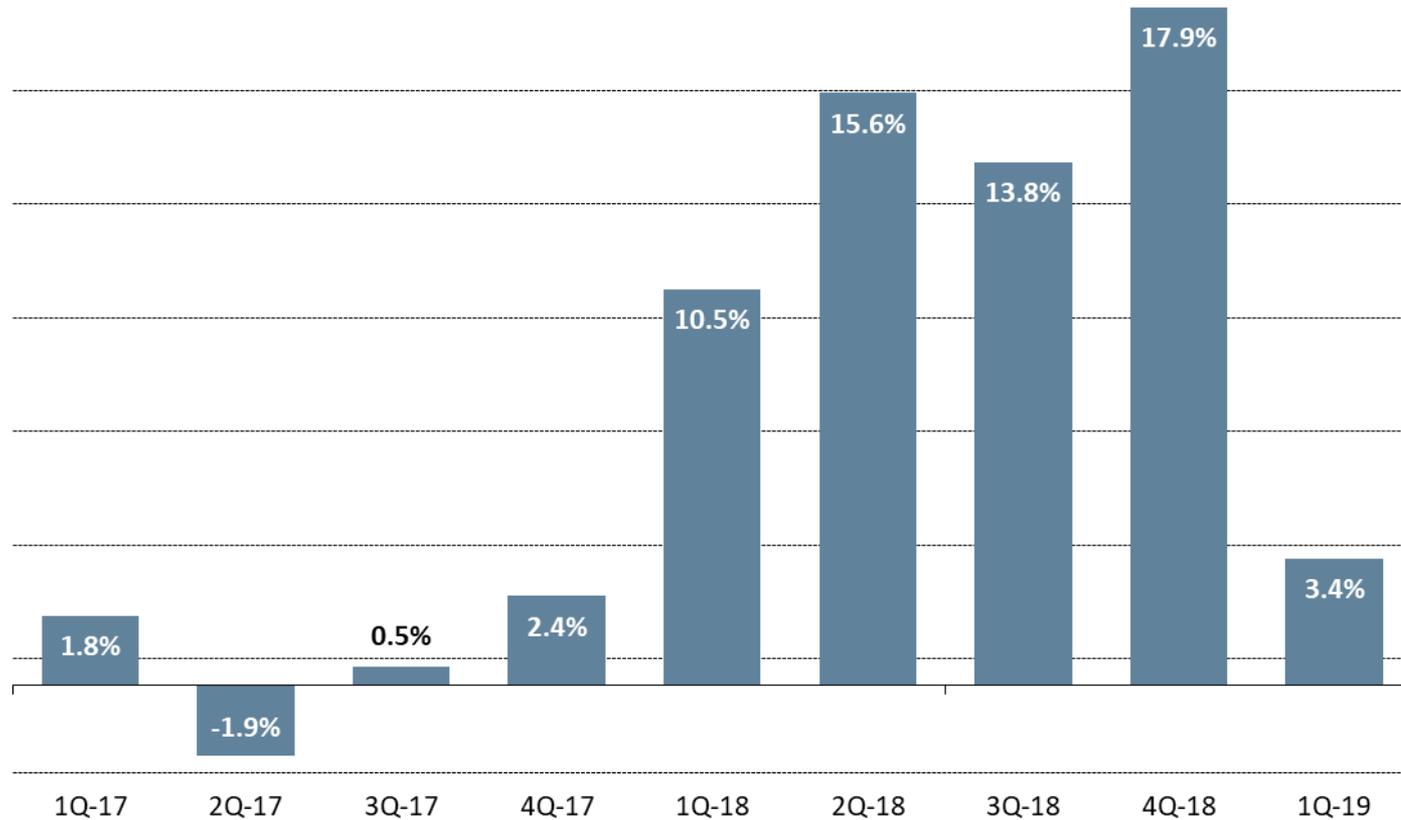
## Sales Tax Rebates – Calendar Year Growth



Source: Texas Comptroller, TXP

# City of Missouri City

## Sales Tax Rebates – Recent Growth



Source: Texas Comptroller, TXP

# City of Missouri City

## Factors Shaping Sales Tax Outlook

- Positives
  - Economy continues to grow
    - Consumer spending continues to be solid
    - Trade concerns appear to be less severe than initially feared
    - Monetary policy (interest rates) has shifted to neutral
  - General improvement in the regional economy
    - Overall growth returns
    - Recovery/stability in the energy sector
  - Local job and household growth
- Challenges
  - Increasing retail competition from adjacent communities
  - E-commerce
  - Rising budget deficits and expectation of national slowdown in 2020

## City of Missouri City

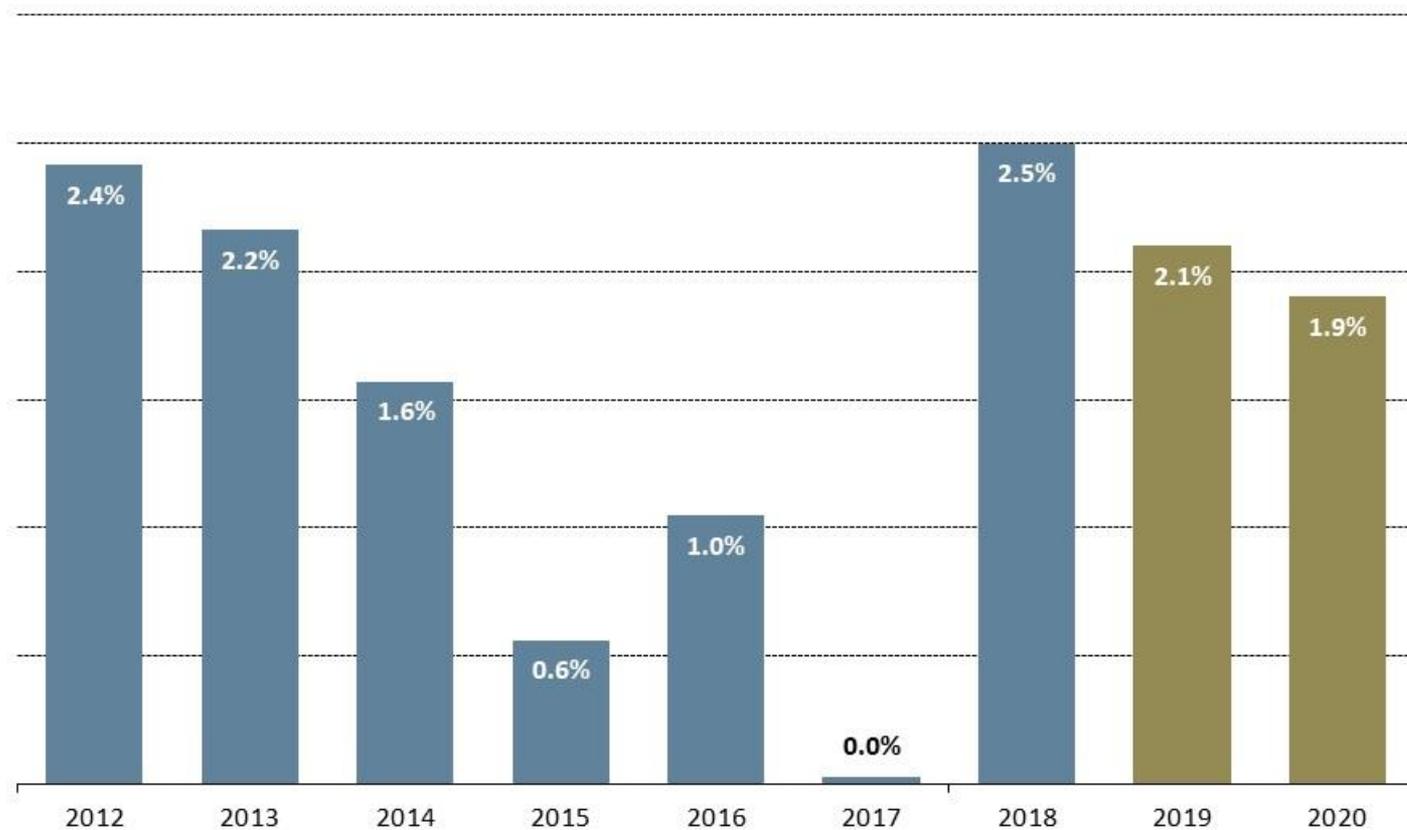
### CY Sales Tax (\$Millions) – Comparison Communities

	2014	2015	2016	2017	2018
Pearland	\$25.8	\$28.4	\$29.7	\$30.7	\$33.5
Sugar Land	\$49.2	\$51.6	\$51.4	\$48.6	\$53.2
Houston	\$646.1	\$659.3	\$630.2	\$638.7	\$687.1
<b>Missouri City</b>	<b>\$8.2</b>	<b>\$8.6</b>	<b>\$8.5</b>	<b>\$8.6</b>	<b>\$9.9</b>

Source: Texas Comptroller, TXP

# City of Missouri City

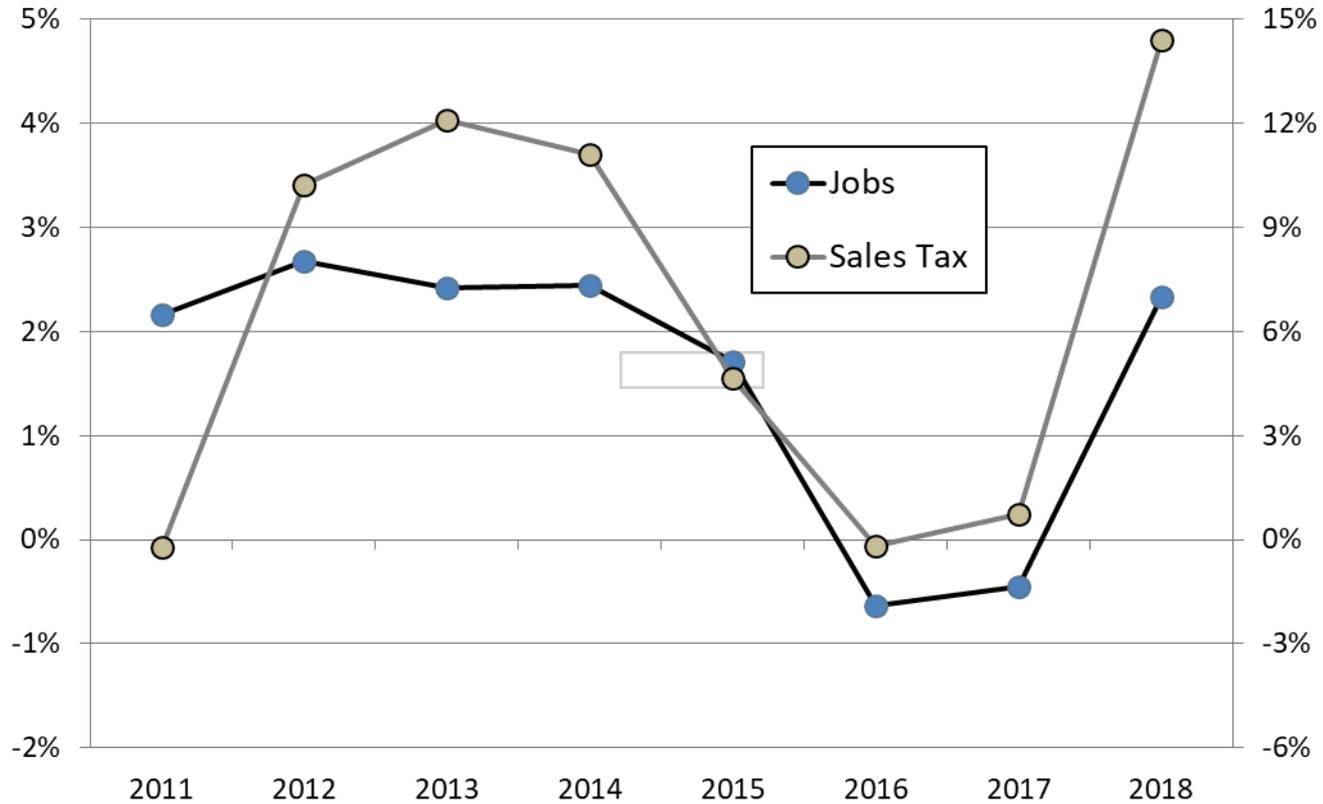
## Place of Residence Job Growth – History & Forecast



Source: Texas Workforce Commission, TXP

# Missouri City

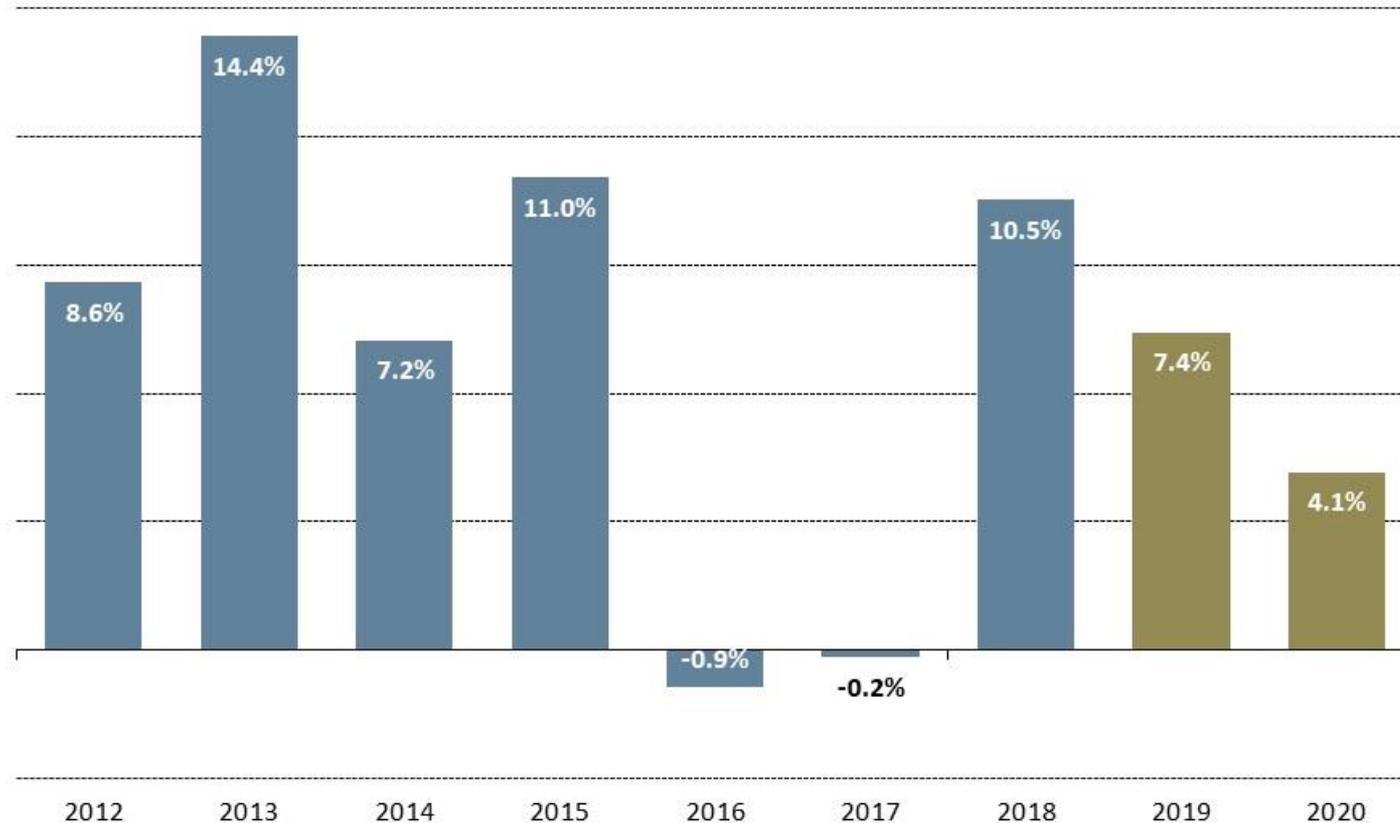
## Household Jobs vs. Sales Tax



Source: TXP

# City of Missouri City

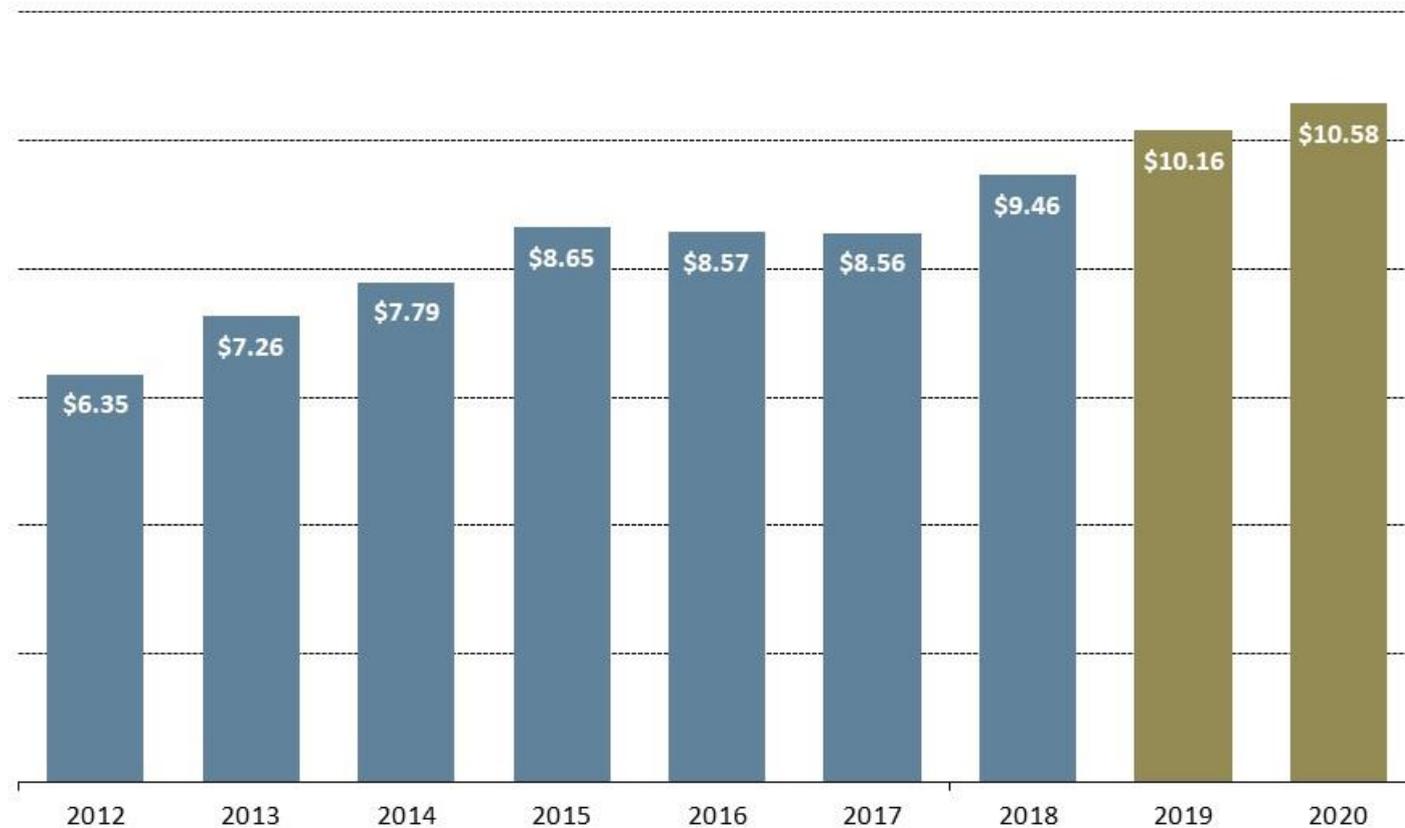
## FY (October 1) Sales Tax Growth: History and Forecast



Source: TXP

# City of Missouri City

## FY (October 1) Sales Tax: History and Forecast (\$Millions)



Source: TXP

## Conclusions

- The conditions for energy sector stability (WTI prices in the \$60+ range) should remain in place.
- Tax cuts and the generally strong national economy gave consumers both confidence and capacity to spend – but savings rates are falling, debt levels are rising, and the expectation is that the national economy will slow discernably in the near future.
- Locally, entertainment, retail, health care, and other consumer services will do well as long as population continues to grow.
- Missouri City is influenced by the factors above, although tight relationship to Medical Center puts focus on healthcare.
- Growth rates should fall off due to measuring against a recovered base.
- Sales tax forecast reflects above – policy projections typically err on the conservative side.

# 2019 Economic and Sales Tax Forecast



April 2019



**CITY COUNCIL  
AGENDA ITEM COVER MEMO**

**June 17, 2019**

**To:** Mayor and City Council  
**Agenda Items:** 2(b) Presentation of the Legislative Session update.  
**Submitted by:** Joseph Esch, Economic Development

**SYNOPSIS**

Receive update from legislative consultant on the 2019 State of Texas legislative session and discuss actions of the legislature.

**STRATEGIC PLAN 2019 GOALS ADDRESSED**

- Create a great place to live
- Maintain a financially sound City
- Grow business investments in Missouri City
- Have quality development through buildout

**BACKGROUND**

The Texas Legislature's 86<sup>th</sup> session was held began on January 8, 2019 and ended on May 27, 2019. A number of impactful bills were considered and passed by the legislature. The City of Missouri City through its legislative consultant worked to remain informed and involved in the legislative process on matters impacting the City. The city's legislative consultant will be on hand to provide the City Council with an overview of the major legislation that passed this session as well as highlight bills, which will impact the City of Missouri City.

**STAFF'S RECOMMENDATION**

Receive presentation and discuss 86<sup>th</sup> legislative session

**Director Approval:** Joseph Esch, Economic Development

**Assistant City Manager/  
City Manager Approval:** Anthony J. Snipes, City Manager



**CITY COUNCIL  
AGENDA ITEM COVER MEMO**

**June 17, 2019**

**To:** Finances and Services Committee  
**Agenda Item:** 2(c) Presentation of the Fiscal Year 2020 budget overview  
**Submitted by:** Allena J. Portis, Director of Financial Services

**SYNOPSIS**

The purpose of this report is to provide an overview of the FY2020 budget process including a review of revenue, expenditures and fund balance. In addition, we will review potential fiscal impacts of recently passed legislation as well as review anticipated increases in expenditures for FY2020 and beyond.

**STRATEGIC PLAN 2019 GOALS ADDRESSED**

- Maintain a financially sound City

**BACKGROUND**

The budget process is a mechanism to establish goals, program priorities, and service levels while identifying the funds needed to achieve them. The stage was set in January, with status updates presented to City Council by various City departments. A City Council budget retreat was also held on February 8 & 9th, where the priorities for the coming year were discussed. The purpose of this report is to provide an overview of the FY2020 budget process including a review of revenue, expenditures and fund balance. In addition, we will review potential fiscal impacts of recently passed legislation as well as review anticipated increases in expenditures for FY2020 and beyond.

**BUDGET/FISCAL ANALYSIS**

**Purchasing Review:** N/A  
**Financial/Budget Review:** N/A

**SUPPORTING MATERIALS**

None

**STAFF'S RECOMMENDATION**

No action required.

**Director Approval:** Allena J. Portis, Director of Financial Services

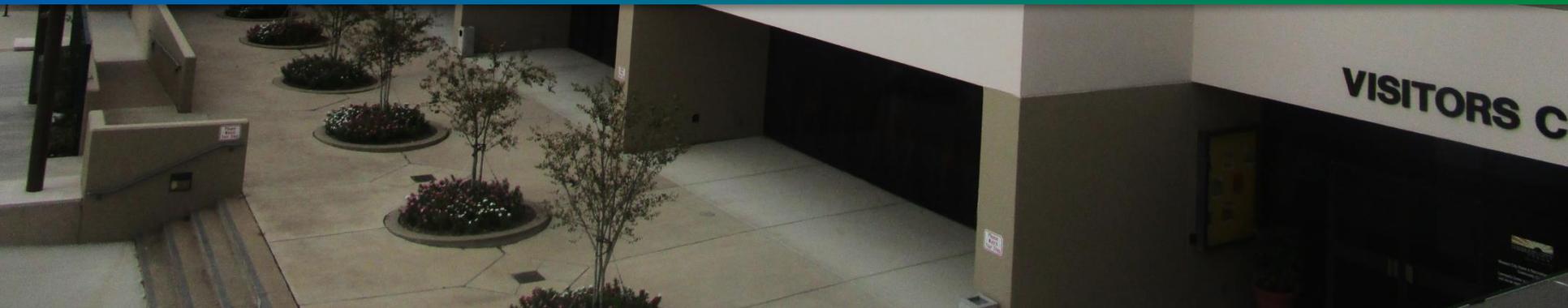
**Assistant City Manager/  
City Manager Approval:** Anthony J. Snipes, City Manager



# Missouri City

## ENERGY EFFICIENCY PROJECT

*June 17, 2019*



## ENERGY SAVINGS



**LED Street Lights**

**Efficient City Buildings**

**Quick Timeline**

# LED STREET LIGHTS



Before and after LED Retrofit

**Guaranteed Savings,  
\$1.4M**

**Community Outreach**

**Project Oversight,  
complete by Spring 2020**



# EFFICIENT CITY BUILDINGS

**\$3.4M** Life of Project Energy Savings



**Budget Reduction**

**Facilities Infrastructure**



- Savings
- Utilities
- Investment

BEFORE

DURING

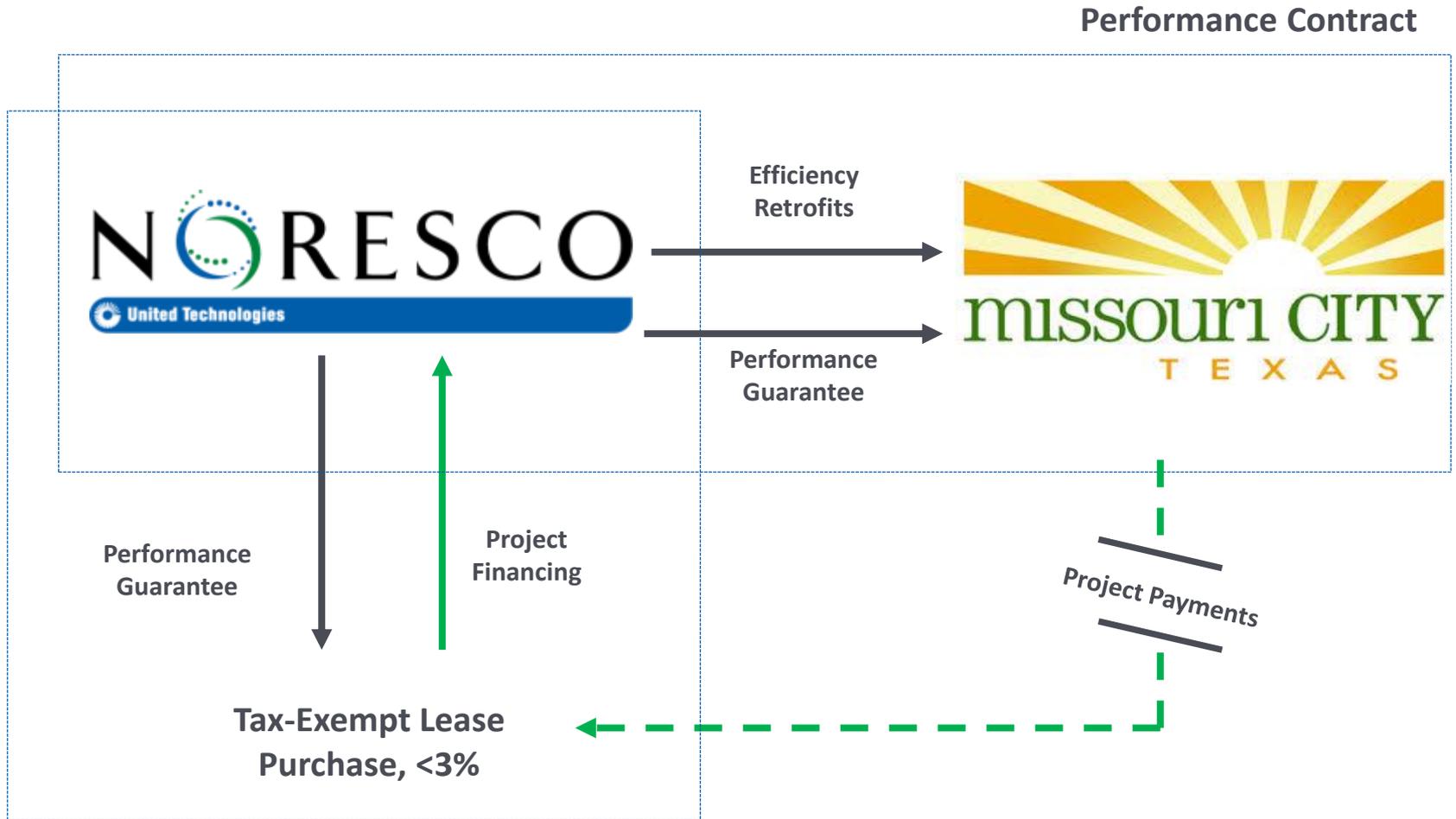
AFTER



# CASH FLOW

Year	Guaranteed Savings		Centerpoint	Repayment of Lease	M&V Service	Total Cost	Net Cash Flow
	Buildings	Streetlights	Rebate				
1	\$87,499		\$19,000	\$64,914	\$17,921	\$82,836	\$23,664
2	\$87,487			\$70,214	\$12,228	\$82,442	\$5,045
3	\$87,474	\$70,956		\$136,059	\$12,595	\$148,654	\$9,776
4	\$87,461	\$70,956		\$135,695	\$12,973	\$148,668	\$9,749
5	\$88,947	\$72,162		\$137,842	\$13,362	\$151,205	\$9,904
6	\$90,457	\$73,389		\$152,863		\$152,863	\$10,983
7	\$91,994	\$74,636		\$155,461		\$155,461	\$11,169
8	\$93,556	\$75,905		\$158,102		\$158,102	\$11,359
9	\$95,145	\$77,195		\$160,789		\$160,789	\$11,552
10	\$96,761	\$78,508		\$163,520		\$163,520	\$11,748
11	\$98,404	\$79,842		\$166,299		\$166,299	\$11,948
12	\$100,076	\$81,200		\$169,124		\$169,124	\$12,151
<b>Subtotal</b>	<b>\$1,105,262</b>	<b>\$754,748</b>		<b>\$1,670,882</b>	<b>\$69,080</b>	<b>\$1,739,961</b>	<b>\$139,049</b>
13	\$101,775	\$82,580					\$184,355
14	\$103,504	\$83,984					\$187,488
15	\$105,262	\$85,412					\$190,673
16	\$107,050	\$86,864					\$193,913
17	\$108,868	\$88,340					\$197,208
18	\$110,717	\$89,842					\$200,559
19	\$112,597	\$91,369					\$203,966
20	\$114,509	\$92,923					\$207,432
<b>Totals</b>	<b>\$1,969,543</b>	<b>\$1,456,062</b>		<b>\$1,670,882</b>	<b>\$69,080</b>	<b>\$1,739,961</b>	<b>\$1,704,644</b>

# FINANCING



# QUICK TIMELINE





**CITY COUNCIL  
AGENDA ITEM COVER MEMO**

**June 17, 2019**

**To:** Mayor and City Council  
**Agenda Item:** 2(e) Consider the City's board, committee, and commission member appointments.  
**Submitted by:** Maria Jackson, City Secretary

**SYNOPSIS**

Consider the City's board, committee, and commission member appointments.

**BACKGROUND**

During the May 20, 2019, special City Council meeting, City Council moved to reappoint every board, committee and commission member whose term expired on June 30, 2019, should they wish to continue serving.

City Council also moved to appoint James Bailey to the Planning and Zoning Commission; Peter Thompson to the Zoning Board of Adjustments and Appeals; Claudia Garcia to the Parks Board; move George E. Johnson from Alternate Member on the Construction Board of Adjustment and Appeals to Position 1; appoint Daniel Silva to the Construction Board of Adjustments and Appeals as an Alternate Member; and, appoint Leslie Mack Jr. to the Parks Board.

During the June 3, 2019, special City Council meeting, City Council moved to appoint Daniel Silva to Position 5 on the Construction Board of Adjustments and Appeals, Kevin Mondshine to Position 3 on the Electrical Board, and Monica Rasums to Position 6 on the Planning and Zoning Commission with terms beginning on July 1, 2019 and expiring on June 30, 2021.

Below are the positions which will need to be filled by or before June 30, 2019 as positions will be vacant starting July 1, 2019:

**Construction Board of Adjustments & Appeals members:**

- Position 1 – George E. Johnson III, District B – *Agreed to move to Position 1 and fill unexpired term*
- Position 3 – Sammy Freeman, District D – *Agreed to continue serving*
- Position 4 – William W. Johnson, District D – *Agreed to continue serving*
- Position 5 – Alan Atwater, District C – Will not seek reappointment and position will be vacant as of July 1, 2019.
  - Daniel Silva, District A – *New member – term will be from July 1, 2019 to June 30, 2021.*
- **Alternate — *City Council moved to appoint Daniel Silva to Position 5 as of July 1, 2019 to June 30, 2021. Alternate Position will be vacant as of July 1, 2019.***

**New Candidate**

1. Warren Howard Waugh

**Board Functions**

This board hears appeals to Building Code, Fire Code and infrastructure standard requirements in Missouri City.

\*\*\*\*\*





# CITY OF MISSOURI CITY

## BOARD/COMMITTEE/COMMISSION APPLICATION

Warren Howard Waugh  
**Name**

C  
**District**

[Redacted]  
**Address**

Missouri City, Texas 77459  
**City, State, Zip Code**

COLONY LAKES Section : 1  
**Subdivision**

[Redacted]  
**Phone Number**

[Redacted]  
**Email Address**

Retired Manager with broad experience in international business, including finance, supply and transportation, and systems. Currently involved in volunteer community activities.

**Occupation**

BS 1961, MS 1965  
**Education**

**On which Board/Committee/Commission would you like to serve?::**

Construction Board of Adjustments and Appeals

**Explain why::**

My experience includes detailed participation and supervision of all phases of accounting and financial analysis, supply and transportation - land and seaborne transport, purchasing and contracting, including contract administration. In all my managerial assignments both at Exxon and at Siemens, and in my various volunteer responsibilities, I've practiced hands-on involvement in all phases of the operations for which I've been responsible. Since my days as an officer in the US Army, I have known each and every one of the people in the organizations I've managed, including their personal situations, capabilities and limitations.

**Please list your civic or community involvement which you feel would make you an ideal candidate for the position you are applying for.::**

Since 2001, I've sought opportunity for community involvement and service, and have worked in a variety of organizations, including the Florida Marine Research Institute as a research diver (Since 1989 I've been a certified Scuba Instructor) as a math tutor for the Ft. Bend Literacy Council, and as a pod commander in the Medical Reserve Corps. For the last five years I've served as a Director and have been elected President of the HOA's in which I live.

**Hobbies/Personal/Family Interests::**

No response.

**References (optional)::**

Anthony Maroulis <anthony.maroulis@missouricitytx.gov>

Anthony is the Missouri City Councilman for our District. He and I coordinate and work together on issues affecting our HOA, and are in frequent contact.

Carolyn Bonds [REDACTED]

Carolyn is founder/president of Crest Management, our property management company (managing over 100 communities). Over the years I've worked with her both in my present HOA presidency and a previous one where she was not our property manager, but we worked closely together and with our city government and a number of business organizations to resolve a significant community issue.

Ketan Inamdar [REDACTED]

Ketan is Project Manager, Environmental Health Division at the City of Houston, and I work with him in his former role as President of our Municipal Utility District 46. Although he and I do not always see eye to eye on all issues, we each recognize the other's capabilities for managing significant organizations in a complicated political environment.

**Length of residence in the City::**

11 years

**Are you a registered voter?::**

Yes

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**If available, please attach your resume::**

Job History.docx

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**Do you have time to commit to this service? That is, attend meetings, study the matters to be brought before this board/committee/commission, and participate in all its activities?::** Yes

**Submission Date::** June 11, 2019

**Signature of Applicant::** W H Waugh

## **JOB HISTORY (some dates are approximate):**

### **PROFESSIONAL**

Graduated from Culver Military Academy, June 1957

Attended Carnegie Mellon U. Sept 1957 – June 1961 graduated with BS

June 1961 to May 1962: Haskins and Sells, Auditor and Systems analyst

June 1962 to August 1964 Lt. US Army Ft Benjamin Harrison as Budget Officer of The US Army's Adjutant General's School.

Sept 1964-June 1965 Attended Graduate School at Carnegie Mellon U and graduated with MSIA June 1965.

June 1965 to December 1995 Exxon (Now ExxonMobil):

- June 1965 to May 1966: financial and accounting training at Humble Oil (Now ExxonMobil USA) Houston
- June 1966 to May 1967: on the job training in financial reporting and analysis at Exxon Corp New York.
- July 1967 to November 1969, Exxon Chemical Coral Gables Fla, business analysis and reporting, terminalling and shipping operations planner.
- December 1969 to April 1974 Financial, Administrative Services, and Distribution operations Mgr. Exxon Chemical Co Brazil
- May 1974 to June 1979: Controller Exxon Chemicals Benelux, Financial Reporting Manager Exxon Chemicals Europe HQ.
- July 1979 to June 1980 Managed Exxon Chemicals financial, administrative and accounting reorganization in Brazil.
- July 1980 to June 1984 Controller, Esso Brasileira.
- July 1984 to June 1986 Controller of Exxon and Carbocol mining joint venture, Barranquilla Colombia
- July 1986 June 1988 Controller Esso Colombiana, all Exxon upstream and downstream operations in Colombia.
- July 1988 to June 1989 various assignments with Exxon Inter-America, Florham Park NJ, including detailed product profitability project at the Bayway Refinery.
- July 1989 to June 1991 Financial Manager Exxon Chemical Inter-America, Houston TX Includes 9 month special assignment in Venezuela working with Venezuelan partner companies to develop financial strategies.
- July 1992 to Dec 1995 IT/SAP Project Mgr Exxon Chemical America, and System Architect of joint Exxon USA- Exxon Chemical America SAP project (scope financial, maintenance, supply chain)

January 1996 August 2001 Siemens Business Services Americas

- January 1996 August 1998 Principal and Senior Project Manager – 5 projects
- August 1998 to August 2001: Contracted senior project manager.

**JOB HISTORY (some dates are approximate):**

**RETIREMENT: volunteer/public service activities from September 2001 to present**

2002-2004 Research Diver for FMRI (Florida Marine Research Institute - an organization of the State of Florida) Marathon FL.

2004-2007 Infrastructure Mgr for Ballantrae HOA, Port St Lucie FL- responsible for maintenance and repairs of extensive road and bridge network and drainage system.

2008- mid 2013 US Medical Services Corps, POD Commander.

Mid 2009 August 2010 US Census Field Rep, Field Ofc Supv

2013 2015 President Waterford Village Townhomes (76 members)

2015-2016 Math Tutor Ft Bend Co Literacy Council

2015- present: President Colony Lakes HOA (619 members)

Note: Your instructions requested that I include the number of hours worked for each job or other experience. Unfortunately, I have no records or recollections of how many hours I worked in any of my previous professional or retirement experiences. I work the number of hours it takes to get my job done...



# CITY OF MISSOURI CITY

## BOARD/COMMITTEE/COMMISSION APPLICATION

William Booher \_\_\_\_\_  
**Name** **District**

\_\_\_\_\_ Missouri City, Texas 77459  
**Address** **City, State, Zip Code**

PEARL POINTE AT LAKE OLYMPIA Section : 1  
**Subdivision**

\_\_\_\_\_ \_\_\_\_\_  
**Phone Number** **Email Address**

Finance Professional \_\_\_\_\_  
**Occupation**

No response \_\_\_\_\_  
**Education**

**On which Board/Committee/Commission would you like to serve?::**

Zoning Board of Adjustments \_\_\_\_\_

Community Development Advisory Committee \_\_\_\_\_

Planning & Zoning Commission \_\_\_\_\_

**Explain why::**

I will be running for an Elected Office in 2020 and want to get involved in as many ways possible to offer my expertise in Finance and Development. Hopefully contributing to our City's growth and learning at the ground level.

**Please list your civic or community involvement which you feel would make you an ideal candidate for the position you are applying for.::**

Precinct Chairperson \_\_\_\_\_

Fort Bend County Republican Party Communications Chair \_\_\_\_\_

Yale Club of Houston Treasurer

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Interviewer for Yale

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**Hobbies/Personal/Family Interests::**

No response

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**References (optional)::**

No response

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**Length of residence in the City::**

21

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**Are you a registered voter?::**

Yes

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**If available, please attach your resume::**

William Booher 2019 - Resume.docx

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**Do you have time to commit to this service? That is, attend meetings, study the matters to be brought before this board/committee/commission, and participate in all its activities?::** Yes

**Submission Date::** May 1, 2019

**Signature of Applicant::** William Booher

# WILLIAM JAMEL BOOHER

## Education

2004 - 2005

### **COLUMBIA BUSINESS SCHOOL**

MBA, Finance/Media

- Junior Achievement at Columbia Business School
- Venturing with the Eugene Lang Center's Director Professor Murray Low
- GMAT: 790 (99th percentile)

New York, New York

1994 - 1998

### **YALE UNIVERSITY**

B A , History of Science, History of Medicine

- The William Phelps Scholarship (4 years)
- The Hammon Foundation Scholarship (4 years)
- Editor-In-Chief, The Akili Newsmagazine (African-American student paper)
- SAT: V: 800, M: 740 LSAT: 175

New Haven, Connecticut

## Experience

2017 - Present

### **THE BIAFRA GROUP, LLC**

Founder, Senior Advisor

- Advisor to executives providing thought partnership, strategic analysis, and insights
  - Annual strategic planning cycles to support informed decision making around the company's long-term strategic direction
  - Support the Board, C-suite, and senior leaders, providing an exceptional opportunity to work on the most important strategic topics
- Specialize in cost management, innovation, growth, digital, and business/organizational transformation strategy
- Lead development of strategic roadmaps, organizational redesigns, and facilitation framework strategies to drive effective implementation and organizational adoption

Houston, Texas

2016 - 2017

### **THE DEPOSITORY TRUST & CLEARING CORPORATION (DTCC)**

Director of Global Strategy

- Member of the Executive Management Team
  - Formulate and monitor the execution of corporate strategy and associated plans, programs, and projects in support of DTCC's vision, mission and goals;
  - Maintain a viable, integrated planning structure and process; ensure alignment of objectives between the Operating plan and long range plan;
- Lead the development of Global Strategy;
  - Translate it for people across functions and business units, and drive organizational change forging new working relationships and synergies across the organization;
  - Establish greater transparency and accountability for carrying out the company's strategy; and counsel the Board of Directors and executive management on strategic planning
  - Leads the development of the strategic plan/framework for the organization, and the detailed current year operating plan
    - Formalizing and leading the strategic planning process, focusing on long term trends and outlook, and competitive intelligence
- Ensure global operations are in place and functioning to completely meet the demand of our customers in the most cost efficient, high quality, high profit manner

New York, New York

2012 - 2016

### **HYUNDAI CAPITAL AMERICA**

CORPORATE STRATEGY GROUP: Business Strategy, Process Innovation, & Strategic Services

Senior Director, Deputy Department Head

- Responsible for the day-to-day operations of the Department
  - Strategic Leadership: Develop business strategies that will drive growth, profitability and competitive success for the Capital Company in the face of shifting customer and regulatory behavior
  - Product Strategy: In partnership with the leaders of individual products verticals, develop and implement new strategies for products across the business Recommend new product extensions or enhancements as changes are warranted or justified and develop long term goals for related product lines Identify and target potential customers and /or markets for new products extensions Influence sales force regarding strategies, markets and customers
  - Execution: Coordinate and communicate across the line of business to manage and sequence delivery of business strategy and intent, build business requirements and execute against the product strategy
  - Partnership: Develop and enhance professional rapport with all stakeholders Work closely with senior stakeholder including: Product Development, Sales, Operations, Finance, Communication and others to drive product strategy and improvement
- Lead the Corporate Intelligence function
  - Responsible for delivering relevant, timely, and high-value analysis and insights to a wide range of stakeholders, including C-suite, Board, senior business leaders, and client-facing groups
  - Focus on broader industry trends and the competitive landscape across Hyundai's major business lines
- Lead the Strategy, Process Improvement, & Strategic Services functions
  - Spearhead the development, communication and implementation of effective growth strategies and processes for the Global market, including the U S
  - Collaborate with the management team to develop and implement plans for the operational infrastructure of systems, processes, and people designed to accommodate the rapid growth objectives
  - Spearhead & Champion Key Cross-functional Enterprise-wide strategy development & execution
    - Customer & Dealer Service Strategy
    - Voice of the Dealer & Business Development Manager
    - Wholesale Business (Dealer Finance) Strategy Review
    - Canada Market Entry Strategy
    - Information Systems (IS) Enterprise Storage and Delivery (Corporate)
    - Support Advise & Integrate high-impact Departmental Originated (Business Unit) Key Strategic Efforts
  - Set the vision, direction, and approach for all Corporate Strategy executed initiatives

Irvine, California

2010 - 2012

### **WELLS FARGO & COMPANY: Wealth, Brokerage, & Retirement**

Vice President of Strategy, Institutional Retirement & Trust and Retail Retirement

- Led strategic projects for the Wells Fargo Executive team, including project/scope definition, cross-functional team leadership, analytical support for growth initiatives (financial model development, communication of strategic relevance, and execution) and overall project management
  - Close Partnership with Institutional Retirement (401K) & Retail Retirement (IRA) product/service leaders on business support (product strategy development, new service development) and with business unit leadership on business development support (internal growth initiatives)
  - Initiated & led creation of the Financial Advisors/Institutional Retirement Service/Product Alliance
  - Developed both Financial Advisor & Plan Sponsor Process (identification, recruitment, on-boarding, evaluation, & retention)
- Develop strong relationships across the company and cultivate the team's linkages with client-facing groups, client segment and product development teams, and the broader strategy community

Charlotte, North Carolina

<b>2005 – 2010</b>	<b>MITCHELL MADISON GROUP (McKinsey &amp; Co. Spin-Off)</b> Engagement Manager, Financial Services <ul style="list-style-type: none"> <li>• Worked with a national bank across corporate banking to manage and optimize channel activity <ul style="list-style-type: none"> <li>○ Driving cross-sell and new client acquisitions sales through new and existing channels and developing channel expansion opportunities</li> <li>○ Support the strategic planning process, including evaluating the market environment, competitive position, performance relative to customer expectations, capabilities (strengths and weaknesses), and operational / financial performance</li> </ul> </li> <li>• Led a firm-wide organization review of a major Global Wholesale Bank <ul style="list-style-type: none"> <li>○ Reviewed the distribution channel operating model and transformed the organization analyzed strategic options to increase profitability of existing business models</li> <li>○ Restructured the IT and Ops organization</li> <li>○ Defined 3-5 Year Strategic Plan</li> </ul> </li> <li>• Responsible for the strategic development and implementation of a Global Financial Services Company's transformation from a Product focused organization to a Customer-centric enterprise <ul style="list-style-type: none"> <li>○ Executed Business Transformation Office <ul style="list-style-type: none"> <li>▪ Established clear roles, accountabilities, and deliverables with matrixed, cross-functional team members and stakeholder groups</li> <li>▪ Measured, monitored and reported the outcome of projects on an ongoing basis, post-implementation, provided feedback and additional support to the business: tracked milestones, ensured that deliverables were met, and reported project status</li> </ul> </li> <li>○ Led and directed matrixed work team composed of product, customer, channel stakeholders and key support partners (MIS, Technology, IT, Finance)</li> </ul> </li> </ul>	<b>New York, New York</b>
<b>2000 – 2002</b>	<b>J. P. MORGAN &amp; COMPANY</b> Associate, European Banks and Institutions Group (EBIG) <ul style="list-style-type: none"> <li>• Generated Elephant Trade credit derivative opportunities &amp; Balance Sheet Recapitalizations; Derivative enhanced disposal transactions</li> <li>• Identified, evaluated, and cultivated new business opportunities for key relationship managers</li> <li>• Completed first phase of client optimization including mapping client trading accounts to client profiles to discover additional areas of opportunities; designed instruments to assist in the analysis of client accounts</li> </ul>	<b>London, UK</b>
<b>1998 – 2000</b>	<b>BOOZ ALLEN &amp; HAMILTON INC</b> Senior Consultant, Communications, Media & Technology <ul style="list-style-type: none"> <li>• Evaluated \$100MM telecommunications market opportunity for a leading venture capital firm</li> <li>• Performed industry and comparable company research; formulating valuation techniques and creating models including discounted cash flow, break-up, accretion/dilution; comparable company and transaction analyses</li> <li>• Structured entry strategy for new segment of Private Wealth Market for leading Global Investment Bank;</li> <li>• Assisted in the launch of the new business including working closely with senior level management on business development, customer acquisition, strategic partners, financial projection, modeling and market analysis</li> </ul>	<b>New York, New York</b>

### Internships/Special Contract Engagements

<b>2004</b>	<b>THE BOSTON CONSULTING GROUP</b> Summer Associate	<b>New York, New York</b>
<b>2003</b>	<b>GENERAL ATLANTIC PARTNERS (contract through Stax, Inc.)</b> Special Project, Technology in the Government Sector	<b>Greenwich, Connecticut</b>
	<b>THE SOROS GROUP (contract through Stax, Inc.)</b> Special Project, Technology in the Financial Sector	<b>New York, New York</b>
<b>1997</b>	<b>GOLDMAN SACHS, PARTNERSHIP</b> Summer Analyst, Fixed Income, Currency, & Commodities (Derivatives)	<b>New York, New York</b>

### Additional Information

*Entrepreneurial:*

\$TASH, It's Your Money, It's Your Life, It's Your Stash!  
Founder & Editor-In-Chief of finance lifestyle magazine

*Other Awards:*

2018 White House Regional Fellow, 2018 Africa Business Fellow Finalist, National Merit Scholarship;

*Organizations:*

Yale Class of 1998 Secretary, Yale Club of Houston Treasurer, The Hudson Institute



# CITY OF MISSOURI CITY

## BOARD/COMMITTEE/COMMISSION APPLICATION

Glenn Harper \_\_\_\_\_  
**Name** **District**

\_\_\_\_\_ Missouri City, Texas 77459  
**Address** **City, State, Zip Code**

QUAIL VALLEY TOWNHOUSES Section : 1  
**Subdivision**

No response \_\_\_\_\_  
**Phone Number** **Email Address**

Retired \_\_\_\_\_  
**Occupation**

No response \_\_\_\_\_  
**Education**

**On which Board/Committee/Commission would you like to serve?::**  
Open \_\_\_\_\_

**Explain why::**  
still researching \_\_\_\_\_

**Please list your civic or community involvement which you feel would make you an ideal candidate for the position you are applying for.**  
long time resident \_\_\_\_\_

**Hobbies/Personal/Family Interests::**  
No response \_\_\_\_\_

**References (optional)::**  
No response \_\_\_\_\_

**Length of residence in the City::**

25 years

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**Are you are registered voter?**

Yes

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**If available, please attach your resume::**

No file was uploaded

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**Do you have time to commit to this service? That is, attend meetings, study the matters to be brought before this board/committee/commission, and participate in all its activities?::** Yes

**Submission Date::** February 26, 2019

**Signature of Applicant::** Glenn Harper

## DIVISION 3. - CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS

## Sec. 2-141. - General.

There is hereby established a board to be known as the construction board of adjustments and appeals. The construction board of adjustments and appeals shall be appointed by the city council. The board shall hear appeals made pursuant to article I of chapter 14, article I of chapter 38, and article V of chapter 86.

(Code 1999, § 2-141; Ord. No. O-08-71, § 1, 11-3-2008; Ord. No. O-15-23, § 1, 4-6-2015)

## Sec. 2-142. - Membership and terms.

- (a) *Membership.* The construction board of adjustments and appeals shall consist of five regular members and two alternate members. All regular and alternate members shall be residents of the city. All regular and alternate members shall be individuals with knowledge and experience in the technical codes, such as design professionals, contractors or building industry representatives. The alternate members shall be one representative from the building industry and one representative from the general public.
- (b) *Term.* Members of the board shall be appointed for staggered terms of two years. The members of the board shall serve at the pleasure of the city council and shall be subject to removal or replacement by the city council at any time with or without cause, and a vacancy on said board shall be filled by the city council for the unexpired term of such vacancy. The members of said board shall serve without compensation.

(Code 1999, § 2-142; Ord. No. O-08-71, § 1, 11-3-2008)

## Sec. 2-143. - Authority, procedure and administration.

The construction board of adjustments and appeals shall be governed by the provisions set forth in the chapter under which an appeal is made.

(Code 1999, § 2-143; Ord. No. O-08-71, § 1, 11-3-2008; Ord. No. O-09-54, § 1, 12-21-2009)

## Secs. 2-144—2-150. - Reserved.

## SECTION 18. - BOARD OF ADJUSTMENT

## Sec. 18.1. - Establishment.

A board of adjustment is hereby established in accordance with the provisions of article 1011g, Revised Civil Statutes of Texas [V.T.C.A., Local Government Code §§ 211.008—211.011], with the powers and duties as provided in said statute and this ordinance.

The board of adjustment shall consist of five members, each to be appointed by the city council of the City of Missouri City, for staggered terms of two years and removable for cause by the appointing authority upon written charges and after public hearing. In addition, there shall be likewise appointed four alternate members of the board of adjustment who shall serve in the absence of one or more regular members when requested to do so by the city manager or the mayor. Alternate members shall be appointed for a term of two years and shall be subject to removal as the regular members. Vacancies shall be filled for the unexpired term of any member, regular or alternate, whose term becomes vacant.

All cases to be heard by the board of adjustment shall be heard by a minimum number of four members.

## Sec. 18.2. - Powers.

- A. The board of adjustment shall have the power to hear appeals by any person aggrieved or by any officer, department, board, or bureau of the city affected by any decision of an administrative official in the enforcement of this ordinance. Such appeal shall be taken within 15 days by filing, with the officer from whom the appeal is taken and the board of adjustment, a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken.
- B. The board of adjustment shall have the power to authorize upon appeal in specific cases such variance from the terms of this ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed and substantial justice done.  
  
In granting such variance, the board of adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance.

Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use, expressly or impliedly, prohibited by the terms of this ordinance in said district.

- C. The board of adjustment shall have the power in appropriate cases and subject to appropriate conditions and safeguards to hear and decide special exceptions to the terms of this ordinance upon which such board is required to pass under this ordinance.

#### Sec. 18.3. - Hearing.

The board of adjustment shall fix a reasonable time for the hearing of an appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or by attorney.

In the exercise of the above-mentioned powers, the board of adjustment may reverse and affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and make such order, requirement, decision and determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.

#### Sec. 18.4. - Vote required.

The concurring vote of four members of the board of adjustment shall be necessary to reverse any order, requirement, decision or determination of any administrative official, or to decide in favor of an applicant on any matter upon which it is required to pass under this ordinance, and to affect [effect] any variance of this ordinance.